



Project:	Project No:	Project Type:	Date:	Revision
XXXX	XXXXXX	Extension of existin dwelling	7th June 2017	0

Project Quality:
Existing period dwelling with heritage overlay. Demolition of existing extension. Construction on new two storey extension.

Project Construction Rates

	Cost	GST	Total
Primary Enclosed Areas	\$3,000	\$300	\$3,300
Renovation of Existing Areas	\$1,000	\$100	\$1,100
Outdoor Undercovered Paved	\$250	\$25	\$275
Landscaping	\$90	\$9	\$99
Other			

Project Outline and Area Schedule

Primary Enclosed Areas (m²):

Open Plan Living & Kitchen Area	60m ²
Laundry	8m ²
Boot room / storage	8m ²
Childrens Bedroom 1	16m ²
Childrens Bedroom 2	16m ²
Childrens Bedroom 3	16m ²
Rumpus	20m ²
Circulation Stairs	15m ²
Formal Lounge	20m ²
Subtotal	179m²

Renovation of existing Areas (m²)

Elderly parents bedroom	15m ²
Subtotal	15m²

Total Enclosed Areas 194m²

Outdoor Undercover Paved (m²)

Rear Entertaining area	32m ²
Subtotal	32m²

Individual Costs

Bathroom 1	\$ 20,000
Ensuite Master	\$ 20,000
Ensuite Secondary	\$ 15,000
Powder Room	\$ 10,000
Kitchen	\$ 35,000
Outdoor kitchen	\$ 10,000
Laundry	\$ 10,000
Walk in robes	\$ 10,000
Storage joinery	\$ 10,000
Demolition	\$ 10,000
New Carport	\$ 10,000
Subtotal	\$ 160,000

Cost of Works

Primary Enclosed Areas	179m ²	@	\$3,300 per m ²	\$590,000
Renovation of Existing Areas	15m ²	@	\$1,100 per m ²	\$17,000
Outdoor Undercovered Paved	32m ²	@	\$275 per m ²	\$9,000
Individual Costs	\$ 160,000			\$160,000

Escalation and Design Contingency Allowance 10%

Total (GST inclusive) \$850,000

Total (GST Exclusive) \$770,000

Project Cost (inc GST)

The project cost is a guide only. The client is responsible for monitoring and budgeting for consultants fees and statutory charges Ardent Architects do not advise or monitor the Project Cost. Items such as but not limited to are not included: furniture, appliances, loose joinery, furnishings, security systems, home automation systems.

Cost of Works (inc GST)		\$850,000
Consultant Fees and Statutory Charges	16%	\$136,000
Project Contingency	5%	\$42,500

Total Project Cost (inc GST) \$1,030,000

Total Project Cost (GST Exclusive) 940,000

This costing is for Ardent Architects to estimate their fees only it does not constitute a project cost estimate and in no way replaces the need for a Quantity Surveyor to be engaged for costing advice. Any information contained in this document is indicative only and is not to be referred to as accurate or the basis for any budget or financing decisions.