

# Valuation of Works

Estimate Sheet for development with a cost of works that does not exceed \$100,000.00

(To assist in the estimate in the cost of work). **Please note:** The Estimate Sheet may be subject to change

## Additions / Modifications to Residential Dwellings

Description	Size	Measure	Cost/m <sup>2</sup>	\$
Demolition		m <sup>2</sup>	\$210.00	
Additional ground / foundation floor level		m <sup>2</sup>	\$3,100.00	
Additions at other floor levels		m <sup>2</sup>	\$3,500.00	
Internal modifications (no additional floor area)		m <sup>2</sup>	\$2,850.00	
Garage		m <sup>2</sup>	\$1,400.00	
Deck		m <sup>2</sup>	\$850.00	
Carport / open car space		m <sup>2</sup>	\$750.00	
Handstand area / driveway		m <sup>2</sup>	\$350.00	
Landscaping and site works		m <sup>2</sup>	\$250.00	
Excavation		m <sup>2</sup>	\$150.00	
Fencing		lineal metre	\$150.00	
Masonry boundary wall (no retaining)		lineal metre	\$600.00	
Masonry retaining wall (<1.8m high)		lineal metre	\$1,100.00	
Swimming pool less than 40m <sup>2</sup>		<40m <sup>2</sup>	-	\$65,000.00
Swimming pool more than 40m <sup>2</sup>		>40m <sup>2</sup>	-	\$80,000.00
			<b>TOTAL</b>	<b>\$</b>

## Industrial / Commercial – Alterations/additions

Description	Size	Measure	Cost/m <sup>2</sup>	\$
Warehouse / factory floor space / storage space		m <sup>2</sup>	\$800.00	
Office / retail area		m <sup>2</sup>	\$2,400.00	
Additional office / retail area		m <sup>2</sup>	\$2,850.00	
New fit-out to existing office area		m <sup>2</sup>	\$1,300.00	
Undercroft car spaces		m <sup>2</sup>	\$700.00	
On-grade uncovered car spaces		m <sup>2</sup>	\$250.00	
Car space underground		m <sup>2</sup>	\$1,500.00	
Handstand area/driveway		m <sup>2</sup>	\$400.00	
Landscaping and site works		m <sup>2</sup>	\$250.00	
			<b>TOTAL</b>	<b>\$</b>

## Mixed Use Development – Alterations/additions

Description	Size	Measure	Cost/m <sup>2</sup>	\$
Retail floor space		m <sup>2</sup>	\$1,900.00	
Office floor space		m <sup>2</sup>	\$2,400.00	
Residential floor space		m <sup>2</sup>	\$2,850.00	
Car space underground		m <sup>2</sup>	\$1,500.00	
Handstand area / driveway		m <sup>2</sup>	\$400.00	
Landscaping and site works		m <sup>2</sup>	\$250.00	
			<b>TOTAL</b>	<b>\$</b>