

Archicentre

Building dissign and inspection experts

Archicentre Cost Guide

Market Summary Overview

A." perfect storm! of low interest rates, competitive pricing and growing consumer confidence makes 2013 a great time to renovate or build a new home.

interest rates are at historic lows and can be fixed to provide certainty around repayments for years to come. At the same time, sluggish domestic and small commercial construction sectors have resulted in-builders and tradespeople pricing projects more and more keenly to keep active. Finally, consumer sentiment has improved steadily for the past 12 months suggesting that activity levels will start to pick up in the renovation and new home markets as confidence builds.

If you've been thinking about a home improvement project, a renovation, a new home or a small property development now might be the time todo at

Call Archicentre on 1300 134 513 if you need a costed Design Concept or construction Quality Assurance Impections and visit our weekly blog (http://www.archicentre.com.au/blog/blog) for handy home design hints and too.

Good luck with your project!

Repair & Maintenance Costs

Concrete / Par	ring (S)	
New Concrete Par	do (per m²)	49 - 64
New Driveway*	Plain Concrete (per m) Coloured Concrete (per m)	55 - 73 63 - 87
State Impression o	on Concrete (per m*)	-72
Stencilled Concre	te (per m")	82
Name		

 Blased on average 75mm thickness and minimum area of 50m' (An average driveway is about 70m')

DAMP - Rising Damp/Salt Damp	(5)	
Silicon Injected Dump-Proof	Single Brick	71 - 82
Course (per linear meste)	Double Brick	120 - 148
Replace Damp-Proof	Sangle Brick	150 - 180
Course (per linear metre)	Double Brick	220 - 255
Re-Point Mortar (per m/)		7.8 - 17.0
New Air Vents	Clay	40 - 46
	Galvarioed Steel	24 - 30

Pricebook

- The price increases in all categories depending on surface condition.
- 2. Equipped do not include ne-plantering and other repair of wall surfaces.

Drainage (5) Drain to Stormwater or Sump e.g. 20m = 1,420 - 2,500

- Prices vary depending on access and length. An average length could be 20 meters at approx \$71 - \$125 per m.
- Does not include removal or replacement of hard surfaces over drains. Refer to 'powing' category.

Materials Cost Index (by State)

The estimates in this guide are based on a selection of building materials at Sydney prices. Capital city adjustments are as follows:

ACCOUNT OF THE PARTY OF THE PAR	The second second
Melbourne	- 0.5%
Adielaide	+094
Prentin	+7%
Hobart	+2.5%

Labour costs will also vary and regional areas will have increase of 5% to 15%.

Notes: For new houses and major renovations, the cost structure is

ACCUPATION OF THE PROPERTY OF	
Materials	44-69%
Labour	33%
Feet Levies permits takes GST	27796

For country areas, add 5% to 15% to capital city figures.

Fencing (\$)		
Perimeter Paking*	1600 - 1900mm	57 - 100 (per m)
Front Picket	Warlous types	51 - 152 (per m)
Garles	Single	465 - 665
	Double	1,255 - 1,795

Property

 There are many varieties of fercing throughout Australia. This guide bases its prices on the Victorian type of permeter fence.

Floor Repair (All managements and the second	
Framing	Aoists & Bearers:	15 - 31 per lineal metre
Floorboands	From particleboard	33 - 335 (per m²)
	to feature timbers	
Péortes.		

- Joint spacings for a normal room are 450mm apart, Bearer spacings are around 1500mm apain. So a 20m² room would cost around \$1,185 -\$1,530 to replace.
- Areas sinder 10m² will attract significantly higher installation costs.
- I. Excludes derrolition.

Guttering & Downpipes (5)		
Zincalume	Per linear metre	30 - 48
	Whole house	2,540 - 3,400
Colorbond	Per linear metre	36 - 56
	Whole house	5,000 - 4,020

Petrophony

 Prices are based on an average house with 70 linear meres of guttering and four downgipes, supplied and fitted.

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Arturo Cuomo



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Table of Contents Archicentre Cost Guide 2013

- 1. Understanding the eBook Archicentre Cost Guide 2013
 - The Rise of Digital Reading Archicentre Cost Guide 2013
 - Advantages of eBooks Over Traditional Books
- 2. Identifying Archicentre Cost Guide 2013
 - Exploring Different Genres
 - Considering Fiction vs. Non-Fiction
 - Determining Your Reading Goals
- 3. Choosing the Right eBook Platform
 - Popular eBook Platforms
 - Features to Look for in an Archicentre Cost Guide 2013
 - User-Friendly Interface
- 4. Exploring eBook Recommendations from Archicentre Cost Guide 2013
 - Personalized Recommendations
 - Archicentre Cost Guide 2013 User Reviews and Ratings
 - Archicentre Cost Guide 2013 and Bestseller Lists
- 5. Accessing Archicentre Cost Guide 2013 Free and Paid eBooks
 - Archicentre Cost Guide 2013 Public Domain eBooks
 - Archicentre Cost Guide 2013 eBook Subscription Services
 - Archicentre Cost Guide 2013 Budget-Friendly Options
- 6. Navigating Archicentre Cost Guide 2013 eBook Formats

- ∘ ePub, PDF, MOBI, and More
- Archicentre Cost Guide 2013 Compatibility with Devices
- Archicentre Cost Guide 2013 Enhanced eBook Features
- 7. Enhancing Your Reading Experience
 - Adjustable Fonts and Text Sizes of Archicentre Cost Guide 2013
 - Highlighting and Note-Taking Archicentre Cost Guide 2013
 - Interactive Elements Archicentre Cost Guide 2013
- 8. Staying Engaged with Archicentre Cost Guide 2013
 - Joining Online Reading Communities
 - Participating in Virtual Book Clubs
 - Following Authors and Publishers Archicentre Cost Guide 2013
- 9. Balancing eBooks and Physical Books Archicentre Cost Guide 2013
 - Benefits of a Digital Library
 - Creating a Diverse Reading Collection Archicentre Cost Guide 2013
- 10. Overcoming Reading Challenges
 - Dealing with Digital Eye Strain
 - Minimizing Distractions
 - Managing Screen Time
- 11. Cultivating a Reading Routine Archicentre Cost Guide 2013
 - Setting Reading Goals Archicentre Cost Guide 2013
 - Carving Out Dedicated Reading Time
- 12. Sourcing Reliable Information of Archicentre Cost Guide 2013
 - Fact-Checking eBook Content of Archicentre Cost Guide 2013
 - Distinguishing Credible Sources
- 13. Promoting Lifelong Learning
 - Utilizing eBooks for Skill Development
 - Exploring Educational eBooks
- 14. Embracing eBook Trends
 - Integration of Multimedia Elements
 - Interactive and Gamified eBooks

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