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## **Guide to building costs**

NOTES:

- 1. Invoices for draughting are produced on a "charge up" basis at a rate of \$90/hour plus GST. The table shows Hours and \$\$\$ exc. GST.
- 2. Hours and \$\$\$ shown below should be used as a guide only. Different projects present vastly different challenges so estimates shown will vary up or down accordingly. Items like extra bathrooms and steelwork usually increase prices for design.
- 3. Documents required include a signed "Short Form Agreement" and clients consent for Atlas architectural Draughting to act as agent when dealing with Council.

		Alteration and Renovations				House			
		Small	Medium	Large	2 Story	120m2	160m2	200m2	250m2
Preliminary Investigation (as required)	Site visit Administration Document retrieval	2 \$180	2 \$180	3 \$270	3 \$270	2 \$180	3 \$270	3 \$270	3 \$270
Concept Designs	Site Measurements 3D model/Base plans Boundary and daylighting rules	30 \$2700	40 \$3600	50 \$4500	60 \$5400	60 \$5400	80 \$7200	100 \$9000	120 \$10800
Sections, Details, Plans and Specification	Product investigation Create sections and details Detailed plans Write specification	80 \$7200	100 \$9000	120 \$10800	150 \$13500	180 \$16200	240 \$21600	300 \$27000	360 \$32400
Printing	A4 A3 A2	\$2.00/page \$4.00/page \$6.00/page							
Other Possible Requirements (Invoiced direct by contractors)	Geotech Report Survey Engineering	\$2000-4000 \$2000-4000 Variable (\$6000+)							
Building Consent	Title search and download Upload documents Submit consent application	5 \$450	8 \$720	10 \$900	12 \$1080	12 \$1080	15 \$1350	18 \$1620	20 \$1800
Council charges (approximate)	Initial deposit Inspections	\$2,500 \$1,000	\$3,500 \$2,000	\$4,500 \$3,000	\$4,500 \$3,000	\$5,500 \$4,000	\$6,500 \$5,000	\$7,500 \$5,000	\$8,500 \$5,000
Unforseen issues	Council requests for information Client amendments to plans Minor variations Site visits	Variable (\$90/hour)							