

PROCALC

PROFESSIONAL CONSTRUCTION ESTIMATOR

WITH PROCALC YOU WILL

- ✔ **Know Your Construction Costs When Your Design Starts.** Accurately estimate your feasibility and concept options, as they develop. Create the home you love without the surprises.
- ✔ **Save Time Getting to Construction Stage** – Quickly consolidate your project scope & budget with greater certainty & confidence to progress your project efficiently
- ✔ **Spend a Little to Save a Lot** - Confirm your concept's budget/feasibility using an independent, industry-based professional calculator. THEN, develop more detailed design options, engaging various professional services.
- ✔ **Collaborate with Confidence – Understand Your Costs** to make informed and empowered client decisions during design development, creating your perfect home

Please Note: ProCalc is available exclusively to registered architects & designers.

WHAT HOME OWNERS SAY ABOUT PROCALC:

In a previous construction project, we didn't know the true cost until the builders submitted their tenders. This time, our architect suggested ProCalc to check feasibility at early concept stage. Using realistic cost parameters meant our renovation ran to plan - with less stress.

- R Ager - Ivanhoe

Using an industry benchmark estimator like ProCalc eliminated the guess-work for us and informed our early design decisions. It also meant we didn't get a shock from the quantity surveyor's report and builders' estimates. Our finance conversations were well informed.

- C Kingston – Fitzroy Nth



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This report has been produced for [Practice Name] for the proposed works at:

3000 10 SAMPLE ST

PROJECT TYPE

RENOVATE EXISTING SPACE PLUS GROUND & 1ST FLOOR EXTENSION

No. of Existing Rooms for Cosmetic Touch Ups Only	3
Renovation Area m2 (within existing envelope, exclude cosmetic touch up rooms)	45m ²
Ground Floor Extension m2	70m ²
1st Floor Extension	50m ²
Total Length of Structural Walls to be Opened or Added (lm)	52lm
Full Demolition – Ground to Roof (m2)	6m ²
Decking/Paved/Driveway Area m2	26m ²
Sloping block/Excavation	12m ²
Glass Doors/Windows to be Added m2	36m ²
Pergola	With Frame & Fixed Roof
Pergola (m2)	12m ²

WET AREA

Quality level for Finishes/Appliances	Mid Range
Bathroom/Ensuite 1	Medium (6-10m2) - Renovate Existing
Bathroom/Ensuite 2	Small (up to 6m2) - Add new bathroom
Bathroom/Ensuite 3	Medium (6-10m2) - Add New Bathroom
Powder Room	Yes
Kitchen Size	Medium (10-15m2)
Butlers Pantry	Yes
Laundry	Yes

ADDITIONAL ITEMS

Solar Panels & Battery	Medium (5KW output + 7KW Battery)
Swimming Pool	None
Chimney Removal (demo & make good existing structure)	None
Skylights Area m2 (whole number)	2
Roof Attic With Drop Down ladder (chipboard floor, plaster, lights)	Small (< 10m2)

PROJECT INFORMATION

Site Complications	Challenging
External Walls - Masonary or Cladding?	Masonry
Client's Design Expectations	4
State Project is In	Victoria
Construction Contract	MBA (incorp. liquidated damages)
Tender Process	Closed Tender (3 Builders you already know/use)

ESTIMATE OF PROBABLE COST:

LOW
\$757,787

MID
\$841,985

HIGH
\$926,183

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Disclaimer: This is a cost estimate not a comprehensive/accurate assessment of cost. It's for reference purposes only. Do not rely upon it as a substitute for professional advice from a quantity surveyor or builder who attends site & reviews detailed plans/drawings to provide an assessment/quotation. Proceeding without engaging such persons may result in financial loss. The use of or reliance on the cost estimates, information or processes are subject to other terms and conditions available on the ProCalc.com.au (Builders Brief Pty Ltd) website. TO THE MAXIMUM EXTENT PERMITTED BY LAW (INCLUDING THE AUSTRALIAN CONSUMER LAW) (i) THE ESTIMATES ARE PROVIDED WITHOUT ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND, EXPRESS OR IMPLIED AND WITHOUT LIMITING THE FOREGOING BUILDERS BRIEF DOES NOT WARRANT THAT THE ESTIMATE WILL BE COMPLETE, ACCURATE OR RELIABLE; AND (ii) BUILDERS BRIEF, ITS EMPLOYEES AND AGENTS WILL NOT BE LIABLE FOR ANY DIRECT, INDIRECT, INCIDENTAL, SPECIAL, EXEMPLARY OR CONSEQUENTIAL DAMAGES OR LOSS (INCLUDING WITHOUT LIMITATION LOSS OF PROFITS), HOWSOEVER CAUSED OR ARISING FROM THE USE OF THE WEBSITE OR RELIANCE ON THE COST ESTIMATES.