



Home Renovation Cost Indicator

JULY 2025

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 (CKA Group) 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

Construction costs have been relatively stable over the last six months. There have been substantial drops in the price of some materials, particularly steel and some subcontractor prices which have been partly offset by modest increases in labour costs in some areas. Clients have reported tender prices coming in favourably, generally below estimates. Many projects, particularly apartment and commercial projects remain on hold or have been cancelled. This has eased the demand on building contractors and suggests that building prices will remain fairly stable over the next six months. A new financial year and promised drops in interest rates may see much needed apartment and housing projects coming back on stream.

Renovation Calculation Guidelines

CKA Group are experienced in achieving the best value for money possible. 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 (Shell) of new construction (per sq.m)

Standard Home	
Typical brick veneer or timber extension	
Under 300m ²	\$2,510 - \$3,760 / m ²
Over 300m ²	\$1,670 - \$2,510 / m ²

Quality Home

Timber or brick veneer extension with design feature walls, bay windows.

Under 300m ²	\$3,340 - \$4,630 / m ²
Over 300 m ²	\$2,220 - \$3,360 / m ²

Luxury Home

Timber, brick veneer and brick extension with high ceilings, quality wall and floor finishes.

Under 300 m ²	\$5,000 - \$5,990 / m ²
Over 300 m ²	\$3,310 - \$5,430 / m ²

Fitout Costs

Kitchen

Standard Kitchen	\$14,360 - \$19,760
Quality Kitchen	\$22,200 - \$35,600
Luxury Kitchen	\$32,690 - \$50,900

Bathroom

Standard Bathroom	\$13,360 - \$22,810
Quality Bathroom	\$20,640 - \$32,150
Luxury Bathroom	\$32,000 - \$50,360

Ensuite

Standard Ensuite	\$8,490 - \$13,090
Quality Ensuite	\$15,020 - \$21,200
Luxury Ensuite	\$22,540 - \$34,090

Laundry

Standard - Luxury	\$6,000 - \$22,680
-------------------	--------------------

Powder Room

Standard - Luxury	\$6,550 - \$21,530
-------------------	--------------------

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

New Guttering

\$4,100 - \$5,770

Rewiring

\$8,770 - \$13,200

Re-Plumbing

\$11,400 - \$22,600

Re-Roofing

Concrete tiles	\$13,200 - \$21,400
Terracotta tiles	\$15,900 - \$23,000
Colorbond	\$10,580 - \$16,300
Slate	\$25,530 - \$68,900

External Re-Painting	
Poor condition	\$5,400 - \$7,660
Good condition	\$3,890 - \$5,280
Internal re-Painting – per room	
	\$1,320 - \$1,810
Window replacement (2 sq.m window)	
	\$870 - \$1,950
Rising damp repair (seek Homesafe Group advice)	
	\$2,060 - \$6,960
Underpinning cracked brick walls (per m)	
	\$1,200 - \$2,370

Construction Add Ons

Calculate the approximate cost of carport, garages, verandas

Carports & Garages	
Single Carport (15m ²)	\$8,360
Double carport (35m ²)	\$18,510
Single garage (15m ²)	\$17,490
Double garage (35m ²)	\$38,950
Decks	\$300 - \$500/sq.m

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.

External works and services	
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