

## Residential Valuer Replacement Cost Estimate Report

Date of estimate: 02/10/2009

### Room Factors

Room	Area m2
Bathroom 1	9.00
Kitchen 1	15.00
Laundry 1	9.00
Bedroom 1	24.00
Bedroom 2	15.00
Bedroom 3	15.00
Separate toilet 1	2.00
Dining room	20.00
Entry or foyer	12.00
Family room	20.00
Living or lounge	20.00
Study	15.00
Linen closet	1.08
Wardrobes - built-in	5.40
Circulation space and non usable area	31.02
<b>Total area of Building</b>	<b>213.50</b>

### Building Factors

Period	Contemporary (1960 - Present)
Standard	Average
Slope	Flat
Storeys	1
Ground Floor	Concrete - on ground
Walls	Brick veneer
Roof	Pitched - concrete tiles
Ceiling	2.4 metres
Driveway	Size: 30m2
Pergola 1	Size: 12m2
Linen Closet	2
Dishwasher	Yes
Smoke Detection System	Yes
Ceiling Fans	2
Wardrobe(s) (Built In)	3
Fencing	Average
Paving	Average
Retaining Walls	Average
Rainwater Tank	1

### ***Insurance Replacement Cost Estimate***

Building Cost	\$252,507
Professional Fees	\$18,703
Demolition Costs	\$17,020
Sub Total	\$288,230
GST	\$28,823
<b>TOTAL</b>	<b>\$317,052</b>

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