

HOW MUCH WILL YOUR PROJECT COST?



Inform yourself early about costs & scope – avoid variations & re-designs



Test scope and design changes or 'what ifs' to meet your budget beforehand



Understand likely costs upfront - professional, industry-informed modelling



Avoid the heartbreak of being unable to afford your dream project



Spend a little to save a lot – Independently reduce project risks & cost blow outs.

Residential construction projects in Australia have become more expensive for homeowners in recent years.

According to the Australian Bureau of Statistics, *residential construction costs have increased 37% in the last four years alone.* (ABS, 2024)

Costs of supplies, materials and labour have all risen sharply forcing builders to include these costs in client pricing.

Understanding likely construction costs at a project's conception is crucial to avoid wasting your money on re-designs and extensive variations when the project is underway.

Minimising these risks traditionally requires detailed project pricing by builders, taking several weeks sourcing materials costs, chasing sub-contractors' quotes, checking regulations and engaging with consultants for specifications.

Instead, ProCalc is an industry feasibility tool that gives homeowners, builders and architects accurate industry budget insights for residential construction projects all over Australia.

Based on over 10,000 residential construction projects in the last 3 years, it automatically factors in the latest construction costs to provide informed and market-driven pricing for your project.

ProCalc is a construction feasibility tool that provides an opinion of probable cost for industry professionals.

Homeowners can access this service via their architect, designer or builder to better understand the market value of their construction project.



Bearwood BUILDING

Project Feasibility Report

A feasibility report is a document that estimates the construction price range of your project based on the information you provide us.

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 a significant amount of money on documentation and permits. This process is designed to save you both time and money.

We rely on a program called ProCalc to estimate the cost of your project based on your concept or full working drawings. ProCalc's algorithm is based on Australian builders' costing methods and materials costs. ProCalc has been tested against hundreds of projects that architects and designers have submitted to real competitive builders' tenders to ensure accuracy. They continue to test and calibrate ProCalc weekly against real projects from real builders' tenders to keep up with market trends. Additionally, ProCalc obtains regular market data reports from architects, designers, builders, the Australian Bureau of Statistics, and the Housing Industry Association.

What is Included - Feasibility report (Price range) for your project.

Cost - \$195.00 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.

Bearwood
BUILDING