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Building design and
construction 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 so 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/>) 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*	55 - 73
Plain Concrete (per m ²)	53 - 67
Coloured Concrete (per m ²)	63 - 87
Slate Impression on Concrete (per m ²)	72
Stencilled Concrete (per m ²)	82

Notes:

1. Based on average 25mm thickness and minimum joints of 30mm (An average driveway is about 70mm).

DAMP - Rising Damp/Salt Damp (\$)

Silicon Injected Damp-Proof	Single Brick	71 - 82
Coupler (per linear metre)	Double Brick	120 - 140
Replace Damp-Proof	Single Brick	150 - 180
Coupler (per linear metre)	Double Brick	220 - 255
Re-Point Mortar (per m ²)		7.8 - 17.6
Never-Air Vents	Clay	40 - 45
	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	eg. 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 increase of 5% to 15%.

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

Materials	4.6%
Labour	3.3%
Fees, Levies, permits, taxes, GST	2.1%

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

Fencing (\$)

Perimeter Fencing*	1600 - 1900mm	57 - 100 (per m)
Front Picket	Various types	51 - 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	Joints & Beams	15 - 31 per linear metre
Floorboards	From particleboard to feature timbers	33 - 335 (per m ²)

Notes:

1. Joint spacings for a normal room are 450mm apart. Beam spacings are around 1500mm apart. So a 20m² room would cost around \$1,185 - \$1,330 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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2013 Rsmeans Building Construction Cost Data Phillip Waier,Adrian Charest,David Drain,2012 Get the confidence and know how you need to deliver more accurate cost estimates and improve profitability The 71st edition of this bestselling cost guide has been updated and expanded to provide you with the information you need to **Rawlinsons Construction Cost Guide 2021** Rawlinsons Quantity Surveyors and Construction Cost Consultants,2021 Australia s largest library of construction cost information providing vital data to all those involved in small projects Spon's European Construction Costs Handbook Davis Langdon & Everest,2000-05-08 Spon s European Construction Costs Handbook is the only book of its kind a unique compilation of cost data on the single most important construction market in the world This updated edition expands its coverage of countries and once again gives details of select difficult to research markets in Eastern Europe as well as Western Europe North and **Building Cost Manual** Joint Committee on Building Costs,1957 Building Cost Manual Joint Committee on Building Costs,1957 **Preliminary Cost Guide** David Kyun Hyun,1974 **Preliminary Cost Guide** David Kyun Hyun,1974 *General Construction Cost Review Guide for Federal Office Buildings* United States. Public Buildings Service. Office of Property Development,1996 *Practical Cost Planning* Duncan P. Cartlidge,Ian N.

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