



NJF Estimating Price List January 2025



NJF Estimating fees are based on the size of your project and the complexity of the build.
Send a copy of your plans via email to nick@njfestimating.com.au for a detailed fee proposal.

Kind Regards,
NJF Estimating

Quoted Items

New Single Storey Home Estimate & BOQ

Ref	Description
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2.1	100 - 200m2. \$1,080.00 Ex GST
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2.2	201 - 300m2. \$1,250.00 Ex GST
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2.3	301 - 400m2. \$1,550.00 Ex GST
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2.4	401 - 500m2. \$1,850.00 Ex GST
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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.
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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.
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New Double Storey Home Estimate & BOQ

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

Renovation/ Extension Estimate & BOQ

Ref	Description
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4.1	Less than 100m2. \$1,150.00 Ex GST
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4.2	101 - 200 m2. \$1,550.00 Ex GST
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4.3	201 - 300 m2. \$2,150.00 Ex GST
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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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New Single Storey Home Preliminary Estimate

Ref	Description
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5.1	100 - 200m2. \$850.00 Ex GST
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5.2	201 - 300m2. \$1,050.00 Ex GST
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5.3	301 - 400m2. \$1,250.00 Ex GST
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5.4	401 - 500m2. \$1,350.00 Ex GST
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- 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.

New Double Storey Home Preliminary Estimate

Ref Description

- 6.1 200 - 300m2. \$1,150.00 Ex GST
- 6.2 301 - 400m2. \$1,250.00 Ex GST
- 6.3 401- 500 m2. \$1,650.00 Ex GST
- 6.4 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.
- 6.5 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.
- 6.6 Note: Preliminary estimate can be achieved from only a set of preliminary plans, working drawings and engineering plans NOT required.

Renovation/ Extension Preliminary Estimate

Ref Description

- 7.1 Less than 100m2. \$850.00 Ex GST
- 7.2 101 - 200 m2. 1,050.00 Ex GST

- 7.3 201 - 300 m2. \$1,350.00 Ex GST
- 7.4 301 - 400 m2. \$1,650.00 Ex GST
- 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.
- 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.
- 7.7 Note: Preliminary estimate can be achieved from only a set of preliminary plans, working drawings and engineering plans NOT required.

Additional Rates & Notes

Ref	Description
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| 9.1 | Client amendments/ changes to an estimate will be charged at \$90 per hour Ex GST (minimum 1 hour charged at \$120.00 Ex GST) |
| 9.2 | Add landscaping to any estimate Including: fencing, garden beds, turf/ soil, boundary retaining walls etc. \$250.00 Ex GST |
| 9.3 | Site visits can be arranged at \$90 per hour Ex GST. |
| 9.4 | Architectural design homes, triple storey homes and house raises will be reviewed and a fee proposal will be sent. |
| 9.5 | 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. |

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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