

# Building and construction cost guide

**This guide applies to estimating cost of works for the following applications:**

- Development Applications (DA)
- Construction Certificates (CC)
- Complying Development Certificates (CDC)

## **Estimating cost of works and application fees**

Albury City Council (Council) calculates application fees based on criteria including but not limited to the estimated cost of works, the type of application, the number of proposed lots, external referrals, inspections, legislation, and other administrative processes.

This guide explains how Council determines the 'estimated cost of works' and the application fees payable. Clause 255 of the Environmental Planning and Assessment Regulation 2000 identifies how a fee based on 'estimated cost' is determined. Council must make its determination by reference to a genuine estimate of the completed costs associated with the construction and preparation of the building and/or the construction costs of carrying out of a work, and/or the demolition cost of a building or work, as it applies to the application.

The following are examples of items to include in the development cost:

- Professional fees as part of the design: architect's and consultant's fees;
- Charges and fees: GST, Long Service Levy, Development Application fee, construction approvals;
- Demolition works: including cost of removal from the site and disposal;
- Site preparation: clearing vegetation, decontamination or remediation;
- Preliminaries: scaffolding, hoarding, fencing, site sheds, delivery of materials, waste management;
- Internal fit out: flooring, wall finishing's, fittings, fixtures and bathrooms;
- Excavation or dredging: including shoring, tanking, filling and waterproofing;
- Internal services: plumbing, electrics, air conditioning, mechanical, fire protection, plant and lifts;
- External services: gas, telecommunications, water, sewage, drains and electricity to mains;
- Building construction and engineering: concrete, brickwork, plastering, steelwork/metal works, carpentry/joinery, windows, doors and roofing; and
- Other structures: landscaping, retaining walls, driveways, parking, and pools.

## **What do I need to do?**

Include the following information in your application:

- List all work components of your proposed development e.g. dwelling, retaining walls and shed.

# Construction Cost Guide 2015

**Mark G. Stewart, David V. Rosowsky**

A red circular graphic with a gradient, appearing as a stylized arrow or a partial circle, located to the right of the authors' names.

## **Construction Cost Guide 2015:**

*Rawlinsons Construction Cost Guide 2015* Rawlinsons Group,2015      New Code of Estimating Practice The Chartered Institute of Building,2018-05-29 The essential authoritative guide to providing accurate systematic and reliable estimating for construction projects newly revised Pricing and bidding for construction work is at the heart of every construction business and in the minds of construction consultants poor bids lead to poor performance and nobody wins New Code of Estimating Practice examines the processes of estimating and pricing providing best practice guidelines for those involved in procuring and pricing construction works both in the public and private sectors It embodies principles that are applicable to any project regardless of size or complexity This authoritative guide has been completely rewritten to include much more contextual and educational material as well as the code of practice It covers changes in estimating practice the bidding process the fundamentals in formulating a bid the pre qualification process procurement options contractual arrangements and legal issues preliminaries temporary works cost estimating techniques risk management logistics resource and production planning computer aided estimating information and time planning resource planning and pricing preparation of an estimator s report bid assembly and adjudication pre production planning and processes and site production Established standard for the construction industry providing the only code of practice on construction estimating Prepared under the auspices of the Chartered Institute of Building and endorsed by a range of other professional bodies Completely rewritten since the 7th edition to include much more contextual and educational material as well as the core code of practice New Code of Estimating Practice is an important book for construction contractors specialist contractors quantity surveyors cost consultants and for students of construction and quantity surveying      Spon's African Construction Cost Handbook Franklin,2004-07-14 Builds on the good reliable reputation of the Spon Costs Handbooks Unbiased and immediately practical information in an easy access format Ideal for construction projects of all sizes in a wide range of locations      **Rawlinsons Construction Cost Guide 2015** Rawlinsons Group,2015 N 1993 Rawlinsons Construction Cost Guide was launched and it became an instant success This 303 page reference book covers projects in the 100 000 to 1 5 million range and its easy to use format is complemented by separate prices for all capital cities      Engineering for Extremes Mark G. Stewart,David V. Rosowsky,2021-12-16 The volume explains how risk and decision making analytics can be applied to the wicked problem of protecting infrastructure and society from extreme events There is increasing research that takes into account the risks associated with the timing and severity of extreme events in engineering to reduce the vulnerability or increase the resiliency of infrastructure Engineering for extremes is defined as measures taken to reduce the vulnerability or increase the resiliency of built infrastructure to climate change hurricanes storms floods earthquakes heat waves fires and malevolent and abnormal events that include terrorism gas explosions vehicle impact and vehicle overload The book introduces the key concepts needed to assess the economic and social well being risks costs and benefits of infrastructure to extreme events This includes

hazard modelling likelihood and severity infrastructure vulnerability resilience or exposure likelihood and extent of damage social and economic loss models risk reduction from protective measures and decision theory cost benefit and utility analyses Case studies authored by experts from around the world describe the practical aspects of risk assessment when deciding on the most cost efficient measures to reduce infrastructure vulnerability to extreme events for housing buildings bridges roads tunnels pipelines and electricity infrastructure in the developed and developing worlds Spon's African Construction Cost Handbook, Second Edition Franklin, 2005-12-07 This unique publication provides the only detailed multinational guide to the cost of construction work across Africa Thirteen chapters cover individual countries Algeria Cameroon Chad Cote d'Ivoire Gabon The Gambia Ghana Kenya Liberia Nigeria Senegal South Africa and Zambia providing key data on the main economic and construction indicators an outline of the national construction industry covering structure tendering and contract procedures regulations and standards labour and materials cost data measured rates for a range of construction work items approximate estimating costs for a range of building types price index data and exchange rate movements against sterling and US addresses of public and private construction related organisations To facilitate country to country comparisons the book also includes a comparative data section and comparative regional information with figures given in national currencies sterling and US Extensively revised and thoroughly updated with additional reference to civil engineering and infrastructure projects this book provides more supplementary information and includes costs based on locally sourced materials to enable quick and useful comparisons This new edition is the indispensable guide to African construction costs **Building Systems Cost Guide**, 1978 **Handbook of Advanced Industrial and Hazardous Wastes Management** Lawrence K. Wang, Mu-Hao S. Wang, Yung-Tse Hung, Nazih K. Shammass, Jiaping Paul Chen, 2017-10-30 This volume provides in depth coverage of environmental pollution sources waste characteristics control technologies management strategies facility innovations process alternatives costs case histories effluent standards and future trends in waste treatment processes It delineates methodologies technologies and the regional and global effects of important pollution control practices It focuses on specific industrial and manufacturing wastes and their remediation Topics include heavy metals electronics chemical and textile manufacturing **Military Construction, Veterans Affairs, and Related Agencies Appropriations for 2017** United States. Congress. House. Committee on Appropriations. Subcommittee on Military Construction, Veterans Affairs, and Related Agencies, 2016 *McMahon Heavy Construction Cost Guide*, 1993 **Tools for Decision Making** David N. Ammons, Dale J. Roenigk, 2021-09-08 This book guides readers to the mastery of a wide array of practical analytic techniques useful to local governments Written in an easy to read style with an emphasis on providing practical assistance to students local government practitioners and others interested in local government performance this updated third edition features analytic methods selected for their relevance to everyday problems encountered in city and county governments The authors outline a variety of practical techniques including the simplest that the fields of management public administration policy

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