

Project Cost Estimate

CUSTOMER
INFORMATION

Customer name
Site address
Stage
Date

Beachouse
Concept design
15/04/2015

Dawley

Projects

LAND

SITE

DESIGN APPROVALS

CONSTRUCTION

LANDSCAPING/
EXTERNAL

	Budget	Forecast	Variance	
Land	0	0	0	
Design/survey	0	0	0	eg land division
Approvals	0	0	0	includes land division fees, approvals
Sub Total Land Costs	0	0	0	
site preparation and retaining walls	3500	3500	0	earthworks & ret. walls to provide level site
survey	660	660	0	verify boundary location
utilities connections	1500	1500	0	costs in excess of builder's allowance, new services
additional footing cost	3500	3500	0	costs in excess of 450mm builder's allowance
bushfire compliance	0	0	0	modifications to meet code req'ts (ie country areas)
Sub Total Site Costs	9160	9160	0	
Concept design	0	0	0	for project homes absorbed by builder (see note)
Engineering investigation and design	650	650	0	includes soil report and footing design
Energy assessment	300	300	0	for project homes absorbed by builder
Planning and building approvals	950	950	0	includes private certifier costs (see note)
Working drawings	0	0	0	for project homes absorbed by builder
Builders Indemnity Insurance	3000	3000	0	for project homes absorbed by builder
Sub Total Design & approvals Costs	4900	4900	0	
Base product contract price	240000	240000	0	builder's standard sepecifications
double garage	15000	15000	0	includes upgraded garage door
workshop/storage	7000	7000	0	adjoining garage
2700 ceiling height	15000	15000	0	as per display, however standard spec. is 2400
exterior options	5000	5000	0	as per display ie render, quoins,
kitchen options	8000	8000	0	upgraded benchtop, cabinetry, splashback
bathroom options	4500	4500	0	standard bath,additional tiling, miirrors,towel rails etc
windows	12000	12000	0	double glazing to living areas
other upgrade options	6500	6500	0	includes painting, doors, roofing, materials, insulation
cabinetry	5500	5500	0	WIR, additional storage, laundry cabinetry
kitchen appliances	1800	1800	0	dishwasher, microwave,refrigerator
lighting	6500	6500	0	downlights , wall lights, feature lighting incl install'n
heating/cooling	7500	7500	0	ducted reverse cycle A/C
floor coverings	12000	12000	0	tiles to living, dining, kitchen, caprpet to beds
window furnishings	4000	4000	0	blinds, curtains
security/telephone	1500	1500	0	includes data line, telephone connections
Sub Total Construction Costs	351800	351800	0	
pergola	2500	2500	0	
driveway	6000	6000	0	concrete includes base, darinage
fencing	7500	7500	0	includes side fences, front fence, gate, footings
concrete paving	2500	2500	0	
rainwater tanks	700	700	0	incl. installation plumbing (to meet code requirements)
switch/pump	2100	2100	0	collection and recycling of roof stormwater
septic system	3700	3700	0	non sewerred areas only (ie country areas)
plumbing/stormwater	1200	1200	0	includes agg drains, sumps etc.
other landscaping	8000	8000	0	plants. lawn, retaining walls, paving, lighting
Sub Total Landscaping/External Costs	34200	34200	0	

TOTAL COST TO COMPLETE **400060** **400060**

NOTES: Cost estimate excludes architects/designer's fees for preparation of concept designs,planning/building approval documents and working drawings.
For project homes these costs are generally absorbed by the builder. For one-off designs these costs may be in the order of 5%-7% of construction costs.