

Renovation costs of a Queenslander

The following figures reflect the cost of raising and renovating a 1920's Queenslander in 2014/15 located on a double lot (809sqm) in the Brisbane City Council area. The house originally straddled the two lots, which meant it needed to be moved to one side to free up the second lot.

The house was already elevated, however not to the legal height that would allow a second level to be built in underneath. Under the new flood mapping rules developed by the Brisbane City Council the lower floor level had to be raised approximately 500mm above ground level. While the original plan was to have the builder complete the house to carpentry fit off stage, changes to our work schedules meant it would have taken us a lot longer to complete and move back in to the house, thereby losing any cost benefit of completing the renovation ourselves.

The following costs do not include rental costs incurred while we moved out for six months or interest charges on the mortgage.

All prices stated here are in Australian Dollars.

Pre build costs

Note: The width of the house was deemed to be approximately 70mm too wide to fit within the building envelope for a 10m wide lot. This, and the changing Council guidelines over the renovation planning period resulted in higher certification costs.

As part of the planning stage we also engaged a colour consultant to ensure any building materials (such as the roof and window frames) blended in with the overall finished look of the house. It is a small outlay for a huge end impact.

Surveyors	Survey of one lot into two	1,815.00
Certifiers	Certification of the plans and final build	6,340.20
Engineers	Engineering of plans	2,180.00
Architect	Development of plans and on-going consultation during build	3,815.00
Colour Consultant	Colour selection for internal and external paint colours and kitchen and vanity colours	420.00
Titles Office	Registration fees for splitting block into two lots	310.73
Sub Total		14,880.93

Preparation

Note: The layout of the original house included a side verandah that had been enclosed to create an internal bathroom, sleep-out and office. This needed to be removed to allow the house to fit on one lot.

The lower section of the house had been enclosed with concrete blocks, the existing stumps were concrete and at one point the excavator found a second concrete slab laid under the main slab. The dumping costs of all this concrete contributed to most of the demolition costs in the third line.

Demolition	Demolition of side verandah including removal of part of roof.	7,480.00
House raise & slide	Raising house and sliding sideways and re-stumping	22,550.00
Demolition	Demolition of the concrete lower block work and dumping costs. Levelling & preparation of the site.	11,407.00
Sub Total		41,437.00

Roof

Note: there was no plan originally to replace the existing Decramastic roof as it was reasonably sound, however the edges of the cladding were damaged during the demolition of the side verandah.

Roof replacement	Replacement of the Decramastic roof with colorbond including new facia boards along side of house	17,520.00
Sub Total		17,520.00

Builders Stages

Note: the following amounts and stages do not necessarily indicate the cost of that stage. Rather, they reflect the amount paid after each of these stages were completed.

Deposit	On signing contract.	12,760.00
Base Stage	Stumps, bearers, joists and yellow tongue flooring & rear decking lower level.	51,040.00
Framing	Internal and external framework, bracing, wrapping the house in Sisalation, rough-in of plumbing & electrical	81,819.66
Enclosed	Cladding (timber weatherboards to match existing), installation of new windows and doors upstairs & down, replacement of old aluminium windows upstairs	76,560.00
Carpentry fit off	Cladding of internal walls with plaster downstairs, cladding of internal walls with VJ sheeting upstairs, hanging of internal doors, waterproofing of bathrooms	25,993.00
Practical completion	External steps, fitting new door handles on inside doors, plumbing and fan and light fitting installation, tiling in bathroom, kitchen, laundry and front deck	12,760.00
Variation 1	Internal staircase, plumbing items such as hot water cylinder and taps purchased by builder and additional work on facia	3,980.00
Variation 2	Supply & installation of underlay for vinyl upstairs and modification and installation of recycled lattice screening on upstairs rear deck.	2,926.00
Sub Total		267,838.66

Other major items arranged by builder

Note: These were items that were originally on the plan for the owners to complete.

Carport & concreting	Exposed concrete driveway, carport pad and side access path Timber and Colorbond carport including plumbing into storm water drains and wiring for power	21,825.00
Painting	Internal and external painting including preparation and gap filling old VJ boards and weatherboards, doors, handrails top and bottom front and rear decks. Sanding and finishing internal staircase and handrails in matt finish varnish. Supply of Resene paints	21,150.00
Sub Total		42,975.00

Fixtures and Fittings

Note: the items below were sourced and paid for by the owners. Savings were made on some items where there was no long term benefit in putting in a quality item such as the curtains and instead put the money towards designer items such as the rear privacy screen and a free-standing bath which have a greater impact on the overall perceived end value.

Items such as the air-conditioner are personal preference and have been added for additional comfort and rental expectation.

Doors	Front door with glass inset (920mm wide) and upstairs front verandah door with glass inset (640mm wide – non-standard)	1,798.60
Door keypad lock	Keyless entry set	247.00
Tiles	Floor and wall tiles for bathrooms and laundry, non-slip tiles for front verandah.	1,829.03
Tiles	Kitchen splash back tiles 300mm x 600mm	88.56
Light & fan fittings	Internal and external lights and fans	2,552.67
Floor coverings	Carpet for upstairs bedrooms, heavy duty vinyl for downstairs bedroom and living areas – loose laid upstairs and glued downstairs. Underlay for downstairs areas.	6,070.00
Joinery	Modifications of relocated existing kitchen including upgrading door handles, creation of additional cupboards and installation of new bench top. Manufacture and installation of made-to-measure wall-hung bathroom cabinets for bathrooms. Manufacture and installation of made-to-measure storage unit in walk in robe.	11,840.80
Bathroom, laundry & kitchen fixtures and fittings	All tap fittings for bathrooms, laundry & kitchen, laundry tub, designer bath, hand basins, toilet pans, and showerheads.	3,348.36
Shower screens	Supply and installation of semi-frameless glass shower screens for bathrooms	1,940.00
Wardrobes	Installation of made-to-measure wardrobes for bedrooms 3 and 4 including painted glass doors.	2,200.00
Privacy screens	Supply and installation of a made-to-measure designer privacy screen for rear deck – Aluminium, powder-coated. Supply and installation of made-to-measure Queenslander door breezeway inserts to owners design in powder coated aluminium.	3,778.50
Window furnishings	Curtain rails and blackout curtains for bedroom windows only.	513.00
General hardware	Hooks, screws, door stoppers, toilet roll holders and other minor items	109.81
Air-conditioning	7kw reverse cycle air conditioner for downstairs area	2,565.00
Sub Total		38,881.33

Total Renovation Cost	423,532.92
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