



COST OF WORKS

It is now a regulatory requirement that the estimated cost of construction be justified if no contract has been entered into. This cost of works is to include labour as if it was constructed under contract.

Several recognised organisations produce costing guides and this is an accepted measure for the estimations within the building industry. Cost estimations can be made of a square metre basis and vary (depending on the quality of the finish) between \$750 and \$1200 per square metre for a house.

If your estimate does not fall within that price bracket then the cost will need to be verified by quotations or a detailed breakdown of the estimate. A guide for estimating this cost is given below.

Site Address:

*	Area of building (m ²)		Cost per metre ²	Total
		X	.....	.....

*

Breakdown of costs:

\$

Earthworks / Excavations	.....
Foundations	.....
Framework	.....
Flooring	.....
Plumbing	.....
Electrical	.....
Plastering	.....
Linings	.....
Brickwork	.....
Roofing	.....
Drainage	.....
Windows / Doors	.....
Steelwork	.....
Insulation	.....
Fittings	.....
Fix and Fitout	.....
Painting	.....
Floor coverings	.....
Appliances	.....
Other	.....

Total \$

Date _____ Signed _____