

# PROJECT BUDGET 预算样本

2018.05.09

<b>Client Name</b>	888 Sample Ave, North York
<b>Square Footage</b>	4000
<b>Model</b>	Custom Home
<b>Lot Size</b>	50*132ft

<b>Total Cost</b>	<b>\$989,200.00</b>
Total Hard Cost	\$787,500.00
Total Soft Cost	\$201,700.00
<b>Cost per/sqft (Hard only)</b>	<b>\$196.88</b>
<b>Cost per/sqft (All included)</b>	<b>\$ 247.30</b>

Hard Costs	
Building Permit	\$ 10,000.00
Excavation/Remo	\$ 26,000.00
Backfill & Rough Grade	
Final Grade	
Poured Basement	\$ 45,000.00
Basement Wrap	\$ 800.00
Hydro Service	
Structural Steel	\$ 3,500.00
Welding	\$ 700.00
Basement Windows	
Lumber	\$ 50,000.00
Trusses	\$ 50,000.00
Framing Carpenter	\$ 45,000.00
Sand & Screw	\$ 1,000.00
Windows & Doors	\$ 28,000.00
Patio Doors	
Roofing	\$ 20,000.00
Metal Work	\$ 5,000.00
Stairs	\$ 8,000.00
Concrete & Drain	\$ 15,000.00
Masonry	\$ 80,000.00
Stucco	
Custom Precast	\$ 10,000.00
Plumbing	\$ 25,000.00
Fireplace	\$ 10,000.00
Heating	\$ 15,000.00
Electrical	\$ 26,000.00
Vac/Tel/Cable/SecTY	\$ 12,000.00
Insulation & Board	\$ 40,000.00
Foam Insulation	
Garage Doors	\$ 5,000.00
Interior Trim	\$ 25,000.00
Mirrored Doors	
Mirrors & Shower Door	\$ 7,000.00
Railings Int & Ext.	\$ 12,000.00
Painting	\$ 20,000.00
Floor & Wall Tile	\$ 20,000.00
Cabinets	\$ 60,000.00
Carpet	\$ 2,000.00
Hardwood	\$ 30,000.00
Caulking	\$ 1,000.00
Cleaning	\$ 2,000.00
Sod	\$ 5,000.00
Slabs & Steps	
Driveway- Stone	\$ 10,000.00
-Paving	
Appliances	\$ 20,000.00
Granite	\$ 15,000.00
Cornice Mouldings	\$ 7,500.00
Electrical Fixtures	\$ 10,000.00
Contingency	\$ 10,000.00
<b>Total Hard Costs</b>	<b>\$ 787,500.00</b>

Site Overheads	
Superintendent	
Site Clerk	
Labour	\$ 5,000.00
Temporary Power	\$ 3,000.00
Telephone	
Cell Phone	
Enbridge (Less Rebate)	
Propane - Heaters	
- Fuel	
Trucks -Lease	
- Gas & MTNE	
Site Office	
Site Toilets	\$ 1,500.00
Safety	
Small Tools & Supplies	
Rentals - Fence	\$ 2,000.00
Dump Boxes	\$ 3,000.00
Street Cleaning	
Rubber Tire	
Damages & Repairs	
Theft & Vandalism	\$ 2,000.00
Security	
Service Connections	\$ 25,000.00
Temporary Stairs	
Grading Repairs	
Road & Curb Damages	
<b>Total Site Overhead</b>	<b>\$ 41,500.00</b>

Site Conditions	
Storm sewer repair	
Rebar	\$ 2,000.00
Concrete - Footings	
-Base	
-Pumping	
Stone/Sand Fill	
Import/Export Fill	
Brick Veneer	
Walk out & Look Out	
Decks	\$ 5,000.00
Side & rear Upgrades	
Fences	\$ 5,000.00
Tree removal	\$ 3,000.00
Air Conditioning	
<b>Total Site Conditions</b>	<b>\$ 15,000.00</b>

Fees	
Architect - Design	\$ 12,000.00
- Siting	
Architect Control	
comm/omb	
Grading Certification	\$ 600.00
Engineer - Geotech	\$ 600.00
- Structural	\$ 3,500.00
- Acoustical	
Surveyor	\$ 3,200.00
Printing	\$ 300.00
Exterior Colours	
Development Costs	
Accounting/bookeeping	
Project Management Fee	\$ 120,000.00
<b>Total Fees</b>	<b>\$ 140,200.00</b>

Costs-Finance, Tax, Sale	
Taxes During Construction	\$ -
Construction Financing	
Insurance	\$ 5,000.00
Legal- Land Purchase	
- House Closing	
Office Overhead	
Management Fees	
Sales- Marketing	
- Advertising	
-Signage	
-Brochures	
-Commission	
Co-Broker	
Referral Fee	
Sales Office	
-Design & Const	
-Interior Displays	
-Furniture	
-Landscaping	
-Supplies	
-Telephone	
-Utilities	
-Mtne & Cleaning	
Developer Rebate	
Sales Incentive	
Land Transfer Tax	
Contingency	
<b>Total Soft Costs</b>	<b>\$ 5,000.00</b>

Notes	
Basement	Finished
Landscaping	Basic Level
Driveway	Concrete/Brick
Electrical Fixtures	Basic Level

Winter Works	
Heated Concrete	
Tenting	
Straw	
Ripping Frost	
Additional Labour	
<b>Total Winter Works</b>	<b>\$ -</b>