

**BUILDER-LED PROJECT CLARITY**

Construction Feasibility & Budget Report

SAMPLE - fictional renovation and extension

1 Imaginary Example Lane, Fictional Test Suburb, NSW, 0000

INDICATIVE CONSTRUCTION BUDGET

\$310,000 - \$385,000

including GST

Based on the current concept design, project information and assumptions outlined in this report.

Prepared for Fictional Client A

9 October 2026

Your project at a glance

Client	Fictional Client A
Project type	Extension
Design stage	Early concept — fictional
Desktop construction feasibility	

Documentation reviewed

- Fictional concept plans - revision A
- Fictional submitted project brief

Feasibility outcome

Above target but potentially recoverable

The concept exceeds the preferred target. Review the extent of work with the designer before committing to further detailed documentation; the stated range remains indicative.

Your target construction budget	\$300,000
Your maximum construction budget	\$350,000

Budget inclusions nominated: Construction. Client budgets are preferences, not HB estimates.

Executive summary

The proposal combines work to the existing home with new construction. The assessment uses the currently described scope and concept assumptions.

Design development should focus on structural integration, the external envelope and retaining the client's core priorities. Confirming the existing conditions will help refine the budget before detailed documentation.

Our understanding of the scope

Project setup

Site setup, protection of retained areas and construction administration

Existing house & demolition

Selective demolition and new openings within the existing dwelling

Assumption: Extent of concealed work requires investigation.

Structural works & new construction

New extension framing, roof structure and weatherproof envelope

External envelope

New glazing and rear sliding doors to the proposed living space

Kitchen & joinery

Kitchen cabinetry, benchtops and nominated storage

Bathrooms & wet areas

Wet-area fitout including waterproofing and tiling

Internal works & other scope

Flooring, internal carpentry and painting within the agreed work area

Services

New kitchen and wet-area connections, subject to service inspection

Altered circuits, standard lighting and ventilation for the new work

External works

Access make-good and a modest rear deck

Construction budget

Indicative package allowances including GST. The approved overall range reflects the builder's judgement; rounded package figures are not a fixed-price quotation.

Concept A

Preliminaries & site establishment	\$22,000 - \$27,000
Demolition & structural alterations	\$26,000 - \$35,000
Framing & building envelope	\$70,000 - \$84,000
Windows & external doors	\$32,000 - \$39,000
Plumbing & drainage	\$21,000 - \$27,000
Electrical & ventilation	\$24,000 - \$29,000
Kitchen & joinery	\$35,000 - \$43,000
Bathrooms & wet areas	\$30,000 - \$38,000
Internal finishes	\$32,000 - \$40,000
External works	\$18,000 - \$23,000
Calculated construction package range	\$310,000 - \$385,000
Approved overall feasibility range	\$310,000 - \$385,000

Cost drivers & current uncertainties

The framing, external envelope and kitchen allowances form a substantial part of this budget. Retaining the existing roof junction and limiting new openings should be investigated before reducing finishes.

Major cost drivers

Existing-building integration and the extent of structural work are the principal cost drivers.

Builder explanation of current risks

Inspect the existing structure and drainage before fixing the extension layout. Concealed defects remain unknown; the concept allowance is not confirmation that those conditions are satisfactory.

Assumption

Existing footing suitability needs confirmation.

Subject to confirmation / further investigation.

Where the budget is concentrated

Largest package midpoints shown for comparison only; the ranges above remain the assessment.

Framing & building envelope

Kitchen & joinery

Internal finishes

Windows & external doors

Bathrooms & wet areas

Your next design stage

Recommended design budget

Target construction budget	\$300,000
Recommended contingency	\$30,000
Maximum construction envelope	\$350,000

Use the target for design decisions and preserve contingency for the current information gaps. Investigations may require changes to the brief before detailed pricing.

Contingency protects the overall budget against the identified design and site uncertainties. It is not guaranteed expenditure, an estimating-error allowance or money set aside for upgrades. Do not add it again where the same allowance is already included in the construction range.

Builder Design Brief

Priorities to preserve

Preserve accessibility

Areas to control

Glazing and roof geometry

Further investigation

Existing structure

Recommended next steps

1. Review the concept and budget with the designer.
2. Confirm the existing structure, services and access constraints.
3. Refine selections and scope around the recommended design budget.
4. Discuss the next pre-construction stage with Hemmens Building.

Assessment conditions & next steps

Feasibility conditions

This is an indicative concept-stage construction feasibility assessment, not a fixed-price quotation, construction contract or offer capable of acceptance.

Figures reflect the current design, information, specifically identified inclusions and assumptions. Items not specifically included or allowed for are excluded.

Design development, engineering, selections, site and existing-building conditions, supplier/subcontractor pricing and approvals or statutory requirements may change scope and cost.

Unknown latent conditions are excluded unless specifically allowed for. Further investigation may be required before reliable detailed pricing is possible.

Potential savings are separate scenarios, subject to investigation and confirmation. They are not guaranteed and are not automatically deducted from the base budget.

Structural adequacy, waterproofing, weatherproofing, drainage, safety and required compliance must be preserved when considering changes.

Current as at the report date

Review this feasibility within 30 days of the report date, or sooner if the design, information or market conditions change. This review period does not lock construction prices.

Continue with Hemmens Building

Hemmens Building can remain involved as the design develops, providing builder input, buildability review and construction-budget guidance before preparing a detailed estimate from completed documentation.

Discuss Pre-Construction

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