

42 ASHCOMBE STREET, RESERVOIR

The *Ashcombe* Estimate.

Three new double-storey dwellings at 42 Ashcombe Street, Reservoir VIC 3073, prepared by the BuilderHQ estimating team.

Prepared from the architectural, structural, civil and energy rating documents provided, using our current trade rates and recent Melbourne townhouse projects. The estimate allows for all-electric services and sets out all allowances, provisional sums and exclusions.

TOTAL FLOOR AREA

683 m²three dwellings · 812 m² site

MOST LIKELY · INCL. GST

\$2.23m

about \$743k per dwelling

ESTIMATE ACCURACY

±18%

preliminary documentation

00 PRELIMINARY ESTIMATE

Contents

This estimate responds to your enquiry. It sets out the indicative construction cost including GST, the allowances included, what is and is not included, our assumptions, the expected programme and the information a builder needs to provide a fixed price.

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ABOUT THIS ESTIMATE

This is a preliminary budget estimate, not a fixed-price quote.

This is a **budget estimate** prepared by the BuilderHQ estimating team from a documentation set that is marked preliminary and draft throughout. It is priced from our own current trade rates and recently completed Melbourne townhouse projects, projected to a construction period through 2027. It is **not a fixed-price contract or a tender**. Section 10 lists every item that must be confirmed before a builder can issue a fixed-price proposal.

01 PROJECT DETAILS

Project Overview

The project involves demolishing the existing weatherboard house and building three new four-bedroom, double-storey townhouses on an 812 m² site. Dwelling 1 is detached and faces the street. Dwellings 2 and 3 are attached by a fire-rated party wall and share a driveway along the southern boundary.

PROJECT INFORMATION

CLIENT Project Owner	PROJECT 42 Ashcombe Street Reservoir 3073	DESIGN TEAM Architect Engineer · energy rater	PROJECT REF BHQ-EX-2026 Estimated: September 2026
SITE AREA 812 m ² Irregular · 18.60 m frontage	BUILDING AREA 371 m ² 46% site coverage	TOTAL FLOOR AREA 683 m ² 553 living · 130 garage/porch	RATE BASIS Q3 2026 Projected to 2027 build

DOCUMENTS REVIEWED

PACKAGE	AUTHOR	STATUS	ISSUE
Working drawings A101–A116	Architect	Rev A · energy-rating issue	21.07.2026
Structural drawings S01–S05	Structural engineer	P1 · Preliminary	14.08.2026
Civil drainage & pump design	Civil engineer	P1 · Preliminary	20.11.2023
NatHERS report, Units 01–03 · 7.0★	Energy rater	Draft · not certified	11.08.2026

GROUND FLOOR PGH Blanco brick	UPPER WALLS EPS render	ROOFING Tray deck @ 2°	ENERGY 7.0★ all-electric
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MAIN COST FACTORS

Three complete homes. Three slabs, frames and kitchens, twelve wet areas, 3.0 m ground-floor ceilings and a significant amount of structural steel. **Flat metal roofs.** Tray-deck roofing at 2° draining to box gutters and sumps, with nine skylights. **Site works.** Garages built on both side boundaries, two vehicle crossovers, a common driveway of about 40 m, retaining along the rear, rainwater tanks to each dwelling and a pumped stormwater pit at the street.

02 DWELLINGS

Dwelling Overview

Each dwelling has a different floor plan, glazing specification and garage layout. The areas below are taken from the architect's area schedule (drawing A102) and the NatHERS energy rating certificates, and form the basis of the quantities in this estimate.

ITEM	DWELLING 1	DWELLING 2	DWELLING 3
Ground floor	85 m ²	72 m ²	84 m ²
First floor	107 m ²	94 m ²	111 m ²
Garage · porch	37 · 3 m ²	48 · 2 m ²	37 · 3 m ²
Total floor area	232 m²	216 m²	235 m²
Private open space (SPOS)	92 m ² (32)	59 m ² (51)	75 m ² (47)
Bedrooms · bathrooms	4 · 2 + WC	4 · 2 + WC	4 · 2 + PWD
Configuration	Detached	Attached (party wall)	Attached (party wall)
Glazing (per NatHERS)	Double glazed	Single glazed	Double glazed
Skylights (Velux FCM)	1	5	3
Garage door · garage	4.8 m · double	3.0 m · tandem	4.8 m · double
Rainwater tank · catchment	2,000 L · 127 m ²	2,000 L · 128 m ²	2,000 L · 123 m ²

INDICATIVE COST PER DWELLING (MOST LIKELY)

ALLOCATION	DWELLING 1	DWELLING 2	DWELLING 3
Construction (excl. GST)	\$688,000	\$641,000	\$697,200
GST (10%)	\$68,800	\$64,100	\$69,720
Total (incl. GST)	\$756,800	\$705,100	\$766,920

How the cost per dwelling is calculated. The \$2,026,200 construction total is allocated in proportion to each dwelling's total floor area, with shared site costs (demolition, common driveway, pump pit, crossovers, preliminaries) spread on the same basis. It is intended as a guide for feasibility and finance, not as a separate contract price for each lot. Dwelling 2 is modelled single glazed in the draft energy report; upgrading it to double glazing (about \$6,000 to \$9,000) is not included.

03 COST SUMMARY

Estimated Construction Cost

The Most Likely estimate should be used as the main figure for budgeting and finance. The Low estimate assumes favourable site conditions and controlled selections; the High estimate allows for higher site, authority and finish costs.

	♦ MOST LIKELY		
	LOW	MOST LIKELY	HIGH
Construction Subtotal (excl. GST)	\$1,612,900	\$2,026,200	\$2,600,400
GST (10%)	\$161,290	\$202,620	\$260,040
TOTAL (INCL. GST)	\$1,774,190	\$2,228,820	\$2,860,440
Average per dwelling (incl. GST)	\$591,400	\$742,900	\$953,500
Rate per m ² · 683 m ² total area (excl. GST)	\$2,361/m ²	\$2,967/m ²	\$3,807/m ²

About the rate per m². The rate is the total construction cost divided by the full 683 m² of floor area, including garages. It therefore includes about \$311k of site and external works. Excluding these, the building-only rate is about \$2,511/m² excl. GST, which is in line with the 2026 Melbourne market range for a well-specified two-storey townhouse and below the AIQS benchmark for a medium-standard townhouse (\$2,990/m², March 2026). The Low and High figures show the lower and upper cost scenarios; the Most Likely figure has an expected accuracy of ±18%.

WHAT COULD CHANGE THE COST

- Ground conditions.** Reservoir is on basalt plains, where reactive clay and basalt rock are common. Rock in excavations and the classification of excavated soil for disposal could change earthworks and slab costs by \$30k–\$60k.
- Selections.** Each finish is purchased three times. Moving from mid-range to premium selections could add \$90k–\$150k.
- Authority requirements.** Council's legal point of discharge (the approved stormwater connection point), the electricity distributor's supply arrangements and any sewer build-over conditions have not yet been confirmed.
- Documentation.** All documents are preliminary or draft. Final engineering (steel sizes, retaining and footing depths) typically changes structural costs by 5–10%.

INCLUDED IN THE MOST LIKELY ESTIMATE

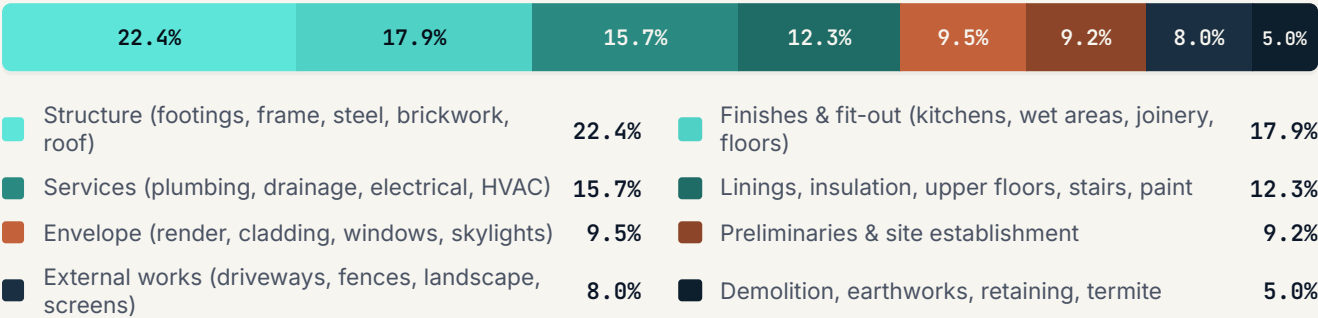
All-electric services, 2027 pricing and \$252k of provisional sums

This includes heat-pump hot water, induction cooking and reverse-cycle heating and cooling, with rates adjusted for construction through 2027. Provisional sums are listed in Section 06.

04 COST BY CATEGORY

Cost Distribution

The chart shows how the Most Likely construction cost is divided across the main categories of work.



KEY POINTS

32%

IS STRUCTURE AND BUILDING ENVELOPE: BRICK, RENDER, STEEL, ROOF AND GLAZING

16%

IS SERVICES, INCLUDING THE STORMWATER PUMP PIT, RAINWATER SYSTEMS AND ALL-ELECTRIC SUPPLY

18%

IS FINISHES AND FIT-OUT, WHICH IS LARGELY DETERMINED BY YOUR SELECTIONS

Site and external works are a significant part of the overall construction cost. On this project, drainage, crossovers, retaining and driveway works represent a substantial allowance.

05 SECTION A · TRADES 1-14

Trade Cost Breakdown

Each line covers all three dwellings. Amounts exclude GST and include a builder's overheads and margin. Quantities are based on the architect's area schedule (A102), the engineer's structural member schedule and the NatHERS window and room schedules.

#	TRADE · DESCRIPTION	LOW (\$)	MOST LIKELY (\$)	HIGH (\$)
01	Preliminaries, Supervision & Site Establishment	154,000	186,000	226,000
02	Demolition & Hazardous-Material Removal	26,000	34,000	48,000
03	Earthworks, Site Cut, Spoil & Retaining Walls	44,000	60,000	86,000
04	Waffle-Pod Footings & Slabs (371 m ²)	82,000	100,000	128,000
05	Structural Frame & Structural Steel	146,000	184,000	228,000
06	Face Brickwork, PGH Blanco	66,000	82,000	104,000
07	EPS Render System & Vertical Cladding	72,000	90,000	116,000
08	Roofing, Box Gutters, Parapets & Sumps	68,000	86,000	110,000
09	Windows, Glazed Doors, Skylights & Garage Doors	81,900	102,200	127,400
10	Insulation, Wall Wrap, Sarking & Acoustics	28,000	35,000	45,000
11	Plasterboard, Cornice & CSR 2415 Party Wall	82,000	101,000	126,000
12	Posi-Strut Upper Floors & Three Staircases	52,000	64,000	84,000
13	Flooring: Timber, Carpet & Tile	42,000	54,000	72,000
14	Kitchens ×3 (Joinery, Stone, WIP, Appliances)	84,000	105,000	137,000

TRADES WITH THE GREATEST COST VARIATION

- **Structural frame & steel (05) · \$146k–\$228k.** The engineer's schedule lists 35 first-floor beams (steel UB and PFC sections from 200 to 310 mm, plus LVL and F17 timber beams), along with SHS steel columns and roof beams. We have allowed about 4–5 tonnes of galvanised steel, to be confirmed by final engineering.
- **Windows, skylights & garage doors (09) · \$82k–\$127k.** About 128 m² of aluminium windows and doors, mostly 2.7 m high, including three sliding doors of 4.2–4.5 m, plus nine Velux skylights and three panel-lift garage doors.
- **Earthworks & retaining (03) · \$44k–\$86k.** Floor levels step from FL 98.40 to FL 99.25 across the site, with retaining walls up to 800 mm high along the rear. The structural drawings include a detail for basalt rock in footings, so rock is likely to be encountered.

05 SECTION B · TRADES 15-25

Fit-Out, Services and External Works

Trades 15 to 25 cover internal finishes, building services and external works.

#	TRADE · DESCRIPTION	LOW (\$)	MOST LIKELY (\$)	HIGH (\$)
15	Wet Areas ×12 (Ensuites, Baths, WCs, Laundries)	103,000	128,000	162,000
16	Joinery: Robes, Doors & Feature Walls	60,000	76,000	98,000
17	Painting & Decorative Finishes	40,000	50,000	64,000
18	Plumbing, Drainage, Stormwater & Pump Pit	128,000	158,000	198,000
19	Electrical, Data, Lighting & Solar PV ×3	86,000	107,000	136,000
20	Heating & Cooling, Reverse-Cycle ×3	40,000	54,000	72,000
21	Aluminium Battens, Screens & Open Pergolas	34,000	44,000	58,000
22	Driveways, Paths & Two Vehicle Crossovers	40,000	52,000	70,000
23	Fencing, Gates, Letterboxes & Clotheslines	22,000	30,000	42,000
24	Termite Management (AS 3660.1)	6,000	8,000	11,000
25	Landscaping & Garden Areas (291 m²)	26,000	36,000	52,000
Construction subtotal · 01-25		\$1,612,900	\$2,026,200	\$2,600,400

NOTES ON TRADES 15 TO 25

Wet areas (15) cover twelve rooms: three ensuites, three bathrooms with freestanding baths, three WC/powder rooms and three laundries, waterproofed to AS 3740 and NCC Part 10.2.

Plumbing (18) includes three 2,000 L charged rainwater systems plumbed to toilets and laundries, three heat-pump hot-water units, all site stormwater, and the 1,800 × 2,300 mm deep dual-pump pit at the street.

Electrical (19) is sized for all-electric homes and includes the 1.5 kW solar system per dwelling required by the energy rating.

ALL-ELECTRIC SERVICES

The estimate allows for all-electric homes with no gas connection.

The draft energy report is based on gas hot water and gas cooktops. New dwellings needing a planning permit applied for after 1 January 2024 cannot connect to gas, and from 1 January 2027 no new home can receive a building permit with a gas connection. We have therefore priced electric alternatives throughout.

06 SECTION A · PRIME COST ITEMS

Prime Cost Allowances

A prime cost (PC) item is an allowance for the supply of an item that has not yet been selected. If the final selection costs more or less than the allowance, the difference is adjusted as a variation. The PC allowances included in the Most Likely estimate are listed below.

PC ITEM · WHAT THE ALLOWANCE COVERS	ALLOWANCE
Kitchen appliances Induction cooktop, 900 mm oven, integrated rangehood, dishwasher	\$7,500 / dwelling
Sanitaryware & tapware Basins, WCs, freestanding baths, mixers, shower sets, accessories	\$9,000 / dwelling
Stone benchtops Natural stone or porcelain to kitchen, island, WIP, vanities and laundry	\$10,500 / dwelling
Floor & wall tiles Supply only; wet areas, laundries, WCs, splashbacks	\$60 / m ²
Engineered timber flooring Supply only; ground-floor living, kitchen and entry	\$75 / m ²
Carpet Supply and lay with underlay; first-floor bedrooms and halls	\$70 / m ²
Face brick PGH Blanco, supply only	\$1,650 / 1,000
Heat-pump hot water Supply only; replaces gas instantaneous in the draft report	\$4,200 / dwelling
Electric fireplace insert Feature bar/fireplace/media wall shown to each dwelling	\$3,500 / dwelling
Decorative lighting Pendants and wall lights (downlights priced in line 19)	\$2,000 / dwelling
Door furniture Handles, locks and stops to internal and entry doors	\$1,600 / dwelling
Entry doors & garage doors Feature entry door; panel-lift garage door with motor	\$2,400 + \$4,200 each

REVIEWING THE ALLOWANCES

We recommend reviewing these allowances with us before the price is fixed.

Where you have already chosen a product or finish, we can price it directly and remove the allowance, which reduces the risk of variations later.

06 SECTION B · PROVISIONAL SUMS

Provisional Sum Allowances

A provisional sum (PS) is an allowance for work that is required but cannot yet be accurately measured. It is included in the contract price and adjusted, up or down, to the actual cost plus margin once the work is carried out.

PROVISIONAL SUM · BASIS	ALLOWANCE
Heating & cooling Ducted reverse-cycle, two zones per dwelling; type not yet specified	\$54,000
Stormwater pump pit & council connection Dual 4.7 L/s pumps, 1.8 × 2.3 m pit, council connection; drain depth assumed by the engineer	\$38,000
Landscaping & planting 291 m ² garden area; no landscape plan yet issued	\$36,000
Vehicle crossovers & kerb New and relocated crossovers, redundant crossing removed, kerb, footpath and nature strip reinstated, council permits	\$26,000
Retaining walls TRW1 sleeper retaining to rear boundaries, up to 800 mm, to final engineering	\$24,000
Water & sewer connections Yarra Valley Water tapplings, three meters, sewer branches (authority contributions excluded)	\$15,000
Electricity supply Distributor supply works, pillar and three meter positions	\$12,000
Rock & spoil disposal Basalt rock excavation and disposal of classified soil, pending geotechnical and soil reports	\$12,000
Solar PV 1.5 kW array per dwelling, as required by the NatHERS Whole-of-Home assessment	\$10,500
Asbestos removal Existing weatherboard dwelling and outbuildings, pending Hazmat survey	\$9,000
Boundary fence renewal Builder's share of replacement paling fences, subject to neighbour agreement	\$9,000
Tree protection & arborist Street-tree protection zone during crossover and service works	\$3,000
NBN lead-in Conduit and pits from boundary to each dwelling	\$3,000
Total provisional sums (excl. GST)	\$251,500

WHY THESE ITEMS ARE PROVISIONAL SUMS

About 12% of the contract value is in provisional sums, which is normal for preliminary documentation. As final engineering, the geotechnical report and council's drainage information become available, most of these items can be converted to fixed prices.

07 SECTION A · INCLUSIONS

Scope and Inclusions

Your enquiry asked whether site works, services, authority fees, permits, driveways, landscaping and fencing are included. Each item below is shown as included in the price, included as a provisional sum, or excluded and to be paid by the owner.

SCOPE	ITEM	STATUS
SITE WORKS	Demolition of dwelling, outbuildings, paving and on-site trees	INCLUDED
SITE WORKS	Site cut, fill, compaction and spoil removal (clean fill)	INCLUDED
SITE WORKS	Retaining walls · rock excavation · asbestos removal	PROV. SUM
SERVICES	Sewer, water, stormwater and electrical reticulation within the site	INCLUDED
SERVICES	Stormwater pump pit and connection to council's point of discharge	PROV. SUM
SERVICES	Street connections: water, sewer, electricity, NBN lead-in	PROV. SUM
SERVICES	Reticulated gas connection (all-electric under 2027 regulations)	N/A
AUTHORITY FEES	Authority contributions and new-customer charges (water, electricity, NBN)	EXCLUDED
PERMITS	Building permit, surveyor, mandatory inspections, Home Warranty premiums	INCLUDED
PERMITS	Council asset-protection and vehicle-crossing permits	INCLUDED
PERMITS	Planning permit, amendments and endorsement of plans	EXCLUDED
DRIVEWAYS	Concrete driveways, paths and porches (~150 m ² hard paving)	INCLUDED
DRIVEWAYS	Two vehicle crossovers, kerb, footpath and nature-strip reinstatement	PROV. SUM
LANDSCAPING	Garden areas, planting, topsoil, mulch and irrigation	PROV. SUM
FENCING	900 mm aluminium front fence, divisional fences, gates, letterboxes	INCLUDED
FENCING	Renewal of shared boundary fences	PROV. SUM

SUMMARY

All building work required to complete and hand over the three dwellings is included.

Items not included are the remaining consultant documentation and site investigations, authority and statutory charges, subdivision costs and loose furnishings. These are listed with budget ranges on the next page.

07 SECTION B · EXCLUSIONS

Costs Excluded from This Estimate

The following costs are not included in our estimate and should be budgeted for separately. The ranges are indicative for a three-lot development in Darebin and should be confirmed with the relevant authority or consultant.

Excluded items and indicative budgets

Land, stamp duty, finance, holding and legal costs	N/A
Planning permit fees, s72 amendments and endorsed-plan conditions	\$1,500 - \$8,000
Final working drawings, engineering & all-electric NatHERS re-rate	\$12,000 - \$30,000
Geotechnical report, feature and re-establishment survey	\$3,000 - \$6,500
Hazmat (asbestos) survey before demolition	\$600 - \$1,500
Yarra Valley Water new-customer contributions (three lots)	\$3,000 - \$9,000
Electricity distributor contestable works, if a supply upgrade is required	\$2,000 - \$15,000
NBN developer charges (three premises)	\$900 - \$2,700
Plan of subdivision, surveyor, titles and owners corporation	\$5,000 - \$15,000
Public open space contribution on subdivision (Clause 53.01)	% of site value
Sewer build-over consent or asset protection, if required	\$1,500 - \$6,000
Window furnishings, furniture and loose fittings	\$30,000 - \$75,000
Upgrades beyond the PC and PS allowances in Section 06	At selection
Section 173 agreements, conveyancing and sales costs	\$3,000 - \$8,000

08 RISKS AND PAYMENTS

Key Project Risks

These are the items most likely to affect the price between this estimate and a fixed-price contract. Each of them should be worked through before a fixed price is confirmed.

01 · All-electric services

The draft NatHERS report is based on gas hot water and cooking. It will need to be updated for heat-pump hot water and induction cooking before the building permit can be issued.

02 · Stormwater connection

The pumped stormwater design is based on an assumed depth for council's drain. Once confirmed, the system may be simplified or may need to be enlarged.

03 · Rock and reactive clay

Reactive clay and basalt rock are common in Reservoir. A geotechnical report before contract will confirm the slab design and the risk of rock.

04 · Rear sewer main

A 225 mm sewer main, with its exact position not yet confirmed, runs near Dwellings 2 and 3. Locating it early avoids changes to the footing design later.

05 · Boundary construction

Two garages are built on the boundary and Dwellings 2 and 3 share a party wall. Protection work notices to neighbours and careful sequencing will be required.

06 · Preliminary documents

All four sets of documents are preliminary or draft, and the lighting schedules (A114–A115) do not yet match the area schedule. Quantities will change when final documents are issued.

Indicative Payment Schedule

The staged payments below are based on the Most Likely contract value of **\$2,228,820 incl. GST**, using an indicative stage schedule. Because it differs from the standard stages in section 40 of the Domestic Building Contracts Act, the owner signs the prescribed notice with the contract. This is a guide for planning purposes.

DEPOSIT	BASE	GF FRAME	FF FRAME	GF LOCK-UP	FF LOCK-UP	SERVICES & INSULATION	FIT-OUT	OCCUPANCY PERMIT
\$111k	\$223k	\$167k	\$167k	\$334k	\$334k	\$446k	\$223k	\$223k
5%	10%	7.5%	7.5%	15%	15%	20%	10%	10%

DEPOSIT

Where the Domestic Building Contracts Act applies, the deposit is capped at 5%, or about \$111k.

From 1 December 2026, amendments to the Act change some protections for contracts between builders and developers, including deposit limits. The builder will confirm which rules apply to this contract and set the payment terms accordingly.

08 PROGRAMME

Indicative Construction Programme

The earliest realistic site start is **November 2026**, provided the documents are finalised and the building permit is issued during October. With all three dwellings built at the same time, we expect practical completion (handover) between **November 2027 and January 2028**, about 12 to 14 months on site including the Christmas shutdown.

DOCUMENTATION	PERMITS	SITE START	FRAME	LOCK-UP	HANDOVER
Oct 2026	Oct–Nov 26	Nov 2026	Apr 2027	Jun 2027	Nov 27–Jan 28
STAGE	KEY ACTIVITIES				DURATION
Pre-construction	Final drawings, engineering, all-electric energy re-rate				3–4 wks
Approvals	Building permit, demolition consent, asset-protection and crossing permits, run alongside final documentation				3–5 wks
Demolition	Hazmat removal, demolition, site clearing				2–3 wks
Site works	Cut and fill, retaining, in-ground services, stormwater and pump pit				3–4 wks
Base	Waffle-pod slabs to three dwellings, termite management				3–4 wks
Frame	Timber frames, structural steel, Posi-strut floors, roof framing				8–10 wks
Lock-up	Roofing, box gutters, windows, face brick, EPS render				9–11 wks
Fixing	Plaster, joinery, wet areas, stairs, services fit-off				12–14 wks
Completion	Painting, floors, driveways, fencing, landscaping, handover				8–10 wks
On site	Demolition to handover, including a three-week Christmas shutdown and weather allowance				52–60 wks

09 ASSUMPTIONS AND SOURCES

Basis of Estimate

This section sets out the documents, rates and assumptions used to prepare this estimate.

DOCUMENTS AND RATES

- Architect's working drawings A101–A116 Rev A (21.07.2026); structural P1 (14.08.2026) and civil P1; NatHERS draft (11.08.2026).
- Areas from the A102 schedule: 553 m² living, 122 m² garage, 683 m² total; site 812 m², hard paving 150 m², garden 291 m².
- BuilderHQ trade rates and recent Melbourne townhouse projects, Q3 2026, projected to a construction period from November 2026.
- All rates include builder's overheads, supervision and margin; GST shown separately at 10%.
- All-electric services throughout, as required by the Building and Plumbing Amendment Regulations 2025.
- Waffle-pod slabs to the engineer's details; soil assumed to be reactive clay (site class M to H) pending the geotechnical report.

KEY ASSUMPTIONS

- Three dwellings built concurrently under one contract, with clear vehicle access from Ashcombe Street.
- No rock, contamination or asbestos beyond the provisional sums in Section 06.
- Council's point of discharge as assumed by the engineer; no stormwater detention beyond the design.
- Existing services adequate at the boundary; no mains extensions or substation.
- No subdivision works, owners-corporation works or sales-display items.

ESTIMATE ACCURACY

This is a Class 4–5 estimate under the AACE classification system. The Most Likely figure has an expected accuracy of **±18%** at this preliminary stage, improving to about **±5%** once engineering, the geotechnical report and selections are complete.

SOURCES & REFERENCES

- 01 **BuilderHQ, internal cost database and recent completed projects (2024–2026).** Primary rate calibration.
- 02 **Rider Levett Bucknall, Riders Digest 2026; AIQS Building Cost Index (March 2026).** Melbourne townhouse benchmarks and 2026 escalation outlook.
- 03 **Rawlinsons Australian Construction Handbook (2025).** Cross-check of structural, masonry and finishes unit rates.
- 04 **Building and Plumbing Commission; Domestic Building Contracts Act 1995; Building Regulations 2018 (as amended 2025).** Home Warranty, deposits and all-electric requirements.
- 05 **Darebin Planning Scheme and Victoria Planning Provisions (Clauses 53.01, 53.03, 53.18).** Open space, gas and stormwater provisions.

Disclaimer. This estimate is prepared by the BuilderHQ estimating team for budgeting purposes from preliminary and draft documentation. It is not a building contract, tender or guarantee of final cost. Final pricing depends on completed documentation, site investigations, authority requirements, selections and market conditions at the time of contract.

10 NEXT STEPS

Requirements for a Fixed-Price Contract

The current documents are marked preliminary and draft. The following information is needed before a builder can convert this estimate into a fixed-price contract.

INFORMATION REQUIRED

- ☐ **For-construction working drawings**
Final architectural issue with window, door and finishes schedules coordinated to the area schedule.
- ☐ **Final structural engineering**
Issued-for-construction slab, steel and retaining design with computations.
- ☐ **Confirmed stormwater design**
Council's legal point of discharge confirmed and the pump pit design finalised.
- ☐ **Geotechnical report & survey**
Soil classification, rock risk and a feature and level survey of the site.
- ☐ **All-electric energy re-rate**
NatHERS and Whole-of-Home certificates re-issued for heat-pump hot water and induction cooking.
- ☐ **Planning permit & endorsed plans**
Permit conditions, including landscape plan, tree protection and crossover requirements.
- ☐ **Selections schedule**
Finishes, appliances, tapware, joinery, fireplace and heating and cooling type, to replace the PC allowances.
- ☐ **Hazmat survey & title**
Asbestos survey of the existing dwelling, title plan, easements and sewer asset information.

RECOMMENDED NEXT STEPS

- 01 **Commission the geotechnical report and Hazmat (asbestos) survey.** Together these cost about \$4,000–\$8,000 and will help clarify the two main site-related cost risks.
- 02 **Ask your energy rater to update the report for all-electric services.** This keeps the building permit on track for a November 2026 start.
- 03 **Ask council to confirm the legal point of discharge for stormwater.** This determines whether the pump pit is required as designed.

This estimate has been prepared by the BuilderHQ estimating team from the architectural, structural, civil and energy documents for 42 Ashcombe Street. Once the items in Section 10 are confirmed, a builder can offer a fixed price at tender.

CONTACT

Contact
Your estimating team

Reply
From the estimate's page in BuilderHQ

PROJECT REFERENCE

BHQ-EX-2026

RESERVOIR · DAREBIN · 2026

builderhq.com.au

MELBOURNE · VICTORIA