

**For fee estimation purposes (inclusive of GST) where there is no building contract**

		\$ Rate per m <sup>2</sup>		\$ Rate per m <sup>2</sup>	
<b>DWELLING (including additions)</b>				<b>SHOPS</b>	
Dwellings 1 and 2 storey		2,100		Lock-up single storey	
Secondary Dwelling		2,100		Shopping complex	
Boarding House 1-3 storey		3,000		Parking - under cover	
First floor additions		2,800		Parking - open	
Relocated Dwelling (not manufactured home)		500			
<b>PATIOS/VERANDAHS</b>				<b>DEMOLITION</b>	
Concrete floor		650		80	
Timber floor		750			
<b>PERGOLA</b>				<b>OFFICES</b>	
DECK NO ROOF		350		1-4 storey	
DECK NO ROOF		600		3000	
<b>GARAGES/CARPORTS/SHEDS</b>				<b>MOTELS, CLUBS, HOTELS</b>	
Brick	Attached	1,000		Motel - up to 2 storey	2300
Fibre board	Detached	700		Hotel - up to 2 storey	3000
Weatherboard/metal	Detached	650		Club - up to 3 storey	3000
Garage	Under	800		Parking - under cover	1200
Carport	Kit	No Slab	300	Parking - open	200
Carport	Kit	With Slab	400	<b>INDUSTRIAL</b>	
Carport	Constructed	No Slab	400	Warehouse – single storey, brick walls, truss roof	
Carport	Constructed	With Slab	500	Portal frame – metal cladding office accommodation	
Machinery shed/garage (metal construction)	Concrete floor	450		Portal frame-blockwork walls first floor office	
Machinery shed/garage (metal construction)	Earth floor	350		Portal frame – metal cladding, mezzanine floors, first floor office accommodation, ground floor	
Garden shed maximum 20m <sup>2</sup>			99.50	Load bearing cavity brickwork open web joists	
<b>FLATS/UNITS</b>				<b>TOWN HOUSES VILLAS + (DUAL OCCUPANCY)</b>	
Units of up to 3 storeys – including parking		3,000		Villa units (Dual occupancy)	
Units 4+ storeys		3,200		Town houses 1-3 storey	
<b>PLEASE NOTE: These costs apply to a level site only. Additional costs to be estimated for foundation walls and garages or room under. If the above categories do not adequately reflect the type of construction, contact Council's Building Assessment Section.</b>					
<b>SWIMMING POOLS</b>					
<i>Guide only – does not include landscaping, paving, retaining walls, electrical, spas</i>					
<b>Pools less than (&lt;) 40m<sup>2</sup></b>					
In ground	concrete			40,000 plus fencing	
In ground	fibreglass			35,000 plus fencing	
Above ground	vinyl lined			20,000 plus fencing	
<b>Pools greater than (&gt;) 40m<sup>2</sup></b>					
As per above up to 40m <sup>2</sup> then add per m <sup>2</sup>		concrete		840/m <sup>2</sup>	
		fibreglass		760/m <sup>2</sup>	
<b>FENCING</b>					
Face brick with inserted panels per lineal metre		866		Brushwood 1.8	246
Pool type 1.5		250		Colourbond 1.8	99
<b>RETAINING WALLS</b>					
Brick 1m high per lineal metre	595	Block 1m high	378	Treated pine 1m high	388

## Cost Summary Guide

(refer to the 'Development Cost Guide')

Main floor area (excluding verandahs and garages)		m2 x		= \$	
Floor area (Verandahs /balconies / patios)		m2 x		= \$	
Floor area (Garages)		m2 x		= \$	
Cost of additional components		m2 x		= \$	
<b>TOTAL AREA</b>		<b>m2 x</b>		<b>= \$</b>	

<b>TOTAL VALUE INCLUDING GST</b>	<b>\$</b>	
----------------------------------	-----------	--

---

*Privacy: This information is required to assist with your application and will not be used for any other purpose without seeking your consent, or as required by law. Your application will be retained in our Records Management System and disposed of in accordance with current legislation. Your personal information can be accessed and corrected at any time by contacting us.*