

NAT MURRAY & ASSOCIATES CONSULTING ENGINEERS

135 First Avenue Royston Park SA 5070

E-mail engineer@appi.com.au

Internet www.appi.com.au

Comprehensive inspections of domestic & commercial buildings.

ADELAIDE PRE-PURCHASE INSPECTIONS

Phone (08) 8362 4909

Mobile 0419 806 429 (all hours)

Australian Business Number (ABN) 37 987 489 983

Past president, fellow & life member, Association of Building Consultants

Independent advice on structural & building problems.

INDICATIVE COSTING INFORMATION FOR ADELAIDE © 2017

(based on a basic 160 m² home, metropolitan area)

February 2017 ADD 10% GST. & ADD appropriate % to bring to current day dollars

CAUTION!: Prices will often vary considerably between quotes so get at least 3 or 4. Prices will be influenced by access issues, size of job, quality of materials, quality of workmanship, detail and clarity of job specifications, extent of unknowns, client involvement in the job, condition of areas to be renovated, current market scarcity of goods and services required and the method to be used to do the job. Remember, some negotiation of the quoted price is usually possible – so it sometimes helps to give people a chance to resubmit a lower price. Note that unit rates (ie \$ per m and \$ per m²) generally do not apply to very small lengths or areas. The prices below are intended as typical guide figures only and do not necessarily cover the top or the bottom of the price ranges possible. They indicate supply and installation costs where applicable, in the Adelaide metropolitan area.

SITE MANAGEMENT WORKS

Storm water pipe	\$ per m
PVC underground	40~ 45
Guttering	\$ per m
Zincalume	35 ~ 45
Colorbond	45 ~ 55
Down pipes	\$ each
(done as part of guttering system)	~ 140
Site drains	\$ per m
Strip drains	90 ~ 100
Agricultural drains	100 ~ 150

Paving	\$ per m ²
Concrete, unreinforced, plain	65 ~ 75
Brick paving on base	75 ~ 90

Driveways	\$ per m ²
Concrete, reinforced, plain	100 ~ 130

Tree removal	\$ each
Larger tree	2000 ~ 4000+
Medium tree	800 ~ 250
Costs depend on a range of factors such as access, proximity of power and telephone cables or other things that can get in the way or get damaged, slope of grounds, shape of tree etc.	

TYPICAL TRADE LABOUR RATES

	\$/hour
electrician	80 ~ 90
plumber	80 ~ 90
brick layer	75 ~ 85
plasterer	75 ~ 85
painter	60 ~ 75
carpenter	75 ~ 85
landscaper	60 ~ 70

Rates assume continuous work over at least a day. Small and/or discontinuous jobs can be up to 50% more. Excludes overheads.

EXTENSIONS (average quality)	\$ per m ²
Smaller (30 to 50 m ²)	
plank weather board, flat roof	1500 ~ 2200
brick veneer, pitched tiled roof	1850 ~ 3000
Larger (over 50 m ²)	
plank weather board, flat roof	1200 ~ 2000
brick veneer, pitched tiled roof	2000 ~ 2600
With wet areas	3500 ~ 4000
Renovated kitchen (average qual)	\$
Average size	25,000
Large	40,000+

Renovated bathroom (average qual)	\$
Small size	15,000 ~ 25,000
Medium	20,000 ~ 30,000+

REPAIR & RENOVATION WORKS

Re-roofing	
Zincalume	12,000 ~ 15,000
Colorbond	13,000 ~ 16,000
Asbestos removal	\$ per m ²
Corrugated sheet roofing	45 ~ 55
Shingle roofing	55 ~ 65
Blown-in insulation	\$50,000 - \$80,000+

Floor repair	\$ per m
Joists & bearers	40 ~ 50

Plastering/rendering	per m ²
Internal walls	45 ~ 55
Gyprock fixing	45 ~ 55
Rendering over brickwork	40 ~ 50

Painting	per m ²
Plastered walls	15 ~ 25
Plain ceilings	15 ~ 20
Timber surfaces (good cond.)	25 ~ 30
Timber surfaces (poor cond.)	40 ~ 50

Damp treatment

(Subject to minimum charge, typically \$1000+)

	per m
Injection treatment, single leaf	110
Injection treatment, double leaf	220
Injection treatment, 15" solid wall	450 ~ 550
Sacrificial poulting	per m ² 55 ~ 65
Re-plastering 300 - 400 h	65 ~ 85
Re-pointing	per m ² 110 ~ 160
Under-setting brick wall	per m 350 ~ 400
Under-setting stone wall	per m 550 ~ 650

Windows (excl fitting)	\$ per m ²
Timber (excl painting)	1,200 ~ 1,500
Aluminum	500 ~ 650
Double glazing, add extra	400 ~ 500

Tiling	\$ per m ²
Wall, ceramic	100 ~ 180
Floor, ceramic	100 ~ 250
Floor, quarry	100 ~ 200
Floor, vinyl	45 ~ 70

Plumbing	\$
Renew water supply service	1,700 ~ 3,500
Repair sewer	2,500 ~ 4,000
Replace sewer	4,000 ~ 8,000
Bio system	12,000 ~ 15,000

Wiring	\$
Partial upgrade	4,000 ~ 7,000
Full re-wire	8,000 ~ 14,000
Safety switch	250 ~ 300
Hard wired smoke detector	250 ~ 300
Surge protector	250 ~ 300

SUNDRY ITEMS

Termite treatment	\$
Preventative treatment	1,500 ~ 4,000
Treat infestation	900 ~ 1,500
Treat paths per m	25 ~ 35
Annual re-inspection	230 ~ 350
Monitoring system - install	3,000 ~ 5,500
Monitoring system - monitor	500 ~ 950 pa

Insulation	\$
Ceiling - cellulose fibre	1,900 ~ 2,500
Ceiling - fibreglass bats	3,000 ~ 4,000
Wall during construction - per m ²	20 ~ 30

Heating & cooling	\$
Ducted central gas	4,000 ~ 6,500
Ducted evaporative	4,000 ~ 5,500
Ducted reverse cycle	7,000 ~ 15,000
Gas space heater	1,500 ~ 3,500
Reverse cycle unit - wall	1,500 ~ 3,000
Reverse cycle split system	3,000 ~ 5,000
Slow combustion heater	2,000 ~ 4,000

Hot water service	\$
Instant high efficiency gas	1,500 ~ 4,000
Electric heat pump	3,500 ~ 5,000
Solar - electric boost	4,000 ~ 5,500
Solar - gas boost	4,000 ~ 5,500

Passive security	\$ each
Deadlocks, DC, keyed alike	250 ~ 300
Patio bolts keyed alike	120 ~ 170
Window locks keyed alike	60 ~ 100
Security door 3 point locking	1,000 ~ 1,800

Retaining walls	\$ per m ²
(cost will vary with height & access difficulty)	
Moss rocks	250 ~ 350
Steel posts & CCA timber sleepers	300 ~ 400
Concrete crib block wall	500 ~ 800

Fencing	\$ per m
Brush up to 1.6 m high	180 ~ 230
Color bond & metal post & rail	95 ~ 130
Timber paling to 1.6m high	70 ~ 100
Brick to 1.6 high, per m	600 ~ 800

Flooring surfaces	\$ per m ²
Polish timber boards	40 ~ 70
Parquetry	110 ~ 350
Carpet	90 ~ 250

Re-stumping	\$ each
(excluding other repairs)	250 ~ 300

Under-pinning	each pin or pad
	\$2,000 ~ 2,500

(often inappropriate to do under-pinning)	
Soil injection	per 5m run
	\$5,000 ~ 8,000