

ESTIMATION TYPE :

RAPID ESTIMATE PRO

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YOUR CONSTRUCTION ESTIMATE
PROFILE REPORT

PROJECT ADDRESS

84 Hotham Street, Preston

DATE CREATED

30 Jan 2025



RAPID PRO ESTIMATE COST INCLUSIONS

PRELIMINARIES & SITE COSTINGS

STRUCTURAL COSTINGS

FINISHING COSTINGS

OVERHEADS

BUILDERS FEES

VARIATIONS

WHATS IN THIS REPORT?

Rapid PRO Estimate is based on historical data that evaluates Site conditions, Build complexity, Budget & selection of Builder to produce a construction estimation price guide.

Each question we ask will define your construction price based on your answers. The historical data we use is based on over 10 years of estimating experience.

Built by Estimators.

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RAPID ESTIMATE PRO RESULTS

BASE ESTIMATED CONSTRUCTION PRICE

\$414,703.65 - \$467,644.55

PRELIMINARIES & SITE COSTINGS
STRUCTURAL COSTINGS
FINISHING COSTINGS
OVERHEADS

VARIATIONS

\$401,170.00 - \$443,340.00

BUILDERS FEES

\$163,174.73 - \$182,196.91

TOTAL ESTIMATED CONSTRUCTION COST

AMOUNT EXCLUDING GST

\$979,048.38 - \$1,093,181.46

GOODS & SERVICES TAX

\$97,904.84 - \$109,318.15

AMOUNT INCLUDING GST

\$1,076,953.22 - \$1,202,499.60

IMPORTANT INFORMATION

This Estimating Online estimate is not personal advice or a recommendation. It contains general information only and does not take into account your personal needs and financial circumstances. It is for personal use only. While Estimating Online has endeavoured to ensure that the information in this report is accurate as at the date this report was created, the information may change and Estimating Online takes no responsibility for any error or omission relating to this information.

All variation pricing excludes builders fees and GST

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ESTIMATING ANSWERS

BUILDER: BLULEVEL ESTIMATING

CONTACT NAME: RICK HUGHES

CONTACT NUMBER: 0434342316

ESTIMATING ANSWERS

STATE: VIC

COMPLEXITY: MEDIUM

FIXTURES & FITTINGS BUDGET: MID

TYPE OF BUILDER: PROJECT BUILDER

LOCATION: WITHIN 10KM OF MAJOR CITY

MAIN ROAD: NOT LOCATED ON A MAIN ROAD

COASTAL LOCATION: NOT LOCATED WITHIN 1KM OF BREAKING SURF

BUILDING AREA: 210M²

DEMOLITION: 51 - 65 M²

FLAT SITE: YES

BUILDING MATERIAL: CUSTOM MATERIAL

HOUSE TYPE: SINGLE STOREY

NUMBER OF BEDROOMS: 4

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BASE INCLUSIONS

Flat Site Conditions

Minimum Hard Digging Allowance
Industry Standard Footings
Industry Standard Concrete Slab
Minimum Standard Stormwater disposal
Upper-Level Timber Framed Slab *
Internal and External Framing
Lightweight Painted Ext Walls
Double Glazed Windows
Scaffold *
Internal Timber Framed Staircase *
Metal Roof Cover
Roof Plumbing
Gyprock Walls and Ceilings
Electrician, Plumber, Carpentry, Painter
Industry Standard Timber Entry Door
Industry Standard Aluminum Sliding
Doors
Industry Standard Internal Doors
Industry Standard Plumbing Fixtures
Industry Standard Appliances
Industry Standard Cabinets
Industry Standard Architrave and Skirtings
Industry Standard Hot Water Sytem
Industry Standard Plumbing Works
Industry Standard Lighting and Electrical

Industry Standard Timber Flooring to Living
Areas

Industry Standard Automatic Garage Door
Industry Standard Painting
Cleaning

Bedrooms

Power Point
Downlights
Industry Standard Painting
Industry Standard Door and Frames
Industry Standard Shelf and Rail to Robes
Industry Standard Carpet
Industry Standard Architrave and
Skirtings

2 x Wet Rooms

Basin
Toilet
Shower
Light Combination
Power Point
Exhaust Fans
Tapware
Industry Standard Painting
Industry Standard Wall and Floor Tiling
Industry Standard Cabinets

1 x Kitchen

Oven
Sink
Rangehood
Cook top
Industry Standard Lighting and Electrical
Industry Standard Tiled Splashback
Industry Standard Cabinets
Industry Standard Tapware

1 x Laundry

Trough
Industry Standard Wall and Floor Tiling
Industry Standard Cabinets
Industry Standard Tapware

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VARIATIONS ADDED

EARTHWORKS & CIVIL

2 Sloping Site : up to 40m2	\$69,560 - \$76,880
1 Hard Digging PS \$15000	\$26,770 - \$29,590
1 Tree & Shrub Removal : \$10k Allowance	\$14,250 - \$15,750
1 Structural Retaining to suit 2m (h) up to 20m	\$9,500 - \$10,500
	\$19,040 - \$21,040

WINDOWS

2 Awning Windows x 9	\$31,450 - \$34,760
1 Louvre Window x 3	\$4,750 - \$5,250
1 Window Security Screen to suit 250m2 home	\$1,360 - \$1,500
2 Single Aluminum External Doors x 1	\$20,750 - \$22,940
	\$4,590 - \$5,070

EXTERNAL WALL

2 3m (h) Weatherboard Cladding inlieu of Paint Finish up to 30m	\$1,390 - \$1,540
	\$1,390 - \$1,540

ROOFING & ELEVATIONS

1 Rectify Existing Roof : up to 75m2	\$29,310 - \$32,390
1 Automatic Aluminium Pergola up to 20m2	\$3,310 - \$3,650
	\$26,000 - \$28,740

KITCHEN

2 Stone Bench top up to 5m	\$28,960 - \$32,000
1 Pot Drawers x 5	\$10,040 - \$11,090
1 Feature Splashback up to 5m	\$1,690 - \$1,870
1 Double Doors Feature Pantry	\$6,580 - \$7,270
1 Custom Full Height Cabinets up to 3m	\$5,560 - \$6,140
	\$5,090 - \$5,630

LAUNDRY

1 Stone Bench top up to 5m	\$8,460 - \$9,360
	\$5,020 - \$5,550
1 Overhead Cupboards up to 5m	\$3,440 - \$3,810

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VARIATIONS ADDED

WET ROOM

1	Stone Bench top up to 3m	\$13,660 - \$15,090 \$3,770 - \$4,160
1	Full Height Tiling : Room up to 12m2	\$8,170 - \$9,030
1	Skylight	\$1,720 - \$1,900

MAIN LIVING AREA

1	Add Kitchenette up to 3m	\$55,020 - \$60,810 \$9,030 - \$9,980
1	Entertainment Unit Feature Cabinets up to 7m	\$6,170 - \$6,820
1	Add Powder Room	\$3,420 - \$3,780
1	Balustrade up to 10m	\$7,880 - \$8,710
1	Dual Freestanding Fireplace	\$15,110 - \$16,700
1	Internal Timber Wall Panelling up to 9m	\$3,500 - \$3,870
1	Wallpaper up to 15m2	\$9,910 - \$10,950

BEDROOM

2	Pendant Lights x 1	\$14,900 - \$16,460 \$4,040 - \$4,460
1	Two Way Switching - x 1	\$60 - \$70
1	Timber Lined Ceiling up to 25m2	\$4,050 - \$4,470
1	Custom Built in Robe up to 2m	\$3,120 - \$3,450
1	Skylight	\$1,720 - \$1,900
1	Internal Timber Wall Panelling up to 5m	\$1,910 - \$2,110

BEDROOM

1	Timber Flooring inlieu of Carpet up to 30m2	\$4,520 - \$4,980 \$4,170 - \$4,600
2	Downlights x 1	\$250 - \$270
1	Power Points x 1	\$100 - \$110

HEATING & COOLING

1	AC : 10 Zone Reverse cycle air-conditioner to suit 7 x Bedroom, 1 x Main Living Area	\$19,380 - \$21,420 \$19,380 - \$21,420
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VARIATIONS ADDED

LANDSCAPING & FENCING

\$11,440 - \$12,640

- 1 Landscaping Package up to 35m2 (Grass, Garden & Retic System) \$3,890 - \$4,300
- 1 Grass up to 30m2 \$1,250 - \$1,380
- 1 1.8m high Facebrick Wall 5m \$1,080 - \$1,190
- 1 Timber Fencing 55m \$5,220 - \$5,770

CONCRETE POOL & SPA

\$33,220 - \$36,710

- 1 Round Concrete Plunge Pool - Medium \$22,220 - \$24,560
- 1 Concrete Spa - 4 man \$11,000 - \$12,150

EXTERNAL FLOOR TREATMENTS

\$4,800 - \$5,300

- 1 Paving up to 20m2 \$3,570 - \$3,940
- 1 Stepping stones x 10 \$1,230 - \$1,360

EXTERNAL WORKS

\$42,610 - \$47,080

- 1 Weatherproof Power Point x 6 \$1,220 - \$1,340
- 1 Fluro Lighting to Garage x 2 \$510 - \$560
- 1 External Lights x 5 \$1,470 - \$1,630
- 1 Garden Lights x 15 \$3,490 - \$3,860
- 1 Video Cameras (CCTV) x 12 \$8,190 - \$9,050
- 1 Gates \$1,390 - \$1,530
- 1 Outdoor Firepit : Small \$4,940 - \$5,460
- 1 Cabinets Unit & Screen Wall up to 6m \$19,620 - \$21,680
- 1 6m Strip Drain \$1,780 - \$1,970

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VARIATIONS ADDED

ADDITIONAL LABOUR DAYS

1	Additional Demolition Works up to 4 days	\$14,380 - \$15,890 \$2,590 - \$2,860
1	Plumber to Repair Water & Sewer up to 4 days	\$4,180 - \$4,620
1	Electrical Repair Works up to 4 days	\$3,350 - \$3,700
1	Carpentry Repair Works up to 7 days	\$4,260 - \$4,710

REPAIR WORKS

1	General Labour Repair Works up to 5 days	\$18,110 - \$20,030 \$5,020 - \$5,550
1	Repaint External Wall up to 18m	\$3,830 - \$4,240
1	Repaint Living Area up to 60m ²	\$4,960 - \$5,490
1	Repaint 3 x Bedrooms	\$4,300 - \$4,750

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GLOSSARY

PRELIMINARIES & SITE COSTINGS

A construction budget that will include all necessary costs prior to the start of construction, Earthworks, Civil works and Drainage costs.

STRUCTURAL COSTINGS

All construction costings that will be require to form the building structure that may including, Demolition, Concrete, Framing, Scaffolding, Windows, Structural Steel, Roofing, Plumber, Electrical, Carpentry, Painting and Walls & Ceilings,

FINISHING COSTINGS

Finishing items include costings such as Doors, Plumbing fixtures, Appliances, Tiling, Cabinets, Floor treatments, Internal Wall Painting and any other items noted but not listed that are finishing requirements.

OVERHEADS

Any builders costs incurred during construction which may include staff, contractors and consultants. Builders contingency is also included.

BUILDERS FEES

Builders fee is the return on investment to build the property.

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CONTACT

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Location

Preston Preston

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