

Street Front Demolish & Build Feasibility



Expected Costs

Notes	Item	#	itemised cost	Totals
Construction:	Double Storey design at approx 300m2 roof area	0		\$310,000
	Ammendments to plan	0	0	\$0
	Double Garage/carport	0	0	Inc
	Air con	1	13000	\$13,000
	Stone Bench tops to Kitchen	1	4500	\$4,500
	Stone tops to Bathrooms	0	3500	\$0
	High Ceilings	0	0	Included
	Carpets	0	3000	\$0
	Tiles	0	6200	\$0
	Roller Blinds	0	2500	\$0
	LED flush Light Fittings	0	2200	\$2,200
	Internal wall paint			\$7,000
	Landscaping	1	5000	\$5,000
Sub Total				\$ 39,900.00
				\$341,700
Site Works	Repeg & Set Outs (strata setouts)	1	0	\$1,500
	Earthworks (presumption "A" grade site)	1	0	\$7,500
	Engineers Req (Geotech report)	1	0	\$0
	Demolition			\$20,000
	Engineer Footoing detail (steel and cement)	1	0	\$0
	(contingency) Access track (limestone base)	1	0	Not applicable
	(contingency)	0	0	\$0
	Shire fees (planning App)	1	1200	\$1,300
	Headworks Fee (water corp fee for 2nd lot)	1	0	\$0
	Footpath/Kerb/Verge bond Deposit (shire Bonds)	1	1000	\$1,000
	Brick Build Up	0	0	\$4,000
	Crossovers (Paved)(if req)	1	2500	\$2,500
	O/H power conversion	1	6500	\$6,500
	Power Run in	1	550	\$550
	Distribution Board (poss)			\$0
	Sewer Run	1	450	\$450
	Concrete Piling to sewer pipe	0	0	\$0
	Water Run-In	1	350	\$350
	Gas Run-In(30 meters @ N/C	0		Included
	Stormwater (and Sumps Soakwells to homes)	1	4500	\$4,500
	Stormwater to driveway	0	0	No allowance
	Paving (includes courtyards) m2	50	51	\$2,550
	Screen wall / Dividing walls / Brick walls / Permiable fence	0	0	\$0
	Boundary Fencing	40	110	\$4,400
	Gates	1	720	\$720
	Letter Box	0	380	\$0
	Common Lighting	0		\$0
	Telephone Prewiring	0	10	\$200
	NBN Requirements	0	950	Included
	(contingency) Manual Material handling (tight site req	0	550	Included
	(contingency) Manual site clean	1	550	Included
	(contingency) Aditonal Bin Hire and disposal	0	750	Included
	(contingency) Concrete pump Hire	2	2400	Included
Curb Repairs			\$1,000	
Wind/Coastal Requirement			No allowance	
BAL - Fire protection			Not Applicable	
Strata Titling Allowance (titles)	0	0	Not applicable	
6 Star req (allowance)	1	0	Included	
Sub Total				\$59,020
TOTAL				\$400,720

*Typical and expected costs. This is not a Contract Quotation but a feasibility based on current supplied information.