

Company Logo

Address

Preliminary Elemental Estimate

Element	\$/m2	%	Values
Site Preparation	\$ 15.42	0.53%	\$ 4,456
Substructure including Deck	\$ 233.70	8.04%	\$ 67,540
Frame	\$ 84.86	2.92%	\$ 24,524
Structural Walls / Steel	\$ -	0.00%	\$ -
Upper Floors / Suspended Slab	\$ 91.51	3.15%	\$ 26,446
Structure	\$ 425.49	14.64%	\$ 122,966
Roof	\$ 143.16	4.93%	\$ 41,373
External Walls (incl SIP's panels)	\$ 298.88	10.28%	\$ 86,376
Windows / Doors	\$ 343.94	11.84%	\$ 99,400
External Fabric	\$ 785.49	27.05%	\$ 227,149
Stairs	\$ 41.30	1.42%	\$ 11,936
Internal Walls, Partitions	\$ 65.40	2.25%	\$ 18,900
Internal Doors	\$ 113.60	3.91%	\$ 32,830
Floor Finishes	\$ 111.00	3.82%	\$ 32,079
Wall Finishes	\$ 220.21	7.58%	\$ 63,641
Ceiling Finishes	\$ 162.29	5.58%	\$ 46,902
Fittings & Fixtures	\$ 140.00	4.82%	\$ 40,460
Internal Finishing	\$ 853.80	29.38%	\$ 246,748
Sanitary Plumbing	\$ 133.88	4.61%	\$ 38,691
Heating	\$ 34.60	1.19%	\$ 10,000
Electrical Services	\$ 83.24	2.86%	\$ 24,056
Special Services	\$ -	0.00%	\$ -
Drainage	\$ 49.13	1.69%	\$ 14,200
Services	\$ 300.86	10.35%	\$ 86,948
External Works	\$ -	0.00%	\$ -
External Works & Sundries	\$ -	0.00%	\$ -
Preliminaries	\$ 171.28	5.89%	\$ 49,500
Scaffolding	\$ 74.21	2.55%	\$ 21,447
Margin 10%	\$ 261.16	8.99%	\$ 75,476
Contingency	\$ 33.26	1.14%	\$ 9,612
Prelims, Contingency	\$ 539.91	18.58%	\$ 156,035
Subtotal	\$ 2,906.04	100.00%	\$ 839,846
GST			\$ 125,977
Total			\$ 965,823

m2 Area / Extra Value Provided For

Locations	Area	
Site Coverage:		
Total Site / Land Area	0.00	m2
Building Foot Print Area	179.00	m2
Floor Areas:		
Ground Level	179.00	m2
First Floor Level	110.00	m2
Gross Floor Area	289.00	m2
Extra Value Components:		
Decking	125.00	m2
SIP Panels	217.00	m2
Aluminium Joinery Wall Ratio	115.00	m2

Disclaimer : This high level cost estimate is intended to be used for preliminary budget purposes only. Rates used within this estimate are averages based on generic typical buildings throughout the regional c addition we note that the elemental percentages are indicative rather than definitive and are intended as an approximate guide to the value of the various elements of the building.

Unless stated otherwise the above costs make no allowance for the following: - Land - Demolition of existing structures on the site - Earthquake strengthening - Site specific foundations and ground remediation - Higher wall to floor ratios - Unusual building shape - Small or cramped site - Infrastructure Upgrades - Firewalls to boundaries - Specific Engineering design - External works such as landscaping, driveways and balconies and covered ways - Loose Furniture, Fittings and Equipment (FF&E) - Professional and legal fees. - Goods and Services Tax (GST). All rates exclude GST.