

# Home Renovation Cost Indicator

2023

Many people contemplating home renovations **underestimate the cost of the works**. This may be due to a lack of knowledge of current construction costs, a false sense of the savings that may be made by being an owner builder or failure to consider necessary repairs or upgrades to the existing home.

This indicator has been prepared by Caulfield Krivanek Architecture with Rodney Vapp and Associates Quantity Surveyors and is a **guide to help prospective renovators estimate the likely cost of intended renovations**.

This guide should be read in conjunction with the **DIY Home Improvement Guide** prepared by CKA Group, available at <https://ckagroup.com.au/resources/>

## Note

The building industry appears to be coming out of its crisis period of materials shortages, supply chain problems and labour shortages which added approximately 14% to the cost of building in 2021. This creates stresses for both builders and clients with an unprecedented number of failures of building companies. The last twelve months, however, have seen a slowing down and levelling of building costs.

2023 may see a longer period of price stability which will hopefully provide a much more predictable environment for builders and clients alike.

## Renovation Calculation Guidelines

Renovation and extension costs can be estimated by the following process:

- Calculate the **structural cost of new construction** on a square metre basis.
- Calculate the fitout cost of **kitchen, bathrooms and laundries** and add these to the structural cost.
- Calculate the cost of **upgrades required to the existing part of the home**. Typically rewiring, re plumbing and new guttering may be required. It is important to know the condition of your home so you can allow for all necessary repairs. Your Architect can assist you with a professional assessment here.
- Calculate the **cost of decks, verandas, garages, carports**, etc.
- Calculate **GST and Professional Fees**

## Structural Costs of new construction (per sq.m)

Standard Home	
Typical brick veneer or timber extension.	
Under 30m <sup>2</sup>	\$2,510 - \$3,760 / m <sup>2</sup>
Over 30m <sup>2</sup>	\$1,670 - \$2,510 / m <sup>2</sup>
Quality Home	
Timber or brick veneer extension with design feature walls, bay windows.	
Under 30m <sup>2</sup>	\$3,340 - \$4,630 / m <sup>2</sup>
Over 30m <sup>2</sup>	\$2,220 - \$3,360 / m <sup>2</sup>
Luxury Home	
Timber or brick veneer extension with high ceilings, quality wall and floor finishes.	
Under 30m <sup>2</sup>	\$5,000 - \$5,990 / m <sup>2</sup>
Over 30m <sup>2</sup>	\$3,310 - \$5,430 / m <sup>2</sup>

## Fitout costs

Kitchen	
Standard Kitchen	\$14,360 - \$19,760
Quality Kitchen	\$22,200 - \$35,590
Luxury Kitchen	\$33,230 - \$50,900
Bathroom	
Standard Bathroom	\$13,360 - \$22,810
Quality Bathroom	\$20,640 - \$32,150
Luxury Bathroom	\$31,990 - \$50,360
Ensuite	
Standard Ensuite	\$8,490 - \$13,090
Quality Ensuite	\$15,020 - \$21,290
Luxury Ensuite	\$22,540 - \$34,090
Laundry	
Standard - Luxury	\$6,000 - \$22,680
Powder Room	
Standard - Luxury	\$6,550 - \$21,560

**Existing House Upgrades 150sq.m to 240sq.m**

<b>New Guttering</b>	
\$4,100 - \$5,770	
<b>Rewiring</b>	
\$8,770 - \$13,200	
<b>Re-Plumbing</b>	
\$11,400 - \$22,600	
<b>Re-Roofing</b>	
Concrete tiles	\$13,200 - \$21,400
Terracotta tiles	\$15,900 - \$23,000
Colorbond	\$10,580 - \$16,300
Slate	\$25,530 - \$68,900
<b>External re-Painting</b>	
Poor condition	\$5,400 - \$7,660
Good condition	\$3,890 - \$5,280
<b>Internal re-Painting – per room</b>	
\$1,320 - \$1,810	
<b>Window replacement (2 sq.m window)</b>	
\$870 - \$1,950	
<b>Rising damp repair (seek Homesafe Group advice)</b>	
\$2,060 - \$6,960	
<b>Underpinning cracked brick walls (per m)</b>	
\$1,200 - \$2,370	

**Construction Add Ons**

Calculate the approximate cost of **carport, garages, verandas**

<b>Carports &amp; Garages</b>	
Single Carport (15m <sup>2</sup> )	\$8,360
Double carport (35m <sup>2</sup> )	\$18,510
Single garage (15m <sup>2</sup> )	\$17,490
Double garage (35m <sup>2</sup> )	\$38,950

On a relatively flat site with good soil add the following percentage allowance for external works and services to cover **fencing, paths, driveways, landscaping, drainage and water supply, electrical and gas connections.**

<b>External works and services</b>	
Works up to \$150K	Add 20% - 25%
Works from \$150K to \$500K	Add 15% - 20%
Works over \$500K	Add 10% – 20%

Adjustments will have to be made to the above percentages depending on site conditions such as soil condition, slope of site and accessibility to the work site. Your Architect can help estimate these costs.

### GST & Professional Fees

You will need to add 10% GST to your estimate. You may be able to claim some of this back depending on your personal taxation structure and the nature of your renovation. Your accountant or taxation consultant can advise you of this.

You will also need to make an allowance for **architects, structural engineers and possibly other design consultants fees**. New building works may require **planning and building permits**, as well as **council approvals**, and in some cases **zoning approval**. Speak with your Council, as they should be able to provide you with estimates of costs, as well as expected approval time frames. These would typically be a total of 15% to 20% of the construction cost, and generally need to be paid in the early stages of the project.

### Regional Differences

Construction prices vary from city to city and are generally more expensive in rural areas. Using Sydney construction prices as a base, capital city adjustments are approximately as follows:

- Melbourne -1%
- Brisbane +4%
- Adelaide 0%
- Perth +5%
- Hobart 0%
- Rural areas +5% to 15% depending on distance from major cities

### Total Cost Structure

The approximate cost structure of new homes and renovations is as follows:

- Materials 40%
- Labour 30%
- GST, taxes, fees, permits 20%
- Builders profit margin 10%

### Owner Builders

For people considering being owner builders, savings may be made in labour costs and builders' profit margin, although plumbing and electrical work must always be done by licensed contractors.

Owner builders may not obtain the same trade discounts as builders, so a premium of 5% to 10% on materials may apply.

### Home Safety

CKA Group is committed to making all Australian homes safer by design. Refer to the Home Improvement Checklist at [www.ckagroup.com.au](http://www.ckagroup.com.au). The items listed in the Home Safety Design part of this checklist will **add little to no cost to your home improvement project, but they will make your home far safer** for your family, visitors, tradespeople and future owners of your home.

A successful home improvement or renovation should provide owners with **a tax-free capital investment over time, as well as an appealing, safe, energy efficient and functional home to be enjoyed for many years**. If you are considering renovating your home, contact the team at [CKA Group](http://www.ckagroup.com.au) to discuss your project.