

Archicentre Cost Guide

Insulation (\$)			
Thermal Rating		R2.0 - R2.5	
Ceiling	Cellulose Fibre	(per m ²)	4.5 - 6.7
	Cellulose Fibre	House Lot	680 - 1,005
	Fibreglass Batts	(per m ²)	14.1 - 19
	Fibreglass Batts	House Lot	2,120 - 2,850
Walls	R1.5 Batts	(per m ²)	13.5 - 18.4
	430 Foil	(per m ²)	6.2 - 8.5
Notes:			
1. All figures based on 150m ² house/roof with reasonable access.			

Painting (\$)			
Exterior	Timber ¹ - Good Condition	12 - 25 (per m ²)	
	Timber - Bad Condition	17 - 29 (per m ²)	
	Brick ²	12 - 15 (per m ²)	
Interior ³	per square metre	11 - 24	
	Single Room 3m x 4m x 3m	650 - 850	
	"Victorian Style" (per room) ⁴	1,800 - 2,300	

- Notes:
1. Painting of timber houses includes windows and door frames, plus the weatherboards.
 2. Painting of brick houses involves only windows & door frames.
 3. Includes doors, skirting & architraves. Floor surface conditions can double these indicative prices, e.g. for extra coats of paint, and for extensive preparation.
 4. Includes special tints and a variety of colours.
 5. Figures based on average size house (150m²) with reasonable structural condition.

Pest Management - Termite Treatment (\$)			
Dusting ¹	500 - 1,000		
Trenching ²	2,500 - 6,000		
Drilling Trees (per tree)	200 - 600		
Baiting ³	2,500 - 6,000		
Physical Barriers ⁴	2,000 - 6,500		
Timber Pest Inspection ^{5,6,7}	300 - 425		

- Notes:
1. Involves dusting termite galleries with termiticide, which spreads throughout colony.
 2. Involves digging a trench, flooding with termiticide and backfilling with soil which soaks up chemical, also applying under floor of building.
 3. Involves attracting termites into bait boxes, then placing a termiticide to eliminate them.
 4. These are more for new housing, with prices depending on methods, materials and extent of barriers.
 5. Termites, Borer, Wood Decay Fungi and other destructive timber pests.
 6. Figures based on 150m² house with reasonable access.
 7. Sydney and Brisbane tend to be at the lower end of inspection prices, Melbourne at the higher end, and other metropolitan cities in the middle. However, any city's prices can be in the upper or lower extreme.

Plastering ¹ (\$)			
Contemporary Finish	Whole House	11,500 - 14,800	
	Single Room 3m x 4m x 3m	1,470 - 1,870	
"Victorian" Style Finish ²	Whole House	21,300 - 32,600	
	Single Room 3m x 4m x 3m	2,500 - 3,900	
Hard Plaster (per m ²)		40 - 80	
Standard Plasterboard (per m ²)		20 - 40	

- Notes:
1. Does not include demolition or removal of existing plaster walls.
 2. Prices include elaborate cornices, architraves etc.
 3. Figures based on 150m² house with reasonable access.

Plumbing (\$)	
Renew Cold Water Pipes	1,580 - 2,450
Hot Water Service unit renewal	1,180 - 1,630
Complete house replumb ¹	2,650 - 12,140

- Notes:
1. Complete replumbing includes hot and cold water replacement, gutters and downpipes (using a house with 70 linear metres of guttering and four downpipes as standard). Should get guttering price separate. Difficult access increases the cost.

Restumping (Reblocking) (\$)	
Per Stump (Concrete)	60 - 100 Melb.
	230 - 400 Bris.
Per Average	Timber (80-90 Stumps)
(150m ²) House	5,200 - 9,000 Melb.
	14,100 - 23,500 Bris.
	Brick Veneer (60 Stumps)
	4,300 - 6,200 Melb.
	Solid Brick (40 Stumps)
	3,500 - 4,700 Melb.

- Notes:
1. This category is only relevant in States where the houses have stumps as part of their subfloor structure (eg. excludes NSW).
 2. Excludes repairs to doors, windows, replastering etc. which can need extensive repairs in some cases.
 3. Extra to replace timber (ie. bearers, joists etc.) Allow about \$15-31 per linear metre.
 4. Hourly rate for extra excavation (eg. if rock is found). Allow about \$60 per hour.
 5. Brisbane stumps may be 2.5 metres high at 2.4m spacing and, say, 50 stumps per house. (Boric costs can vary dramatically.)
 6. Floor subfloor access requires that floorboards be lifted and replaced at a carpenter's hourly rate.
 7. Melbourne houses which are low to the ground (typically inner suburbs) require trenching for jack access under bearers, and could double the cost.

Replacement Roofing (\$)		
Tiles	Concrete	8,600 - 10,500 ¹
		or 45 - 65m ²
	Terra Cotta	10,600 - 12,600
		or 62 - 81m ²
Metal	Zincalume	4,940 - 9,050
		or 33 - 52m ²
	Colorbond	6,500 - 10,000
		or 42 - 62m ²
Slate	Strip & Re-shale	11,200 - 13,400
	New Roof	25,400 - 48,000
		or 155 - 330m ²
		780 - 1,600
Repointing ²		950 - 1,800

- Notes:
1. Based on 150m² house with conventional pitch and simple roof lines. "Replacement" includes battens and new guttering but not ceiling joists.
 2. "Repointing" means renewal of mortar around the outside of ridge and valley tiles.
 3. "Rebedding" is removal of the tile & its old mortar and repositioning tile on new mortar.
 4. Prices of 2 & 3 vary greatly depending on the number of ridges & valleys which the roof has.

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Jicheng Xie



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