NICON BUILT

EIGHT

Hidden Costs

EIGHT HIDDEN COSTS

ONE

Site Acquisition.

Once a site in mind has been identified as a possible acquisition one needs to ascertain surrounding infrastructure and assets. Assets such as power poles, overhead power lines, trees, drains, pits, easements, street signs, water and gas pipes and meters just to name a few.

All of these assets may contribute to cost if they need to be removed or replaced. They may also be responsible for changing the desired building envelope, something lots of people in the past have realised after purchasing the land.

TWO

Architect vs Drafts Person.

Most Australians building a home engage either an Architect or Building designer to draw there plans. The cost between the two is significant, it is important to understand ones budget as Architectual services along with there designs are much higher. Having said that an Architectual designed home would have greater value. In our free consultation, we will help you decide what and who is the best option for you based on your budget and feasibility of your next project. A true fact is that 80% of designs never get off the studio floor as they do not reflect the clients construction budget.

THREE

Soil and Contour.

A soil test will be typically one of the first things required to be done before engaging and engineer. This test is undertaking by drilling bore holes within your property to a nominated depth. This test measures the classification of your soil and may indicate signs of bedrock. If you have rock or underperforming soil this will incur more cost relating to engineering measures.

A contour test surveys the land and gives detail as to the slope of the property. The greater the slope the more costly the build will be.

FOUR

Site Costs.

Site costs are a combination of your soil test and contours along with the surrounding assets and infrastructure mentioned above. However another important measure is accesability. Mostly forgotten in the design stage is how are we going to get this job done. For example, a concrete slab being excavated and poured on a vacant parcel of land in a big wide street, would be less costly than a concrete slab in a built up area behind an existing structure in a narrow one way street.

FIVE

Structual Costs.

A lot of time and effort is taken into selecting the appropriate Architect or draftsperson and an engineer is usually forgotten about. As is building plans, engineering plans are highly complex and many options can be adopted and have the same structural outcome. However the price can be a vast difference depending on the method and structural members mentioned in the plans. We take time in confirming that the engineering plans are the cheapest possible design without undermining the structural integrity of the build.

SIX

Bush Fire Attack and Flood Prone (SBO) Properties.

If you have or are building a new home in a very bushy or close to bush or a national park this will have different building application to comply with BAL requirements. These measures are put in place to make your home as safe as possible when being attacked by a bushfire.

This is usually implemented by Council or Melbourne water Authority. This incurs cost because the building design usually needs to comply with certain height requirements or other measures to eliminate your home from flooding.

SEVEN

Fees to Authorities.

On some builds were access is already tight, there might be further costs associated with road closures. These include council fees and a traffic management co-ordination plan. Council also charges many fees such as planning permit fee, road opening permit fee, landscaping fee, asset protection fee and bond. Other Authorities such as power and water also charge a fee for the assessment of new and proposed works.

EIGHT

Sustainability.

The Victorian Government and local Council's are really pushing the sustainability measures to be implemented in new homes and major renovations. Some measures such as an energy rating report highlights the bare minimum in sustainability. In this report, there is nominated values for insulation, nominated glass values and whether or not specific windows need to be double glazed pending orientation of a dwelling. A new home will need to have either a solar hot water unit or a specified water tank that reticulates water for flushing of toilets. Other measures that are on the rise are solar efficient homes and homes that are built with a low carbon foot print, this is calculated by carefully selecting each and every material used on the project.