

REGISTERED QUANTITY SURVEYORS DETAILED COST REPORT

Date	24/08/2021	Revision	00	DCR21.0065
Distribution	Developer Entity Pty Ltd	Email		

INTRODUCTION

Purpose

This report is prepared for the sole purpose of providing a proposed cost of development to accompany the DA submission to the consent authority to enable to provision of the Section 7.12 levy (formerly section 94A levy) in accordance with Clause 25J Section 7.12 levy of the Environmental Planning and Assessment Regulation 2000.

Limitations

- ▣ This report is limited to the consent authority named here within.
- ▣ The proposed cost of development is limited for development to accompany the DA submission to the consent authority to enable to provision of the Section 7.12 levy (formerly section 94A levy) only. It is not to be used for sales, marketing, nor by bank/financial institutions, the Long Service Levy Corporation, and the likes.
- ▣ The proposed cost of development is limited to the analysis of the limited drawings furnished at the time of compiling this report. The proposed cost of development is subject to change once all consultant documentation and design development has been finalised following development consent.
- ▣ The proposed cost of development is also limited to the assumed Schedule of Finishes. They are subject to change once the schedule of finishes becomes fixed.

PROJECT DESCRIPTION

Address	33 Mackenzie Street, Homebush NSW 2140			
Consent Authority	Strathfield Municipal Council	Building Type	Multi-residential	Ancillary Features
Unit Breakdown		Key Features		
4-bed	1	Lifts	1	
4-bed + study	2	Basements	1	
3-bed + study	1	Storeys above ground level	3	
		Total storeys	4	
		Car Parking Lot Breakdown		
		Basement	8	
Total	4	Total	8	

Finishes

The finishes included are assumed to be consistent with the area context and market average within the Sydney region. The finishes are considered typically as good quality and suitable for the subject proposal. They are subject to change once the schedule of finishes become fixed.

BASIS OF REPORT

This report is based on the assessment of the following received documents:

Architectural Drawings	Prepared by	Ross Hoieson Architects	Drawing numbers	0001 - 701
	Revision	DA	Dated	18/08/2021
Survey Plan	Prepared by	W. Buxton Pty Ltd	Drawing numbers	205494
	Revision	-	Dated	1/06/2021

AREAS			
Area	Square meters	Notes	
Site Area	697	As per drawings provided	
NRA	0	NRA: Net Rentable Area. Commerical only	
FECA	488	FECA: Fully Enclosed Covered Areas	
UCA	125	UCA: Unenclosed Covered Area	
GFA	613	GFA: Gross Floor Area	
CPA	453	CPA: Car Parking Area	
UTA	408	UTA: Unenclosed Trafficable Area	
BA	1,473	BA: Building Area. The sum of the GFA, CPA and UTA.	
ELEMENTAL SUMMARY			
Code	Trade	%	Total (\$)
01 SB	Substructure	15.0%	\$ 250,909
03 UF	Superstructure	16.0%	\$ 267,636
05 RF	Roofs + Skylights	4.2%	\$ 70,255
06 EW	External Walls + Claddings	6.0%	\$ 100,364
07 WW	Windows	3.0%	\$ 50,182
08 ED	External Doors	0.6%	\$ 10,036
09 NW	Internal Walls	5.0%	\$ 83,636
11 ND	Internal Doors	1.5%	\$ 25,091
12 WF	Wall Finishes	4.8%	\$ 80,291
13 FF	Floor Finishes	3.4%	\$ 56,873
14 CF	Ceiling Finishes	3.0%	\$ 50,182
15 FT	Fit-out/Fitments	6.0%	\$ 100,364
17 SF	Plumbing	4.0%	\$ 66,909
22 VE	Mechanical Services	2.0%	\$ 33,455
25 FP	Fire Services	1.0%	\$ 16,727
26 LP	Electrical and Telecommunications Services	4.0%	\$ 66,909
27 CM	Transportation e.g. lifts	3.0%	\$ 50,182
32 XP	Demolition/Site Preparation	2.0%	\$ 33,455
34 XN	Council Works	0.5%	\$ 8,364
36 XL	Landscaping/Improvements/incl. Boundary Walls, Fencing, Gates	4.0%	\$ 66,909
00 PR	Preliminaries incl. Builder's Margin	8.0%	\$ 133,818
	Construction Cost (excl. GST)		\$ 1,622,545
46 YY	Professional Fees	3.0%	\$ 50,182
	Capital Investment Value (CIV)	100.00%	\$ 1,672,727
	GST	10.0%	\$ 167,273
	Proposed Cost of Development (Section 7.12 levy)		\$ 1,840,000

DEFINITIONS		
Code	Trade	Includes
01 SB	Substructure	Footings, underpinning, foundation works, bulk excavation, basement slabs, basement walls, and the likes.
03 UF	Superstructure	Loadbearing framework, such as floor slabs, floor framing, columns, stairs, and the likes.
05 RF	Roof	Roof slabs, roof planterboxes, roof framing, roof cladding, rain water goods, skylights, and the likes.
06 EW	External Walls	External enclosing walls above ground level and finishes such as louvres, cladding, screens, sunhoods, their associated systems, and the likes.
07 WW	Windows	All windows and sliding doors, including all openings in the external walls for the purpose of ventilation and light.
08 ED	External Doors	All doors in the external walls, such as garage doors, entry doors, natural fire egress doors, and the likes.
09 NW	Internal Walls	All internal walls, such as partitions, dividers, screens, and the likes.
11 ND	Internal Doors	Doors, hatches and other openings in internal walls, partitions, and screens.
12 WF	Wall Finishes	Preparatory work and finishes to surfaces of walls and other vertical surfaces internally, all applied finishes, such as render, tiles, paint, signage, and the likes.
13 FF	Floor Finishes	Preparatory work and finishes to internal floor surfaces, such as, tiles, carpet, vinyl, toppings, tactiles, nosings, skirtings, and the likes.
14 CF	Ceiling Finishes	Preparatory work and finishes to internal ceiling surfaces, such as false ceilings, finishes, suspended ceilings, bulkheads, pelmets, paint, hatches, and the likes.
15 FT	Fit-out/Fitments	Fittings, joinery, Prime Cost (PC) items, appliances, and the likes.
17 SF	Plumbing	Sanitary, water and hydraulic installations, such as sewer diversion, encasement, stormwater easement, and the likes.
22 VE	Mechanical Services	Mechanical installations, such as air conditioning, mechanical exhaust, mechanical ventilation, and the likes.
25 FP	Fire Services	Fire proofing systems, fire fighting installations, lightning protection installations, such as fire alarms, smoke alarms, fire exits, hydrant, fire hose reels, extinguishers, fire splay, fire check, fire screens, fire drenchers, and the likes.
26 LP	Electrical and Telecommunications Services	Electrical sources and mains, power distribution, electric light distribution and fittings, such as lights, substation, NBN, phones, intercoms, power lines, and the likes.
27 CM	Transportation e.g. lifts	Lifts, hoists, escalators, moving pavements, stair lifts, conveyors, cranes, and the likes.
32 XP	Demolition/Site Preparation	Demolition, site preparation, clearance, asbestos, contamination, and the likes.
34 XN	Council Works	Driveways, council works, and the likes.
36 XL	Landscaping/Improvements incl. Boundary Walls, Fencing, Gates	Planting, hard and soft landscaping, fences, retaining walls, footpaths, swimming pools, cabanas, gates, and the likes.
00 PR	Preliminaries incl. Builder's Margin	Builders overheads.
46 YY	Professional Fees	Development Application (DA), Construction Certificate (CC), tender, and construction fees associated with consultants excluding authorities fees.
Note:		
For further information please refer to the Elemental Standard Form of Cost Analysis. https://www.rics.org/globalassets/rics-website/media/products/data-products/bcis-construction/bcis-elemental-standard-form-cost-analysis-4th-nrm-edition-2012.pdf		

DISCLAIMER

This report has been prepared for the sole purpose of providing an indicative cost of development to accompany DA submission to the consent authority named here within, in accordance with the relevant regulations. Archi-QS Pty Limited, its agents, and employees are not liable to any person for any damage or loss, which has occurred or may occur in relation to that person taking, or not taking action in respect of any representation, statement, opinion or advice referred to above.

METHODOLOGY

Council Regulation: Detailed Cost Report

The proposed cost of development is prepared in keeping with the requirements of the consenting authority for the subject proposal. We confirm that the assessment has been provided by a certified quantity surveyor whom has the training, study and experience to provide such advice as per the consent authority's requirements.

State Regulation: CIV

The Capital Investment Value (CIV) is in accordance with NSW Planning Circular PS 10-008. It includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment.

The following costs and expenses are excluded in accordance with the regulation:

- a) Amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 6 or 6A of Part 4 of the Environmental Planning and Assessment Act or a planning agreement under that Division;
- b) Costs relating to any part of the development or project that is the subject of a separate development consent or project approval;
- c) Land costs (including any costs of marketing and selling land);
- d) GST (as defined by A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth).

State Regulation: Section 7.12 levy

The Proposed Cost of Development (Section 7.12 levy) is in accordance with Clause 25J of the Environmental Planning and Assessment Regulation 2000. Please note that the Section 7.12 levy was formerly Section 94A levy (the Act was updated on 1 March 2018). It is calculated by adding up all the costs and expenses that have been or are to be incurred by the applicant in carrying out the development, in accordance with the Act.

The proposed cost of carrying out development may be adjusted before payment, in accordance with a contributions plan, to reflect quarterly or annual variations to readily accessible index figures adopted by the plan (such as a Consumer Price Index) between the date the proposed cost was determined by the consent authority and the date the levy is required to be paid.

The following costs and expenses are excluded in accordance with the Act:

- a) The cost of the land on which the development is to be carried out,
- b) The costs of any repairs to any building or works on the land that are to be retained in connection with the development,
- c) The costs associated with marketing or financing the development (including interest on any loans),
- d) The costs associated with legal work carried out or to be carried out in connection with the development,
- e) Project management costs associated with the development,
- f) The cost of building insurance in respect of the development,
- g) The costs of loose fittings and furnishings, including any refitting or refurbishing, associated with the development (except where the development involves an enlargement, expansion or intensification of a current use of land),
- h) The costs of commercial stock inventory,
- i) Any taxes, levies or charges (other than GST) paid or payable in connection with the development by or under any law,
- j) The costs of enabling access by disabled persons in respect of the development,
- k) The costs of energy and water efficiency measures associated with the development,
- l) The cost of any development that is provided as affordable housing,
- m) The costs of any development that is the adaptive reuse of a heritage item.

COUNCIL FORM

The council form has been completed and signed off by our Samuel Star, AAIQS, CQS and is attached below.

Attachment 2: Registered Quantity Surveyor's Detailed Cost Report

[Development cost of \$200,001 or more]

DA Number: _____ Date: 24/08/2021

Applicant's name: _____ Development name: _____

Applicant's address: _____ Development address: 33 Mackenzie Street, Homebush
NSW 2140

DEVELOPMENT DETAILS

GFA - Commercial (m2):	0	GFA - Parking (m2):	453
GFA - Residential (m2):	613	GFA - Other (m2):	408
GFA - Retail (m2):	0	Total GFA (m2):	1,473
Total Development Cost:	1,840,000	Total site area (m2):	697
Total Construction Cost:	1,622,545	Total car parking spaces:	8
Total GST:	167,273		

ESTIMATE DETAILS

Professional fees (\$):	50,182	Construction (Commercial):	
% of Construction cost:	3.09%	Total construction cost:	0
% of Development cost:	3.00%	\$/m2 of commercial area:	0
Demolition and site preparation:		Construction (Residential):	
Total construction cost:	33,455	Total construction cost:	1,239,905
\$/m2 of site area:	48	\$/m2 of residential area:	1,215
Excavation:		Construction (Retail):	
Total construction cost:	81,550	Total construction cost:	0
\$/m2 of site area:	117	\$/m2 of retail area:	0
Fitout (Residential):		Fitout (Commercial):	
Total construction cost:	100,364	Total construction cost:	0
\$/m2 of residential area:	98	\$/m2 of commercial area:	0
Fitout (Retail):		Parking:	
Total construction cost:	0	Total construction cost:	167,273
\$/m2 of retail area:	0	\$/m2 of site area:	240
		\$/space	20,909

I certify that I have:

- Inspected the plans the subject of the application for development consent;
- Prepared and attach an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors;
- Calculated the developments costs in accordance with the definition of development costs in clause 25J of the *Environmental Planning and Assessment Regulation 2000* at current prices;
- Included GST in the calculation of development cost; and
- Measured Gross Floor Areas in accordance with the Method of Measurement of Building Areas in the AIQS Cost Management Manual Volume 1, Appendix A2.

Signed: *Samuel Star*
 Name: Samuel Star
 Position and qualifications: Principal | AAIQS, CQS 2752 | B. Build (QS) UTS
 Date: 24/08/2021