

PROCALC

PROFESSIONAL CONSTRUCTION ESTIMATOR

This report has been produced 11/08/22 for Sam mazzoletti for the proposed works at:

36 SMITH STREET BEAUMARIS

36 SMITH STREET BEAUMARIS 3193

PROJECT TYPE

RENOVATE EXISTING SPACE PLUS GROUND FLOOR EXTENSION

Full Demolition – Ground to Roof (m2 of floor plan)	20m ²
No. of Existing Rooms for Cosmetic Touch Ups Only	2
Renovation Area m2 (within existing envelope, exclude cosmetic touch up rooms)	40m ²
Ground Floor Extension m2	70m ²
Total Length of All Walls Added Plus Structural Walls Opened (lm)	30lm
Decking or Paved/Driveway (Concrete) Area m2	40m ²
Sloping block/Excavation (m2)	0m ²
Glass Doors/Windows to be Added m2	25m ²
Pergola Type	With Open Frame
Pergola (m2)	6m ²

WET AREA

Quality level for Finishes/Appliances in Wet Areas	Premium
Bathroom/Ensuite 1	Small (up to 6m2) - Renovate Existing
Bathroom/Ensuite 2	Large (10m2+) - Renovate Existing
Bathroom/Ensuite 3	None
Bathroom/Ensuite 4	None
Powder Room(s)	1
Kitchen Size	Medium (10-15m2)
Butlers Pantry	Yes
Laundry	Yes

ADDITIONAL ITEMS

Solar Panels & Battery	Large (7KW output + 13KW Battery)
Swimming Pool	Small (5m2-15m2)
Chimney Removal (demo & make good existing structure)	Yes
Skylights Area m2 (whole number)	6
Roof Attic With Drop Down ladder (chipboard floor, plaster, lights)	None

PROJECT INFORMATION

Site Complications	Some
External Walls - Masonary or Cladding?	Cladding
Client's Design Expectations	4
State Project is In	Victoria
Construction Contract	MBA (incorp. liquidated damages)

Tender Process

Who sources builder?

Postcode Index 3193

Negotiated Tender (one builder)

Home Owner/Architect/Designer (incl. Referrals)

1

EXTRA/PS ALLOWANCES

OPINION OF PROBABLE COST:

LOW

\$614,572

Includes GST

MID

\$682,857

Includes GST

HIGH

\$751,143

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.