

NJF Estimating Price Guide



www.njfestimating.com.au



NJF Estimating fees are determined by the size (m²) and complexity of your project. The prices listed below serve as a general guide only. All pricing is based on a flat site with a conventional slab-on-ground or timber subfloor. Additional costs may apply for sloping sites, block/retaining walls, landscaping, fencing, and other site-specific requirements.

Architectural homes, triple-storey builds, and house raises will be reviewed individually, and a customised fee proposal will be provided.

Please email a copy of your plans to nick@njfestimating.com.au to receive a detailed fee proposal.

Kind Regards,
NJF Estimating

Specifications & Inclusions

New Single Storey Home Estimate & BOQ

Under 100m2. \$950.00 Ex GST (granny flat)

100 - 200m2. \$1,280.00 Ex GST

201 - 300m2. \$1,450.00 Ex GST

301 - 400m2. \$1,800.00 Ex GST

401 - 500m2. \$2,100.00 Ex GST

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.

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.

New Double Storey Home Estimate & BOQ

200 - 300m2. \$1,850.00 Ex GST

301 - 400m2. \$2,100.00 Ex GST

401- 500 m2. \$2,350.00 Ex GST

501- 600 m2. \$2,650.00 Ex GST

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.

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.

Renovation/ Extension Estimate & BOQ

Less than 100m2. \$1,250.00 Ex GST

101 - 200 m2. \$1,650.00 Ex GST

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

301 - 400 m2. \$2,650.00 Ex GST

401 - 500 m2. \$3,000.00 Ex GST

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.

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.

New Single Storey Home Preliminary Estimate

Under 100m2. \$650.00 Ex GST (granny flat)

100 - 200m2. \$950.00 Ex GST

201 - 300m2. \$1,250.00 Ex GST

301 - 400m2. \$1,550.00 Ex GST

401 - 500m2. \$1,850.00 Ex GST

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.

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.

Note: Preliminary estimate can be achieved from only a set of preliminary plans, working drawings and engineering plans NOT required.

New Double Storey Home Preliminary Estimate

200 - 300m2. \$1,450.00 Ex GST

301 - 400m2. \$1,650.00 Ex GST

401- 500 m2. \$1,950.00 Ex GST

501- 600 m2. \$2,350.00 Ex GST

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.

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.

Note: Preliminary estimate can be achieved from only a set of preliminary plans, working drawings and engineering plans NOT required.

Renovation/ Extension Preliminary Estimate

Less than 100m2. \$1,050.00 Ex GST

101 - 200 m2. 1,350.00 Ex GST

201 - 300 m2. \$1,650.00 Ex GST

301 - 400 m2. \$1,950.00 Ex GST

401 - 500 m2. \$2,450.00 Ex GST

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.

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.

Note: Preliminary estimate can be achieved from only a set of preliminary plans, working drawings and engineering plans NOT required.

Decks & Bathrooms

Decks up to 60m2 with roof cover. \$750.00 Ex GST

Decks only up to 60m2. \$550.00 Ex GST

Bathrooms & Ensuites up to 8m2. \$800.00 Ex GST

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.

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

Client Copy

Client copy. \$180.00 Ex GST

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.

Material Take Off

Material only take off \$90.00 Ex GST Per Hour

Material take-off includes: Stick frame, bracing & tie down, roof rafters, cladding (all types), fix out (doors, door hardware, skirting & architraves), flooring (all types)

Wall and ceiling linings, deck subfloor, decking and handrail

Additional Rates & Notes

Finish Schedule \$250.00 Ex GST (allowance to get pricing for items as per supplied finish schedule)

Client amendments/ changes to an estimate will be charged at \$110 per hour Ex GST (minimum 1 hour charged at \$150.00 Ex GST)

Add landscaping to any estimate Including: fencing, garden beds, turf/ soil, boundary retaining walls etc. \$250.00 Ex GST

Site visits can be arranged at \$110 per hour Ex GST.

Architectural design homes, triple storey homes and house raises will be reviewed and a fee proposal will be sent.

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.

Terms & Conditions

Estimates prepared by NJF Estimating are based solely on the plans and information supplied at the time of request. If no finish schedule, finish details, or subcontractor rates are provided, NJF Estimating will apply reasonable assumptions using current market rates and medium– to high-range finishes.

All estimates include a standard **20% builder's margin**. Please note that individual builders may apply different margins depending on their overheads, typically ranging between **15% and 25%**.

Pricing within our estimates is based on current industry-standard rates sourced from Cordell CoreLogic, as well as local contractors and suppliers.

All pricing is subject to change and may vary depending on individual builders' rates, market fluctuations, and ongoing industry price increases.

It is the **builder's/client's responsibility** to thoroughly check and review the estimate to ensure all details, quantities, and assumptions meet their requirements.



Contact Details

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