



**PRESTON & SONS**  
CONSTRUCTION PTY LTD

# The 11 “Hidden” Planning Costs

## These could increase your build cost by thousands...

The 11 Planning Costs many Builders don't tell you about and simply surprise you with after supplying you with a cheaper quote to build your dream home.

There are many associated costs that are not always disclosed when pricing is discussed for building a new home. For example, the array of display homes from the different building companies give you a price to build the exact home to their unaltered plans, but this price is only the building price... it doesn't normally include any of the 9 hidden planning costs discussed on the next pages. These are simply viewed as “extras” for many building companies.

At Preston & Sons we believe in full disclosure and hide nothing.

### Hidden Cost 1

## Land Survey

If your block of land is on a rural site you will need to acquire a survey of the land. While this is essential and provided by all builders, Preston and Sons are able to provide a 3d model and site plan for your home position to enable you to “see” where the best place is to build on your block ensuring the best possible use of your land. Your price for this is (\$1500)

### Hidden Cost 2

## Ground composition report

Knowing the composition of the ground you are planning to build on is essential to allow for effective drainage and effluent management and the structural integrity of your design. A Geotechnical engineer is required to create the report on the geotechnical aspect of the ground composition on your block and the price for this report range from \$1000-\$2000.

### Hidden Cost 3

## Flood study

Many areas in Kangaroo Valley and low lying areas such as Nowra are subject to a flood study by Council. The study will take into account the type of building, the regularity of flooding in the area and the lay of the land. These prices range from \$1500 and are only truly attainable through the study and its extent.



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#### **Hidden Cost 4**

## **BPA (Bushfire Protection Assessment)**

The fire rating plan is available for viewing on the council website and will help you determine the class of bushfire protection zone your site is in. When the class is determined, the assessment will be submitted with your D.A. The price for this report is approximately \$500.

#### **Hidden Cost 5**

## **BASIX report**

The Building And Sustainability Index is a report that determines the energy and water consumption levels of your proposed home and is an essential part of your building plan to be submitted to council for approval. The report seeks to lower running costs of your home and lower your carbon footprint on the environment. The price of a Basix report is \$500 - \$700.

#### **Hidden Cost 6**

## **Specific Colour Board**

In some areas, Council may require a colour sample board for the finished exterior of your house to ensure that it complies with the environmental requirements of the area. If your chosen area to build does have this requirement, Preston and Sons can provide this report for council if your colour information is known as a complimentary service that other charge for.

#### **Hidden Cost 7**

## **Landscaping plan**

Some councils require landscaping plans to be submitted prior to building approval. If landscaping plans are required for council, these are lodged with the DA. The price for this starts at \$400 and can go up from there.

#### **Hidden Cost 8**

## **Council DA Fee**

A Development Application (DA) is the process which your building approval application will need to pass before building work can commence. The costs for Council DA's are related to the size and scale of the project to be undertaken. The price ranges from \$500 up to \$3500.



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### **Hidden Cost 9**

## Construction Certificate Fee's

After the project passes through DA it needs to obtain a Construction Certificate and this can be done with Council or a private certifier. This price can vary from \$500 - \$3000

### **Hidden Cost 10**

## Building Services Corporation Long Service Levy

The long service levy is a fee that must be paid to the Building Services Corporation for all constructions that not many people know about. The fee is currently 0.35% of the project value and the Construction Certificate is only released when this is paid.

### **Hidden Cost 11**

## Drawings and other Professional fees

In the design process you have drawings and architects or drafts people engaged to provide a visual concept and building plan to transform your ideas and desires into reality.

Preston and Sons currently have several different standard designs available for building which can be modified if required to save you costs in this area.

The drawing fees if you wish to choose one will vary depending on the floor plan design and layout. Preston and Sons will produce a proposal for the fees that are applicable for any of the above services if you require us to carry them out as well as Drawing and any Professional fees required.



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## With Preston & Sons building your home, you can sit back and relax while we take care of it all for you with **NO Hidden Surprises!**

To help you navigate the maze of building design choices, the steps required by the individual councils to gain building approval and the various fees along the way, Preston and Sons offer a complete service where we look after it all for you!

This allows you to avoid the hassle and stress associated with dealing with numerous Individual contractors or consultants and gives you the convenience of having one point of contact throughout your building experience.

With Preston & Sons, you have a range of house designs to choose from that can be changed or modified to meet your individual needs and reliable, experienced builders working on your home to ensure you enjoy a stress free building experience where all you need to do is plan where your furniture is going to go when you move in!

To see how easily your dream home can become a reality, without any hidden surprises, contact Richard on 0401 738 958.