

Bearwood BUILDING

Onsite Consultation and Feasibility Report

It includes a 1.5-hour onsite consultation with Sam, our Builder, where you can go over your project in detail, buildability, cost-saving ideas, and possible contingency items. After the meeting, we will also do a feasibility report so you will have a price range for the proposed works.

We offer feasibility reports because we believe in providing our clients with the tools to make informed decisions. Using this report, you can determine whether your project is feasible before spending significant money on documentation and permits. This process is designed to save you both time and money.

Onsite Consultation/Project Assessment

1. Introduction to Bearwood Building
2. Site walk- covering all construction areas.
3. Review your questionnaire and discuss your project in detail.
4. Bearwood Building Demonstration:
 - Quality assurance explanation.
 - Online client portal explanation.
5. Your Project Process – [Next Steps](#)
7. Meeting Concludes

Price - \$345.00 Includes gst

Bearwood BUILDING

PROCALC

PROFESSIONAL CONSTRUCTION ESTIMATOR

This report has been produced 18/01/24 for Sam mazzoletti for the proposed works at:

RENOVATION AND EXTENSION

4 PRIVET DRIVE KEW 3101

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)	35m ²
Ground Floor Extension m2	80m ²
Total Length of All Walls Added Plus Structural Walls Opened (lm)	50lm
Decking/Outdoor Slab/Concrete Driveway Area m2	9m ²
Sloping Block/Site Cut - >300mm (m2)	0m ²
Glass Doors/Windows to be Added m2	25m ²
Outdoor 'Roof' Type (Pergola, Carport, Al Fresco, Veranda)	With Open Frame
Outdoor 'Roof' Size (m2)	9m ²

WET AREA

Wet Area Quality for Finishes/Appliances	Premium
Bathroom/Ensuite 1 Fitout	Small (up to 6m2) - Add new bathroom
Bathroom/Ensuite 2 Fitout	Medium (6-10m2) - Renovate Existing
Bathroom/Ensuite 3 Fitout	None
Bathroom/Ensuite 4 Fitout	None
Powder Room(s)	1
Kitchen Fitout Size	Medium (10-15m2)
Laundry	None
Butlers Pantry (with Services)	Yes

ADDITIONAL ITEMS

Solar Panels & Battery	Small (3KW output + 1KW Battery)
Swimming Pool	Small (5m2-15m2)
Chimney Removal (demo & make good existing structure)	None
Skylights Area m2 (whole number)	4
Roof Attic With Drop Down ladder (chipboard floor, plaster, lights)	None

PROJECT INFORMATION

Site Complications	Some
External Walls - Masonry or Cladding?	Cladding
Client's Design Expectations	4
State Project is In	Victoria
Construction Contract	MBA

Bearwood BUILDING

Tender Process
Who Sources Builder?
Postcode Index 3101

Open Tender (3 New builders from market)
Home Owner Only (100% independent or non-industry referral)
1

EXTRAS ALLOWANCES

Rainwater Tank

\$3000

OPINION OF PROBABLE COST:

LOW
\$545,528
Includes GST

MID
\$606,142
Includes GST

HIGH
\$666,757
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.