

# Construction Loan: Owner/Builder Cost Estimates

Name: \_\_\_\_\_

Address of Property: \_\_\_\_\_

## Preliminaries Cost Estimation

|                                |  |    |
|--------------------------------|--|----|
| <b>Drafting</b>                | Plans and Specifications                     | ## |
| <b>Surveyor</b>                | Identification survey, Footings/Slab etc.    | ## |
| <b>Soil Engineer</b>           | Soil Investigation                           | ## |
| <b>Town Planning</b>           | Building Permit                              | ## |
| <b>Council and Water Board</b> | DA and BA                                    | ## |
|                                | Long Service Leave Contribution              | ## |
|                                | Owner Builder Licence/Certificate of Consent | ## |
| <b>Engineer</b>                | Design of Slab and Structural Steel Beams    | ## |
|                                | Certificate of Compliance                    | ## |
| <b>Additional Costs</b>        | Construction Insurance                       | ## |
|                                | Finance Application                          | ## |
|                                | Solicitor Fees                               | ## |
|                                | Design Costs                                 | ## |
|                                | Flood Report                                 | ## |
|                                | Quality Control Inspection Fees              | ## |

## Hire Equipment Cost Estimation

|                            |                                      |    |
|----------------------------|--------------------------------------|----|
| <b>Equipment Breakdown</b> | Site Toilet and Temporary Power      | ## |
|                            | Scaffolding, Roof Safety Rail, Crane | ## |
|                            | Stump Hole Digger                    | ## |

## Excavation Cost Estimation

|                            |                              |    |
|----------------------------|------------------------------|----|
| <b>Excavator Breakdown</b> | Dig Foundations              | ## |
|                            | Excavate Site (If Required)  | ## |
|                            | Rock Blasting                | ## |
|                            | Final Clean-up on Completion | ## |

## Concrete Cost Estimation

|                            |  |    |
|----------------------------|--|----|
| <b>Concreter Breakdown</b> | Slab Including all Materials and Reinforcing | ## |
|                            | Concrete Paving/Drive/Crossing               | ## |
|                            | Concrete Piles                               | ## |
|                            | Concrete Foundations and Reinforcing         | ## |
|                            | Labour                                       | ## |

## Brickwork Cost Estimation

|                            |   |    |
|----------------------------|---|----|
| <b>Brickwork Breakdown</b> | Cement and Limil and Sand and Mortar Colour | ## |
|                            | Face Bricks 1 <sup>st</sup> Quality         | ## |
|                            | Common Bricks 2 <sup>nd</sup> Quality       | ## |
|                            | Damp Coarse and Flashings                   | ## |
|                            | Labour                                      | ## |
|                            | Scaffold Hire                               | ## |
|                            | Articulation Joint Foam Rubber & Sealant    | ## |
|                            | Sub Floor Access Door and Jamb              | ## |
|                            | Sub Floor Vents                             | ## |
|                            | Wall Ties/Articulation Joint Ties           | ## |

## Carpentry Cost Estimation

|                            |  |    |
|----------------------------|--|----|
| <b>Carpenter Breakdown</b> | Materials only and to include Floor                            | ## |
|                            | Base Frame, Wall Frame, Roof Frame and Trusses                 | ## |
|                            | Flooring, Wet Area Floors and Nails/Glue                       | ## |
|                            | External Linings/Cladding/Eaves/Metal Fascia and Weatherboards | ## |

|   |    |
|---|----|
| Labour to erect all structural timbers                          | ## |
| Wet Area Flashing System/Water Proofing<br>(Supply and Install) | ## |
| Windows (Supply and Install)                                    | ## |
| Metal Post Supports   | ## |
| Patio/Pergola/Stairs  | ## |

#### Lock Up Cost Estimation

|                          |   |    |
|--------------------------|---|----|
| <b>Lock Up Breakdown</b> | Labour for Eaves/Gables/Preparation for Plaster | ## |
|                          | Strip Flooring                                  | ## |

#### Fix Out Cost Estimation

|  |  |    |
|--|--|----|
| <b>Fix Out Breakdown</b>                           | Labour   | ## |
| All Items to Include all Fixings e.g. Nails/Hinges | Door Furniture/Sliding Door Units etc.<br>(Supply and Install) | ## |
|  | Doors  | ## |
|  | Kitchen Cupboards/Laundry Cupboards and<br>Benchtops           | ## |
|  | Manhole Frame and Cover  | ## |
|  | Insulation, Sarking etc.                                       | ## |
|  | Skirtings/Architraves/Jambs                                    | ## |
|  | Stairs, Handrailing and Balastrading                           | ## |
|  | Strip Flooring   | ## |
|  | Wardrobes/Linen  | ## |
|  | Feature Linings  | ## |

#### External Finish Cost Estimation

|                                  |                             |    |
|----------------------------------|-----------------------------|----|
| <b>External Finish Breakdown</b> | Rendering and Colour Finish | ## |
|----------------------------------|-----------------------------|----|

#### Internal Linings Cost Estimation

|                                   |                  |    |
|-----------------------------------|------------------|----|
| <b>Internal Linings Breakdown</b> | Ceilings         | ## |
|                                   | Cornices         | ## |
|                                   | Walls            | ## |
|                                   | Wet Area Linings | ## |
|                                   | Labour           | ## |

#### Structural Steelwork Cost Estimation

|                             |                            |    |
|-----------------------------|----------------------------|----|
| <b>Structural Steelwork</b> | Beams/Columns/Lintels etc. | ## |
|-----------------------------|----------------------------|----|

#### Electrical Cost Estimation

|                             |  |    |
|-----------------------------|--|----|
| <b>Electrical Breakdown</b> | Light Fittings                                 | ## |
|                             | Supply and Instillation of Electrical Services | ## |
|                             | Temporary Power Supply/Underground Power       | ## |

#### Plumber/Drainer Cost Estimation

|                                  |   |    |
|----------------------------------|---|----|
| <b>Plumber/Drainer Breakdown</b> | Carry out all Necessary Plumbing & Drainage Including<br>Guttering, Valleys and Downpipes | ## |
|----------------------------------|---|----|

#### Rofer Cost Estimation

|                        |  |    |
|------------------------|--|----|
| <b>Rofer Breakdown</b> | Supply and Install Roofing Complete<br>Including all Necessary Sarkings/Fittings | ## |
|------------------------|--|----|

#### Tiler Cost Estimation

|                        |                                  |    |
|------------------------|----------------------------------|----|
| <b>Tiler Breakdown</b> | Floors - m <sup>2</sup>          | ## |
|                        | Walls - m <sup>2</sup>           | ## |
|                        | Fittings and Sheeting            | ## |
|                        | Special Items - Glue, Grout etc. | ## |
|                        | Labour                           | ## |

#### Painter Cost Estimation

|                          |                    |    |
|--------------------------|--------------------|----|
| <b>Painter Breakdown</b> | Internal Paintwork | ## |
|                          | External Paintwork | ## |
|                          | Paint Only         | ## |

**PC Items Cost Estimation**

|                           |                                      |    |
|---------------------------|--------------------------------------|----|
| <b>PC Items Breakdown</b> | Bath/Spa                             | ## |
|                           | Clothes Line                         | ## |
|                           | Cooling System                       | ## |
|                           | Dishwasher                           | ## |
|                           | Ducted Vacuum System                 | ## |
|                           | Exhaust Fans                         | ## |
|                           | Heating System                       | ## |
|                           | Hot Water Service                    | ## |
|                           | Intercom System/Security Alarm       | ## |
|                           | Laundry Tub                          | ## |
|                           | Meter Box                            | ## |
|                           | Mirrors                              | ## |
|                           | Shower Bases                         | ## |
|                           | Tap Sets                             | ## |
|                           | Shower Screens                       | ## |
|                           | Skylights                            | ## |
|                           | Stainless Steel Sink                 | ## |
|                           | Stove/WO and Hot Plate and Rangehood | ## |
|                           | Garbage Disposal Unit                | ## |
|                           | Toilet Suites                        | ## |
|                           | External Balustrading                | ## |
|                           | Towel, Soap, Toilet Roll Holders     | ## |
|                           | Vanity Units                         | ## |
|                           | Garage Doors                         | ## |
|                           | Landscaping                          | ## |
|                           | Security Doors                       | ## |
|                           | Septic System                        | ## |
|                           | Carpets/Floor Coverings/Curtains     | ## |

**Sundries Cost Estimation**

|                           |   |    |
|---------------------------|---|----|
| <b>Sundries Breakdown</b> | Balcony Water Proofing                              | ## |
|                           | Brick Cleaner                                       | ## |
|                           | Fencing, Gates, etc.                                | ## |
|                           | Floor Sander and Polishing                          | ## |
|                           | General Clean Up and Rubbish Removal                | ## |
|                           | Hold Down Bolts and Hoop Iron Bracing               | ## |
|                           | Termite Protection - Chemical - Ant Caps and Strips | ## |
|                           | Water Tanks (including Pressure Pump)               | ## |
|                           | Fly Screens/Doors                                   | ## |
|                           | Special Glazing                                     | ## |

**Supervision Cost Estimation**

|   |                 |      |
|---|-----------------|------|
| <b>Supervision Breakdown</b>  | Please Specify: | ##   |
| Please Detail Separately Work to Be Completed<br>By Borrower Personally |                 |      |
| <b>Costs of Works</b>   |                 | ## 0 |

**Contingency Allowance Specifications**

|  |    |   |
|--|----|---|
| <b>Unforeseen expenses - Including Cost Increase During Period of Construction - Minium of 10%</b> | ## | 0 |
|--|----|---|

|   |           |          |
|---|-----------|----------|
| <b>GRAND TOTAL OF COSTING ESTIMATIONS</b> | <b>##</b> | <b>0</b> |
|---|-----------|----------|

**SIGNED**

**DATE**

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