



# YOUR CONSTRUCTION PROFILE REPORT

## PROJECT ADDRESS

Renovation Estimate

## DATE CREATED

17 Jun 2025

ESTIMATE NAME: David / Rick / Renovation

 **estimatingonline**

# RAPID PRO ESTIMATE

Estimating Online form a critical part of a home owner journey to ensure a build is completed within a financial budget

**PRELIMINARIES & SITE COSTINGS**

**STRUCTURAL COSTINGS**

**FINISHING COSTINGS**

**OVERHEADS**

**BUILDERS FEES**

**ADDITIONAL CONSTRUCTION ITEMS**

## WHAT'S 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.

# RAPID ESTIMATE PRO RESULTS

## CONTACT INFORMATION

**BUILDER:** Estimating Online Pty Ltd  
**CONTACT NAME:** Rick Hughes  
**CONTACT NUMBER:** 0434342316  
**EMAIL ADDRESS:** rick@estimatingonline.com.au

## BUILDING INFORMATION

**HOUSE TYPE:** Double Storey  
**LOCATION:** Within 10km of major city  
**MAIN ROAD:** Not located on a main road  
**COASTAL LOCATION:** Not located within 1km of breaking surf  
**EXPECTED BUILD DURATION:** 52 weeks  
**AVAILABILITY TO START:** Jul 2025

## TOTAL ESTIMATED CONSTRUCTION COST

AMOUNT EXCLUDING GST	\$1,011,836.55 - \$1,080,366.70
GOODS & SERVICES TAX	\$101,183.66 - \$108,036.67
AMOUNT INCLUDING GST	\$1,113,020.21 - \$1,188,403.37

### 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.

# DETAILED ESTIMATING ANSWERS

## CONTACT INFORMATION

**BUILDER:** Estimating Online Pty Ltd

**CONTACT NAME:** Rick Hughes

**CONTACT NUMBER:** 0434342316

**EMAIL ADDRESS:** rick@estimatingonline.com.au

## ESTIMATING ANSWERS

**STATE:** QLD

**COMPLEXITY:** Low

**FIXTURES & FITTINGS BUDGET:** High

**TYPE OF BUILDER:** Custom Builder

**LOCATION:** Within 10km of major city

**MAIN ROAD:** Not located on a main road

**COASTAL LOCATION:** Not located within 1km of breaking surf

**BUILDING AREA:** 169.51m<sup>2</sup>

**DEMOLITION:** 51 - 65 m<sup>2</sup>

**FLAT SITE:** No

**BUILDING MATERIAL:** Standard Material

**HOUSE TYPE:** Double Storey

**NUMBER BEDROOMS:** 3

**NUMBER BATHROOMS:** 3

**EXPECTED BUILD DURATION:** 52 weeks

**DATE CREATED:** 17 Jun 2025

**PROJECT ADDRESS:** Renovation Estimate

# BASE INCLUSIONS

## General

Flat Site Conditions  
Minimum Hard Digging allowance  
Industry standard Footings  
Industry standard Concrete Slab  
Minimum standard Stormwater disposal  
Upper Level Timber Framed Slab \*  
Internal & External Framing  
Light Wall External Walls  
Double Glazed Windows  
Scaffold \*  
Internal Timber Framed Staircase \*  
Metal Roof Cover  
Roof Plumbing  
Gyprock Walls & Ceilings  
Electrician, Plumber, Carpentry, Painter  
Cleaning  
Industry standard Painting

## Fixings

Industry standard Aluminum Sliding  
Industry standard Timber Entry Door  
Industry standard Internal Doors  
Industry standard Plumbing Fixtures  
Industry standard Cabinets  
Industry standard Architrave and Skirtings  
Industry standard Hot Water System  
Industry standard Plumbing Works

## Electrical

Industry standard Lighting & Electrical  
Industry standard Wet Room Tiling  
Industry standard Floor treatment  
throughout

## Finishes

Industry standard Cabinets to Kitchen &  
Wet-rooms  
Industry standard Appliances  
Industry standard Automatic Garage Door

## Bedrooms

Power Point  
Downlights  
Industry standard Painting  
Industry standard Door & Frames  
Industry standard Shelf & Rail to Robes  
Industry standard Floor Finishing  
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 & Floor Tiling  
Industry standard Cabinets

## 1 x Kitchen

Oven  
Sink  
Rangehood  
Cook top  
Industry standard Lighting & Electrical  
Industry standard Tiled Splashback  
Industry standard Cabinets  
Industry standard Tapware

## 1 x Laundry

Trough  
Industry standard Wall & Floor Tiling  
Industry standard Cabinets  
Industry standard Tapware

# ADDITIONAL CONSTRUCTION ITEMS

## EARTHWORKS

**\$37,290 - \$40,770**

Minor Excavation  
PS : Hard Digging  
PS : Backfill Sand  
Electrical Disconnect & Repair Works  
Plumber Disconnect & Repair Works  
Carpenter Repair Works

## DRAINAGE

**\$2,280 - \$2,500**

Residential Rainwater Tank

## CONCRETE

**\$21,570 - \$23,610**

Additional Internal Concrete Footings  
Concrete Bored Piers approx 1500mm (d)

## WINDOWS

**\$51,580 - \$56,440**

Louvre Windows  
Stacking Sliding Doors  
Double Aluminium hinged Doors  
External Entry Pivot Door  
Remove & Replace Windows

## EXTERNAL WALL

**\$41,640 - \$45,570**

Weatherboard Cladding  
Feature Solid Timber Cladding  
Rendered Concrete Filled Blockwork  
Remove & Provide Weatherboard Cladding  
Repair Existing Brickwork

# ADDITIONAL CONSTRUCTION ITEMS

## ROOFING

\$22,210 - \$24,290

Lift & Raise Existing House  
Remove and Provide Roof Sheeting Only

## ELEVATIONS

\$21,520 - \$23,550

Timber Screening  
Window Hoods

## KITCHEN

\$51,430 - \$56,260

Stone Bench Tops  
Overhead Cupboards  
Feature Pantry  
Full Height End Panel  
Wall Oven Stack  
Microwave Recess with PowerPoint  
Additional Oven  
Additional Power Points  
Pendant Lighting  
Strip Lighting

## LAUNDRY

\$8,350 - \$9,130

Stone Bench Tops  
Linen Cupboard

## ENSUITE

\$6,000 - \$6,560

Stone Bench Tops  
Linear Grate to Shower

# ADDITIONAL CONSTRUCTION ITEMS

<b>WET ROOM 2</b>	<b>\$10,170 - \$11,130</b>
Stone Bench Tops	
Freestanding Bath	
Linear Grate to Shower	
<b>WET ROOM 3</b>	<b>\$6,000 - \$6,560</b>
Stone Bench Tops	
Linear Grate to Shower	
<b>MAIN LIVING AREA</b>	<b>\$28,120 - \$30,780</b>
Polished Concrete	
External Wall Lighting	
Bookshelf Units	
Study Benchtops	
Rewire & Replace Electrical	
Remove & Provide Timber Flooring	
<b>MASTER BEDROOM</b>	<b>\$15,120 - \$16,540</b>
Timber Flooring	
Built in Robes	
Remove & Provide Timber Flooring	
<b>BEDROOM 2</b>	<b>\$11,370 - \$12,440</b>
Built in Robes	
Remove & Provide Timber Flooring	



# ADDITIONAL CONSTRUCTION ITEMS

<b>BEDROOM 3</b>	<b>\$12,290 - \$13,450</b>
Polished Concrete	
Built in Robes	
Remove & Provide Timber Flooring	
<b>HEATING &amp; COOLING</b>	<b>\$20,870 - \$22,840</b>
Reverse Cycle Systems	
<b>RETAINING WALLS</b>	<b>\$6,480 - \$7,090</b>
Planterbox up to 1200mm high	
<b>EXTERNAL FLOOR TREAMENTS</b>	<b>\$11,700 - \$12,810</b>
Driveways	
Pathways	
External Finished Slab	
<b>EXTERNAL STAIRS &amp; STEPS</b>	<b>\$2,420 - \$2,640</b>
Concrete Steps in Ground	
<b>GATES &amp; PANEL DOORS</b>	<b>\$6,680 - \$7,310</b>
Swing Gate	

# CONTACT

**Get more information.**

[www.esteemingonline.com.au/help](http://www.esteemingonline.com.au/help)

**Email support**

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

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