



## TEST BEFORE YOU INVEST'S FREQUENTLY ASKED QUESTIONS CONSTRUCTION COSTS & TIMEFRAMES

When planning a renovation or new build, it's natural to ask: *How much will it cost, and how long will it take?*

These are two of the most important questions in any project – and also two of the hardest to answer with certainty. Costs and timeframes are influenced by a wide range of variables, some of which may be outside your control. But with the right preparation, advice, and team in place, navigating these complexities can be a rewarding and creative journey.

### Why Costs Vary

- **Market conditions constantly shift.** Construction pricing is heavily influenced by supply and demand – whether for materials, trades, or builders. During boom periods or material shortages (like those seen post-COVID), costs can rise quickly.
- **Design drives cost.** Complexity, level of finish, and quality expectations all affect pricing. Two homes of the same size can vary dramatically in cost based on their detailing, materials, and custom elements.
- **Site conditions matter.** Sloping land, tight access, heritage constraints, or poor soil can all increase build costs. These are often not apparent until more detailed investigation occurs.
- **Scope creep – it's real!** The gradual expansion of your original brief is common. These changes – while often worthwhile – naturally increase the cost, so it's good to be aware upfront.
- **Labour and compliance costs.** Regulatory compliance (e.g. BASIX, energy, bushfire, flooding), design documentation, and certification can add significant costs that aren't always obvious at the start.

### Why Timeframes Fluctuate

- **Approvals take time.** Whether it's a DA, CDC or strata approval, the process can take weeks or months – and delays are common.
- **Good builders are busy.** Reputable builders often book out months in advance. It's worth the wait, but this can delay your preferred start date.
- **Construction is not linear.** Weather, sub-contractor availability, and material delays can all cause hold-ups. For example, waiting for one trade to finish before the next can start often creates unavoidable pauses.
- **Design takes time too.** Rushed decisions during design can lead to poor outcomes or expensive changes later. Allowing time for proper briefing, documentation and review saves time (and money) later on site.



### **Need Personalised Advice? We're Here to Help!**

*At Test Before You Invest, we believe in frontloading good information – and injecting some fun and creativity into the process. Our consultations and feasibility advice are designed to help you:*

- Understand broad ballpark costs based on your brief and expectations
- Identify site-specific risks that may impact time or cost
- Plan for approval pathways and typical durations
- Get real about how your budget aligns with your goals
- Explore layout and design ideas that optimise your space and add long-term value

*While we can't give black-and-white answers to cost or time, we can offer guidance and realistic advice that gives you clarity and direction. With the right expectations and expert input, this process can be not only manageable – but genuinely enjoyable.*

*If you're planning to renovate or buy with a specific goal or budget in mind, it pays to sense-check early. Every project is different, and even small decisions can have a big impact on cost and time. Our goal is to help you see the road ahead – bumps, wins, and all – so you can move forward with clarity, confidence and maybe even a little excitement.*

*If you require further advice or tailored guidance for your specific situation, feel free to book a consultation with one of our experienced professionals. Our team can provide you with expert insights and practical solutions to ensure you're making the most informed decisions. **Contact us today at [www.testbeforeyouinvest.com.au](http://www.testbeforeyouinvest.com.au) to schedule a consultation.***

### **Disclaimer**

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