



Archicentre

Building design and
inspection experts

Archicentre Cost Guide

Market Summary Overview

A 'perfect storm' of low interest rates, competitive pricing and growing consumer confidence makes 2013 a great time to renovate or build a new home.

Interest rates are at historic lows and can be fixed to provide certainty around repayments for years to come. At the same time, sluggish domestic and small commercial construction sectors have resulted in builders and tradespeople pricing projects more and more keenly to keep active. Finally, consumer sentiment has improved steadily for the past 12 months suggesting that activity levels will start to pick up in the renovation and new home markets as confidence builds.

If you've been thinking about a home improvement project, a renovation, a new home or a small property development now might be the time to do it!

Call Archicentre on 1300 134 513 if you need a costed Design Concept or construction Quality Assurance inspections and visit our weekly blog (<http://www.archicentre.com.au/blog/blog>) for handy home design hints and tips.

Good luck with your project!

Repair & Maintenance Costs

Concrete / Paving (\$)

New Concrete Path (per m ²)	49 - 64
New Driveway ¹	Plain Concrete (per m ²) 55 - 73 Coloured Concrete (per m ²) 63 - 87
Stain Impression on Concrete (per m ²)	72
Stamped Concrete (per m ²)	82

Notes:

1. Based on average 75mm thickness and minimum area of 30m² (An average driveway is about 70m²)

DAMP - Rising Damp/Salt Damp (\$)

Silicon Injected Damp-Proof	Single Brick	71 - 82
Course (per linear metre)	Double Brick	120 - 145
Replace Damp-Proof	Single Brick	150 - 180
Course (per linear metre)	Double Brick	220 - 255
Re-Point Mortar (per m ²)		7.8 - 17.6
New Air Vents	Clay	40 - 46
	Galvanised Steel	24 - 30

Notes:

1. The price increases in all categories depending on surface condition.
2. Figures do not include re-plastering and other repair of wall surfaces.

Drainage (\$)

Drain to Stormwater or Sump	e.g. 20m = 1,420 - 2,500
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Notes:

1. Prices vary depending on access and length. An average length could be 20 metres at approx \$71 - \$125 per m.
2. Does not include removal or replacement of hard surfaces over drains. Refer to 'paving' category.

Materials Cost Index (by State)

The estimates in this guide are based on a selection of building materials at Sydney prices. Capital city adjustments are as follows:

Brisbane	+5%
Melbourne	-0.5%
Adelaide	+0%
Perth	+7%
Hobart	+2.5%

Labour costs will also vary and regional areas will have increased 5% to 15%.

Notes: For new houses and major renovations, the cost structure is approximately as follows:

Materials	46%
Labour	33%
Fees, Levies, permits, taxes, GST	21%

For country areas, add 5% to 15% to capital city figures.

Fencing (\$)

Perimeter Fencing ¹	1600 - 1900mm	\$7 - 100 (per m)
Front Picket	Various types	\$1 - 152 (per m)
Gates	Single	465 - 655
	Double	1,255 - 1,795

Notes:

1. There are many varieties of fencing throughout Australia. This guide bases its prices on the Victorian type of perimeter fence.

Floor Repair (\$)

Framing	Joists & Beams ¹	15 - 31 per linear metre
Floorboards	From particleboard to feature timbers	33 - 335 (per m ²)

Notes:

1. Joist spacings for a normal room are 450mm apart. Beam spacings are around 1500mm apart. So a 20m² room would cost around \$1,185 - \$1,500 to replace.
2. Areas under 10m² will attract significantly higher installation costs.
3. Excludes demolition.

Guttering & Downpipes (\$)

Zincalume	Per linear metre	30 - 48
	Whole house	2,540 - 3,400
Colorbond	Per linear metre	36 - 56
	Whole house	3,000 - 4,020

Notes:

1. Prices are based on an average house with 70 linear metres of guttering and four downpipes, supplied and fitted.

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Robert R. Redfield



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