

REGISTERED* QUANTITY SURVEYOR'S DETAILED COST REPORT

STRATHFIELD COUNCIL

Section 7.11 Development Contribution Plan

Development costs in excess of \$500,000

APPLICATION DETAILS:

Development Application No.:

Complying Development Certificate Application No.:

Construction Certificate No.:

PROPERTY ADDRESS:

45 Meredith Street STRATHFIELD, NSW

PROJECT DESCRIPTION:

Proposed 2 Storey Dwelling + Basement + Pool

**STRATHFIELD COUNCIL
RECEIVED**

**DA2022.03
24 January 2022**

APPLICANTS DETAILS:

Name (or Company Name ACN):

Postal Address:

Phone.:

Email:

ANALYSIS OF DEVELOPMENT COSTS

<u>Item</u>		
Gross Floor Area – Residential:	m ²	404.00
Gross Floor Area – Basement:	m ²	239.00
Gross Floor Area – Other:	m ²	
Site Area:	m ²	675.30
Total Car Parking Spaces:		2
Total Development Costs:	\$	1,439,885.18 <i>(incl. GST & Professional Fees)</i>
Total Construction Costs:	\$	1,418,606.09 <i>(incl. GST)</i>
Total GST:	\$	130,898.65

DECLARATION:

I certify that I have:

- ✓ Inspected the plans the subject of the application for development consent;
- ✓ Prepared an elemental estimate in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors
- ✓ Calculated the development costs in accordance with the definition of development costs in clause 25J of the Environmental Planning & Assessment Regulation at current prices;
- ✓ Included GST in the calculation of development costs; and
- ✓ Measured the Gross Floor Area in accordance with the Method of Measurement of Building Areas in the AIQS Cost Management Manual.



Approved for issue by: _____

Name: Angelo Antidormi

Position & Qualifications: Director – MAIQS, CQS - AIQS Reg. No. 6901

Date: 12th January 2022

2.0 ELEMENTAL COST ESTIMATE SUMMARY

Trade Description	% Job	Cost \$/m2	\$ Total
Preliminaries	5.42%	\$ 173.02	\$ 69,898.59
Demolition	0.96%	\$ 30.64	\$ 12,380.56
Site Preparation	0.39%	\$ 12.45	\$ 5,029.60
Substructure			
Excavation	3.42%	\$ 109.17	\$ 44,105.75
Footings, Basement & Ground Floor Slab	21.96%	\$ 701.00	\$ 283,205.36
Superstructure			
Columns	0.42%	\$ 13.41	\$ 5,416.50
Upper Floors	6.95%	\$ 221.86	\$ 89,630.11
Staircases	0.70%	\$ 22.35	\$ 9,027.49
Roofs	4.48%	\$ 143.01	\$ 57,775.96
External Walls	11.15%	\$ 355.93	\$ 143,795.07
Windows and Screens	3.20%	\$ 102.15	\$ 41,268.54
External Doors	0.28%	\$ 8.94	\$ 3,611.00
Internal Walls & Screens	1.75%	\$ 55.86	\$ 22,568.73
Internal Doors	0.60%	\$ 19.15	\$ 7,737.85
Finishes			
Wall Finishes	5.59%	\$ 178.44	\$ 72,090.98
Floor Finishes	5.50%	\$ 175.57	\$ 70,930.30
Ceiling Finishes	1.72%	\$ 54.91	\$ 22,181.84
Fittings			
Fitments	8.14%	\$ 259.84	\$ 104,976.85
Services			
Hydraulic Services	2.28%	\$ 72.78	\$ 29,403.84
Mechanical	1.29%	\$ 41.18	\$ 16,636.38
Fire Protection	0.10%	\$ 3.19	\$ 1,289.64
Electrical Services	2.22%	\$ 70.87	\$ 28,630.05
Transportation Services	3.08%	\$ 98.32	\$ 39,720.97
External Works			
Driveways, Footpaths, Paved Areas	2.66%	\$ 84.91	\$ 34,304.47
Boundary Walls, Fencing, Gates	0.58%	\$ 18.51	\$ 7,479.92
Landscaping, Swimming Pool and Improvements	5.16%	\$ 164.72	\$ 66,545.52
Subtotal (Trade Items)	100.00%	\$ 3,192.18	\$ 1,289,641.90
Contingency	0.00%	\$ -	\$ -
Professional Fees	1.50%	\$ 47.88	\$ 19,344.63
Other Related Development Costs	0.00%	\$ -	\$ -
Sub-Total (Excluding GST)		\$ 3,240.07	\$ 1,308,986.53
G.S.T			\$ 130,898.65
Total		\$ 3,564.07	\$ 1,439,885.18

3.0 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.