



Addendum to Allam Submission – Cost Implications of the 2.7m Ceiling Height Control

7 July 2017

Allam Property Group have analysed two of the house designs we currently offer in Greenfields estates in Western Sydney. We argue that the 2.7 m ceiling heights for living areas can add between \$ 6,323 and \$11,534 to the cost of a home. It is therefore almost negating the cost benefit of early commencement of the housing construction, after the cost of product redesign are considered.

Ceiling heights requirement – our analysis of common designs is as follows:

- **Single storey house design** – 2.7 m ceiling height requirement adds \$9,225 Incl GST
- **Two storey house design** with living area on first floor
- 2.7 m ceiling height requirement adds \$11,534 Incl GST if both floors need to be 2.7 m in height,
- And \$6,323 if ground floor only.

This analysis does take into consideration the additional design costs of amending the housing product range to meet this specific control in Greenfields release areas where we would intend to utilise the Code SEPP.

A more general comment is that home builders are burdened already redesigning their product ranges to meet new BASIX 2017 requirements and recent BCA amendments. The Greenfields Code would require new designs where builders sought to comply with the 2.7 m ceiling heights.

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