

# 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

**Marcel A. Müller**



## **Construction Cost Guide 2015:**

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management contract administration and dispute resolution are also explored through the case studies making this book essential reading for built environment and engineering professionals      *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

*McMahon Heavy Construction Cost Guide*, 1993      **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      *Real Estate Record and Builders' Guide*, 1894      *Handbook of Planning Support Science* Stan Geertman, John Stillwell, 2020-02-28 Encompassing a broad range of innovative studies on planning support science this

timely Handbook examines how the consequences of pressing societal challenges can be addressed using computer based systems Chapters explore the use of new streams of big and open data as well as data from traditional sources offering significant critical insights into the field      **"Code of Massachusetts regulations, 2015"** ,2015 Archival snapshot of entire looseleaf Code of Massachusetts Regulations held by the Social Law Library of Massachusetts as of January 2020

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