



**STRATHFIELD CITY COUNCIL SECTION 94A DEVELOPMENT CONTRIBUTION PLAN FOR REGISTERES QS
DETAILED COST FOR DEVELOPMENTS UNDER \$500,000**

APPLICATION DETAILS

DEVELOPMENT APPLICATION No.

COMPLYING DEVELOPMENT CERTIFICATE APPLICATION No.

CONSTRUCTION CERTIFICATE No./DATE:

APPLICANT'S DETAILS

NAME: Hakim & HAMZAH

APPLICANT'S ADDRESS: P O BOX 5571 Chullora Market Place.

DEVELOPMENT DESCRIPTION: CHANGE OF USE AND ALTERATION AND ADDITIONS

DEVELOPMENT ADDRESS: 23-25 ROBERST RD GREENACRE NSW 2190

ANALYSIS OF DEVELOPMENT COSTS:

Gross Floor Area – EX Building	m2	388.70
Gross Floor Area- Garage	m2	00.00
Total Site Area-	m2	777.40
Total Car Parking space	0	
Total Development costs		\$478,223.90
Total construction costs		\$413,568.00
Total GST		\$43,474.90

**STRATHFIELD COUNCIL
RECEIVED**

**DA2021.40
04 March 2021**

Declaration

I certify that I have:

- Inspected the plans the subject of the application for development consent or construction certificate
- Calculated the development costs in accordance with the definition of development costs in clause 25J of the Environmental Planning and Assessment Regulation 2000 at current prices
- Measured Gross Floor Areas in accordance with the Method of Measurement of Building Areas in the AIQS Cost Management Manual Volume 1, Appendix A2
- Included GST in the calculation of development cost

**MAHMOUD DAKARMANJI BBCM, BBCE
MANAGING DIRECTOR**
Signature:..........Date: 13/12/20
AIQS 20904
Bachelor of Building Construction Management
and Building Construction Economics

COST SUMMARY

cde	Description	%	Cost M2 (\$)	Total (s)
AR	Demolition	0.95	\$11.00	\$3,949.00
XP	Site Preperation	0.61	\$7.00	\$2,513.00
SB	Substructure	1.13	\$13.00	\$4,667.00
CL	Columns	0.69	\$8.00	\$2,872.00
UF	Upper floors	5.12	\$59.00	\$21,181.00
SC	Staircases	0.00	\$0.00	\$0.00
RF	Roof(repair)	5.78	\$7.00	\$2,513.00
EW	External Walls (repair)	1.04	\$12.00	\$4,308.00
WW	Windows	1.05	\$14.00	\$5,026.00
ED	External Doors	1.22	\$33.00	\$11,847.00
NW	Internal Walls	4.86	\$56.00	\$20,104.00
ND	Internal Doors	0.95	\$11.00	\$3,949.00
WF	Wall Finishes	3.82	\$44.00	\$15,796.00
FF	Floor Finishes	4.77	\$55.00	\$19,745.00
CF	Ceiling Finishes	4.25	\$49.00	\$17,591.00
FT	Fitments	29.95	\$345.00	\$123,855.00
PB	Hydraulic Services	5.12	\$59.00	\$21,181.00
AC	Mechanical Serivces, Aircondition	2.52	\$29.00	\$10,411.00
FP	Fire Services	1.82	\$21.00	\$7,539.00
LP	Electrical Services	5.56	\$64.00	\$22,976.00
TS	Transportation services	0.00	\$0.00	\$0.00
SS	Special Services	0.61	\$7.00	\$2,513.00
XR/XN	Siteworks	2.43	\$28.00	\$10,052.00
XL	Landscaping and improvements	1.56	\$18.00	\$6,462.00
BM	Builder Margin	13.02	\$150.00	\$53,850.00
PR	Preliminaries	4.51	\$52.00	\$18,668.00
18	Sub-total		\$1,152.00	\$413,568.00
20	Total Construction Costs	100.00	\$1,152.00	\$413,568.00
21	Consultant Fees	1.80	\$59.00	\$21,181.00
22	Other related development costs	0.00		
23	TOTAL DEVELOPMENT COST (EX INC)			\$434,749.00
24	Goods and Services Tax	10.00		\$43,474.90
25	TOTAL DEVELOPMENT COST (GST INC)			\$478,223.90

NOTES

3.1 Schedule of Quantities Please note that the below quantities are estimates only and should not be construed to be exact quantities.

3.2 Mark Ups & Allowances No provision for Escalation has been included. Prices and rates throughout are held to include all labour, materials, workshop drawings, waste plant & equipment. The rates in this document are estimated and have NOT been confirmed by Suppliers or Subcontractors unless otherwise noted.

3.3 Preliminaries Preliminaries covers on-site costs not applicable to any particular trade and include site personnel, non-productive labour, site accommodation, scaffolding, waste bins, and plant hire etc. Any estimated percentage may vary subject to the type of builder contracted.

3.4 Overheads / Margin Overheads & Profit Margin: Covers off-site overheads and builder's profit. This percentage may vary subject to the builder contracted. Our estimate has been prepared on a Developer/Builder procurement allowing for reduced preliminaries and margin.

3.5 Exclusions

- a) Land Costs
- b) Finance Costs
- c) Legal Fees
- d) Electrical Sub-Station
- e) Sydney Water Amplification Costs
- f) Escalation Costs
- g) Loose furniture & equipment
- h) Site Remediation Costs
- i) Works Outside Boundary
- j) Authority Fees

3.6 Disclaimer

This estimate has been prepared for the purpose of providing an indicative development budget suitable for the purpose of a DA submission to Council and for no other purpose. This report has been prepared for the exclusive use of the Customer and Council and should not be relied upon by any other third party for any other purpose. Property & Building Assessments Pty Ltd (PBA) does not accept any contractual, tortious or other form of liability for any consequences, loss or damage which may arise as a result of any other person acting upon or using this report. PBA reserves the right to revise this report upon review of any additional information. PBA and its employees have no association with the parties concerned nor share any interest in the proposed development, thus eliminating any conflict of interest. No structural drawings were available at the time of this report. Assumptions have been made on professional judgment. Our estimate summary has been prepared on an elemental basis and is subject to final structural drawings and specifications.