

ESTIMATION TYPE :

**RAPID ESTIMATE PRO**



**YOUR CONSTRUCTION ESTIMATE  
PROFILE REPORT**

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**PROJECT ADDRESS**

Estimating Online : Trial

**DATE CREATED**

15 Jan 2025

# RAPID PRO ESTIMATE COST INCLUSIONS

**PRELIMINARIES & SITE COSTINGS**

**STRUCTURAL COSTINGS**

**FINISHING COSTINGS**

**OVERHEADS**

**BUILDERS FEES**

**VARIATIONS**

## WHATS IN THIS REPORT?

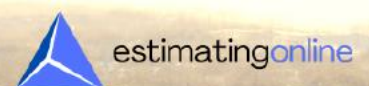
Rapid PRO Estimate is based on historical data that evaluates Site conditions, Build complexity, Budget & selection of Builder to produce a construction estimation price guide.

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

\$403,843.18 - \$455,397.62

PRELIMINARIES & SITE COSTINGS  
STRUCTURAL COSTINGS  
FINISHING COSTINGS  
OVERHEADS

## VARIATIONS

\$191,930.00 - \$212,140.00

## BUILDERS FEES

\$119,154.64 - \$133,507.52

## TOTAL ESTIMATED CONSTRUCTION COST

AMOUNT EXCLUDING GST

**\$714,927.81 - \$801,045.15**

GOODS & SERVICES TAX

\$71,492.78 - \$80,104.51

AMOUNT INCLUDING GST

\$786,420.59 - \$881,149.66

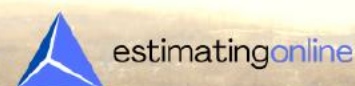
## IMPORTANT INFORMATION

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:** ESTIMATING ONLINE

**CONTACT NAME:** RICK HUGHES

**CONTACT NUMBER:** 0434342316

ESTIMATING ANSWERS

**STATE:** VIC

**COMPLEXITY:** MEDIUM

**FIXTURES & FITTINGS BUDGET:** MID

**TYPE OF BUILDER:** CUSTOM BUILDER

**LOCATION:** WITHIN 10KM OF MAJOR CITY

**MAIN ROAD:** NOT LOCATED ON A MAIN ROAD

**COASTAL LOCATION:** LOCATED WITHIN 1KM OF BREAKING SURF

**BUILDING AREA:** 198M<sup>2</sup>

**DEMOLITION:** NO DEMOLITION

**FLAT SITE:** YES

**BUILDING MATERIAL:** CUSTOM MATERIAL

**HOUSE TYPE:** SINGLE STOREY

**NUMBER OF BEDROOMS:** 3

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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

**\$72,110 - \$79,680**

- 1 Sloping Site : up to 40m<sup>2</sup>
- 1 Sloping Site : up to 60m<sup>2</sup>
- 1 Hard Digging PS \$15000
- 1 Access Track : 10m
- 1 Structural Retaining to suit 2m (h) up to 20m
- 1 Bored Pier up to 1.2m (x1)
- 2 Bored Pier up to 1.2m (x8)
- 1 1200L Rainwater Tank
- 1 6m Strip Drain

## WINDOWS

**\$36,810 - \$40,700**

- 3 Awning Windows x 1
- 1 Awning Windows x 3
- 1 Double Hung Window x 3
- 1 Louvre Window x 3
- 1 Casement Window x 3
- 1 Sliding Door x 3 Lite
- 2 Bi-fold Door x 4 Life

## EXTERNAL WALL

**\$16,880 - \$18,660**

- 1 3m (h) Weatherboard Cladding inlieu of Paint Finish up to 5m
- 2 3m (h) Weatherboard Cladding inlieu of Paint Finish up to 20m
  
- 1 3m (h) Feature Solid Timber inlieu of Paint Finish up to 20m
- 1 3m (h) Face Brick inlieu of Paint Finish up to 20m
- 1 Repaint External Wall up to 18m

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# VARIATIONS ADDED

## KITCHEN

**\$31,620 - \$34,940**

- 1 Stone Bench top up to 5m
- 1 Overhead Cupboards up to 5m
- 1 Additional Bank 4 x Drawers
- 1 Pot Drawers x 5
- 1 Bin Drawer
- 1 Feature Splashback up to 5m
- 1 Double Doors Feature Pantry
- 2 Downlights x 1
- 1 Power Points x 3
  
- 1 Pendant Lights x 3
- 1 Skylight

## LAUNDRY

**\$11,730 - \$12,970**

- 1 Stone Bench top up to 3m
- 1 Overhead Cupboards up to 5m
- 1 Laminated Broom Cupboard
- 1 Laminated Linen Cupboard
- 1 Skylight

## WET ROOM

**\$10,130 - \$11,210**

- 1 Stone Bench top up to 2m
- 1 Shaving Cabinet x 2
  
- 1 Additional Basin
- 1 Second Shower Combination

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# VARIATIONS ADDED

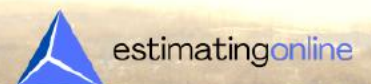
## MAIN LIVING AREA

\$12,650 - \$13,980

- 1 Pendant Lights x 3
- 1 Internal Wall Lights x 9
- 1 Data Points x 10
- 1 Two Way Switching - x 7
- 1 Lighting Dimmer x 5

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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 required to form the building structure that may include, 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.

# CONTACT

## Get more information.

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[go@estimateonline.com.au](mailto:go@estimateonline.com.au)

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