

This report has been produced 04/04/24 for Chris for the proposed works at:

RETREAT CENTRE

PROJECT TYPE

NEW BUILD GROUND & FIRST LEVELS

Full Demolition – Ground to Roof (m2 of floor plan)	0m ²
Ground Floor Area m2 - New Build	285m ²
First Level Area (m2)	75
Total Length of All Walls Added Plus Structural Walls Opened (lm)	254lm
Decking/Outdoor Slab/Concrete Driveway Area m2	201m ²
Sloping Block/Site Cut - >300mm (m2)	100m ²
Glass Doors/Windows to be Added m2	50m ²
Outdoor 'Roof' Type (Pergola, Carport, Al Fresco, Veranda)	With Frame & Fixed Roof
Outdoor 'Roof' Size (m2)	200m ²

WET AREA

Wet Area Quality for Finishes/Appliances	Premium
Bathroom/Ensuite 1 Fitout	Large (10m2+) - Add New Bathroom
Bathroom/Ensuite 2 Fitout	Large (10m2+) - Add New Bathroom
Bathroom/Ensuite 3 Fitout	Small (up to 6m2) - Add new bathroom
Bathroom/Ensuite 4 Fitout	Medium (6-10m2) - Add New Bathroom
Powder Room(s)	01
Kitchen Fitout Size	Large (15m2+)
Laundry	Yes
Butlers Pantry (with Services)	Yes

ADDITIONAL ITEMS

Solar Panels & Battery	Large (7KW output + 13KW Battery)
Swimming Pool	Medium (15m2-30m2)
Skylights Area m2 (whole number)	0
Roof Attic With Drop Down ladder (chipboard floor, plaster, lights)	None

PROJECT INFORMATION

Site Complications	None
External Walls - Masonry or Cladding?	Cladding
Client's Design Expectations	4
State Project is In	New South Wales
Construction Contract	MBA
Who Sources Builder?	Home Owner Only (100% independent or non-industry referral)
Postcode Index	1

EXTRAS ALLOWANCES

OPINION OF PROBABLE COST:

LOW

\$2,023,820

Includes GST

MID

\$2,248,689

Includes GST

HIGH

\$2,473,558

Includes GST

Please note: this opinion of probable cost is for today's market conditions. For accuracy, always update the figures as your design evolves (and builders' prices change) over the coming months

How To Read This Price Guide

1. ProCalc price guide reports provide an opinion of probable cost based on builders' costing methods. The algorithm is updated every 30 days to reflect current construction cost trends.
2. It provides a price guide for projects that are commenced in today's market conditions. It does not forecast future construction prices beyond 30 days.
3. The report provides a likely price guide at design concept stage and includes various assumptions to generate an opinion of probable cost until detailed designs are produced.
4. Key Assumptions made are:
 - Builder Purchases All Materials
 - Subfloor of Renovation Areas is sound & no clearance of soil required.
 - Simple/shallow site scrape is included in Extension/New Build estimates
 - Glass Doors/Windows are double glazed
 - Builders' variations throughout the project are not included
 - A quantity surveyor or suitably qualified construction professional will be engaged to provide project/site specific construction estimates.
5. The values & variables you've selected above vary the price guide and we encourage you to try various 'what ifs' as your concept develops.
6. The price guide includes GST

Disclaimer: This is an opinion of probable cost not a comprehensive/accurate assessment of cost. It's for reference purposes only. Do not rely upon it as a substitute for professional advice from a quantity surveyor or builder who attends site & reviews detailed plans/drawings to provide an assessment/quotation. Proceeding without engaging such persons may result in financial loss. The use of or reliance on the opinion of probable cost, information or processes are subject to other terms and conditions available on the ProCalc.com.au (Builders Brief Pty Ltd) website. TO THE MAXIMUM EXTENT PERMITTED BY LAW (INCLUDING THE AUSTRALIAN CONSUMER LAW) (i) THE PRICE GUIDES ARE PROVIDED WITHOUT ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND, EXPRESS OR IMPLIED AND WITHOUT LIMITING THE FOREGOING BUILDERS BRIEF DOES NOT WARRANT THAT THE PRICE GUIDE WILL BE COMPLETE, ACCURATE OR RELIABLE; AND (ii) BUILDERS BRIEF, ITS EMPLOYEES AND AGENTS WILL NOT BE LIABLE FOR ANY DIRECT, INDIRECT, INCIDENTAL, SPECIAL, EXEMPLARY OR CONSEQUENTIAL DAMAGES OR LOSS (INCLUDING WITHOUT LIMITATION LOSS OF PROFITS), HOWSOEVER CAUSED OR ARISING FROM THE USE OF THE WEBSITE OR RELIANCE ON THE OPINION OF PROBABLE COST.