



## NJF Estimating Price Guide 2025



NJF Estimating fees are based on the size of your project and the complexity of the build and is a guide only. Our prices below are based on a flat site with a conventional slab on ground or a timber subfloor. Architectural design homes, triple-story homes and house raises will be reviewed, and a fee proposal will be sent.

Send a copy of your plans via email to [nick@njfestimating.com.au](mailto:nick@njfestimating.com.au) for a detailed fee proposal.

Kind Regards,  
NJF Estimating

# Quoted Items

## New Single Storey Home Estimate & BOQ

| Ref | Description                                                                                                                                                                                                                                     |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2.1 | 100 - 200m2. \$1,080.00 Ex GST                                                                                                                                                                                                                  |
| 2.2 | 201 - 300m2. \$1,250.00 Ex GST                                                                                                                                                                                                                  |
| 2.3 | 301 - 400m2. \$1,550.00 Ex GST                                                                                                                                                                                                                  |
| 2.4 | 401 - 500m2. \$1,850.00 Ex GST                                                                                                                                                                                                                  |
| 2.5 | Inclusions: Complete detailed estimate & BOQ based on the documents provided. A detailed take off of all carpentry material required. All trades and subcontractors estimate & breakdown e.g. plumbing & electrical. PC & PS items if required. |
| 2.6 | Note: m2 of project includes total floor area worked on including external works like driveways, paths, pools etc. Working drawings and engineering plans are required for a detailed estimate & BOQ.                                           |
| 2.7 | Note: All prices are based on a flat site with a conventional slab on ground or a timber subfloor. Additional cost for slopping site, block walls/ retaining walls, landscaping, fencing etc.                                                   |

## New Double Storey Home Estimate & BOQ

| Ref | Description                    |
|-----|--------------------------------|
| 3.1 | 200 - 300m2. \$1,550.00 Ex GST |
| 3.2 | 301 - 400m2. \$1,750.00 Ex GST |
| 3.3 | 401- 500 m2. \$2,150.00 Ex GST |

**3.4** Inclusions: Complete detailed estimate & BOQ based on the documents provided. A detailed take off of all carpentry material required. All trades and subcontractors estimate & breakdown e.g. plumbing & electrical. PC & PS items if required.

**3.5** Note: m2 of project includes total floor area worked on including external works like driveways, paths, pools etc. Working drawings and engineering plans are required for a detailed estimate & BOQ.

**3.6** Note: All prices are based on a flat site with a conventional slab on ground or a timber subfloor. Additional cost for slopping site, block walls/ retaining walls, landscaping, fencing etc.

## Renovation/ Extension Estimate & BOQ

| Ref | Description |
|-----|-------------|
|-----|-------------|

|     |                                    |
|-----|------------------------------------|
| 4.1 | Less than 100m2. \$1,150.00 Ex GST |
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|     |                                 |
|-----|---------------------------------|
| 4.2 | 101 - 200 m2. \$1,550.00 Ex GST |
|-----|---------------------------------|

|     |                                 |
|-----|---------------------------------|
| 4.3 | 201 - 300 m2. \$2,150.00 Ex GST |
|-----|---------------------------------|

|     |                                 |
|-----|---------------------------------|
| 4.4 | 301 - 400 m2. \$2,650.00 Ex GST |
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|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4.5 | Inclusions: Complete detailed estimate & BOQ based on the documents provided. A detailed take off of all carpentry material required. All trades and subcontractors estimate & breakdown e.g. plumbing & electrical. PC & PS items if required. |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|     |                                                                                                                                                                                                       |
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| 4.6 | Note: m2 of project includes total floor area worked on including external works like driveways, paths, pools etc. Working drawings and engineering plans are required for a detailed estimate & BOQ. |
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|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4.7 | Note: All prices are based on a flat site with a conventional slab on ground or a timber subfloor. Additional cost for slopping site, block walls/ retaining walls, landscaping, fencing etc. |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## New Single Storey Home Preliminary Estimate

| Ref | Description |
|-----|-------------|
|-----|-------------|

- 5.1** 100 - 200m2. \$950.00 Ex GST
- 5.2** 201 - 300m2. \$1,250.00 Ex GST
- 5.3** 301 - 400m2. \$1,450.00 Ex GST
- 5.4** 401 - 500m2. \$1,650.00 Ex GST
- 5.5** Inclusions: Preliminary costings of all works & trades involved for your project, Provisional Sum & Prime Cost items if required, e.g. PC cost for tiles & taps etc.
- 5.6** Note: m2 of project includes total floor area worked on including external works like driveways, paths, pools etc. Preliminary estimates to be measured as M2 & Lm of current standard construction rates.
- 5.7** Note: Preliminary estimate can be achieved from only a set of preliminary plans, working drawings and engineering plans NOT required.
- 5.8** Note: All prices are based on a flat site with a conventional slab on ground or a timber subfloor. Additional cost for slopping site, block walls/ retaining walls, landscaping, fencing etc.

## New Double Storey Home Preliminary Estimate

| Ref | Description |
|-----|-------------|
|-----|-------------|

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|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>6.1</b> | 200 - 300m2. \$1,250.00 Ex GST                                                                                                                                                                             |
| <b>6.2</b> | 301 - 400m2. \$1,450.00 Ex GST                                                                                                                                                                             |
| <b>6.3</b> | 401- 500 m2. \$1,850.00 Ex GST                                                                                                                                                                             |
| <b>6.4</b> | Inclusions: Preliminary costings of all works & trades involved for your project, Provisional Sum & Prime Cost items if required, e.g. PC cost for tiles & taps etc.                                       |
| <b>6.5</b> | Note: m2 of project includes total floor area worked on including external works like driveways, paths, pools etc. Preliminary estimates to be measured as M2 & Lm of current standard construction rates. |
| <b>6.6</b> | Note: Preliminary estimate can be achieved from only a set of preliminary plans, working drawings and engineering plans NOT required.                                                                      |

- 6.7 Note: All prices are based on a flat site with a conventional slab on ground or a timber subfloor. Additional cost for slopping site, block walls/ retaining walls, landscaping, fencing etc.

## Renovation/ Extension Preliminary Estimate

| Ref | Description |
|-----|-------------|
|-----|-------------|

|     |                                  |
|-----|----------------------------------|
| 7.1 | Less than 100m2. \$950.00 Ex GST |
|-----|----------------------------------|

|     |                               |
|-----|-------------------------------|
| 7.2 | 101 - 200 m2. 1,150.00 Ex GST |
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|     |                                 |
|-----|---------------------------------|
| 7.3 | 201 - 300 m2. \$1,450.00 Ex GST |
|-----|---------------------------------|

|     |                                 |
|-----|---------------------------------|
| 7.4 | 301 - 400 m2. \$1,850.00 Ex GST |
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| 7.5 | Inclusions: Preliminary costings of all works & trades involved for your project, Provisional Sum & Prime Cost items if required, e.g. PC cost for tiles & taps etc. |
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|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7.6 | Note: m2 of project includes total floor area worked on including external works like driveways, paths, pools etc. Preliminary estimates to be measured as M2 & Lm of current standard construction rates. |
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| 7.7 | Note: Preliminary estimate can be achieved from only a set of preliminary plans, working drawings and engineering plans NOT required. |
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| 7.8 | Note: All prices are based on a flat site with a conventional slab on ground or a timber subfloor. Additional cost for slopping site, block walls/ retaining walls, landscaping, fencing etc. |
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## Decks & Bathrooms

| Ref | Description |
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|-----|---------------------------------------------------|
| 8.1 | Decks up to 60m2 with roof cover. \$750.00 Ex GST |
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|-----|----------------------------------------|
| 8.2 | Decks only up to 60m2. \$550.00 Ex GST |
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|     |                                                 |
|-----|-------------------------------------------------|
| 8.3 | Bathrooms & Ensuites up to 8m2. \$800.00 Ex GST |
|-----|-------------------------------------------------|

**8.4** Inclusions: Complete detailed estimate & BOQ based on the documents provided. A detailed take off of all carpentry material required. All trades and subcontractors estimate & breakdown e.g. plumbing & electrical. PC & PS items if required.

**8.5** NOTE: Decks over 60m2 or decks including minor renovations to existing house will be reviewed and a fee proposal will be sent.

## Client Copy

| Ref | Description |
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| 9.1 | Client copy. \$180.00 Ex GST |
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| 9.2 | Copy of the estimate with your logo and details to send to your client with as much or little detail as you require e.g cost only for each category or one final price at the bottom of the estimate. |
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## Additional Rates & Notes

| Ref | Description |
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| 11.1 | Client amendments/ changes to an estimate will be charged at \$90 per hour Ex GST (minimum 1 hour charged at \$120.00 Ex GST) |
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| 11.2 | Add landscaping to any estimate Including: fencing, garden beds, turf/ soil, boundary retaining walls etc. \$250.00 Ex GST |
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| 11.3 | Site visits can be arranged at \$90 per hour Ex GST. |
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|------|--------------------------------------------------------------------------------------------------------------------|
| 11.4 | Architectural design homes, triple storey homes and house raises will be reviewed and a fee proposal will be sent. |
|------|--------------------------------------------------------------------------------------------------------------------|

|      |                                                                                                                                                      |
|------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| 11.5 | Client supplied quotes from suppliers/ contractors will be eligible for a 10%-20% discount off the total cost and will be entered into the estimate. |
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# Terms & Conditions

Estimates provided by NJF Estimating are based on the plans and information provided. If no finish schedule/ finish detail and subcontract rates are provided, then NJF Estimating will make assumptions on current market rates and medium to high range finishes.

Estimates provided by NJF Estimating include a standard 20% builder's margin. Please note that some builder's margin can change depending on the builders' overheads (15%-25%).

Prices in our estimates are based on today's industry standard rates from Cordell Core Logic pricing, local contractors & suppliers.

Please note that prices in an estimate provided by NJF Estimating are subject to change depending on different builders' rates and ongoing price rises in the industry.



## Contact Details

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