



9th February 2022

Mr Peter Zalloua

C/o – BLU PRINT DESIGNS Pty Ltd
Unit 15, 43-53 Bridge Road
STANMORE NSW 2048

Attention: Hannah Cross

PROJECT ADDRESS: 46 Long Street, STRATHFIELD NSW 2135

PROJECT DESCRIPTION: Proposed 2 story residence with cabana and associated external works

COUNCIL: Strathfield Council



Dear Hannah,

Further to your instructions, please find enclosed RIC-QS' indicative square metre estimate of probable cost in the amount of **\$1,597,162.00** (including Professional Fees & GST) for the development situated in the Strathfield Council jurisdiction.

Due to the level of documentation RIC-QS have had to make the following assumptions in the preparation of this estimate.

1. Allowances and Assumptions Included

The allowances and assumptions included in the estimate:

- Demolition and general site clearance.
- Bulk and detailed excavation in materials OTR.
- All services connections and associated works.
- Builder's preliminaries and margin.
- Allowance for lift services.
- Allowance for placing cables underground.
- Allowance for landscaping over site and irrigation system.
- Standard quality finishes and fitments.
- Professional fees @ 4.5%.
- Any cost increases associated with the 10% GST.

2. Allowances and Assumptions Excluded

The allowances and assumptions excluded in the estimate:

- Works outside site boundary.
- Rock excavation.
- Site remediation and decontamination.
- Grey water management.
- Allowance for services amplification.
- Contingency. We recommend a contingency of 5% be allowed over the entire project.
- Escalation in costs and union enterprise bargaining costs.
- Council contributions, design fees, authority fees, bank fees and charges, marketing, leasing and selling costs.

3. Documentation Reviewed

RIC-QS have prepared the estimate based on the following documentation.

- Architectural Drawings Project, 46 Long Street, STRATHFIELD NSW 2135, Sheets DA.03~DA.08, Issue B dated 12th of October 2021 as prepared by Blu Print Designs.

4. Disclaimer

RIC-QS advise that this estimate is indicative and may vary due to council conditions under the final council approval. Upon receipt of the approval and the council conditions approval any additional documentation or information RIC-QS reserve the right to review the estimate.

This report is for use by the party to whom it is addressed and for no other purposes. No responsibility is taken for any third party who may use or rely on the whole or any part of this report.

If you have any queries or wish to discuss the matter further please do not hesitate to contact this office.

Yours faithfully



Sam Francis

(AIQS 7467M)

Director

RIC-QS Pty. Ltd.

(Residential, Industrial & Commercial – Quantity Surveyors)

211236 Strathfield - Trade Summary

Job Name :	211236 - STRATHFIELD	Job Description
Client's Name:		

Trd No.	Trade Description	Trade Qty	Trade Unit	Trade Rate	Sub Total	Mark Up %	Trade Total
1	NOTES						
2	BASEMENT	187	m2	1,434.22	268,200		268,200
3	GROUND FLOOR	247	m2	1,743.12	430,550		430,550
4	FIRST FLOOR	183	m2	1,969.13	360,350		360,350
5	ROOF	284	m2	449.82	127,750		127,750
6	LIFT SERVICES	1	It	60,000.00	60,000		60,000
7	EXTERNAL WORKS	397	m2	261.23	103,710		103,710
8	DEMOLITION	776	m2	50.10	38,880		38,880
9	Subtotal						<u>1,389,440</u>
10	PROFESSIONAL FEES	1	It	62,525.00	62,525		62,525
11	Subtotal						<u>1,451,965</u>
12	GOODS AND SERVICES TAX	1	It	145,197.00	145,197		145,197
GFA: 617 m2.					1,597,162		1,597,162

Final Total : \$ 1,597,162

211236 Strathfield - Trade Breakup

Job Name : 211236 - STRATHFIELD

Job Description

Client's Name:

Item No.	Item Description	Quantity	Unit	Rate	Amount
Trade : 1 <u>NOTES</u>					
	<u>DRAWINGS</u>				
1	This indicative square metre estimate was prepared by applying functional rates against indicative areas from the following drawings and documentation:		Note		
2	Architectural Drawings Project, 46 Long Street, STRATHFIELD NSW 2135, Sheets DA.03~DA.08, Issue B dated 12th of October 2021 as prepared by Blu Print Designs.		Note		
3	GFA is based on drawings above				
4					
	<u>INCLUSIONS</u>				
5	Demolition and general site clearance.		Note		
6	Bulk and detailed excavation in materials OTR.		Note		
7	All services connections and associated works.		Note		
8	Allowance for placing cables underground.		Note		
9	Allowance for landscaping over site and irrigation system.		Note		
10	Standard quality finishes and fitments.		Note		
11	Builder's preliminaries and margin.		Note		
12	Professional fees.		Note		
13	Any cost increases associated with the 10% GST.				
14					
	<u>EXCLUSIONS</u>				
15	Rock excavation.		Note		
16	Site remediation and decontamination.		Note		
17	Grey water management.		Note		
18	Allowance for services amplification.		Note		
19	Contingency. We recommend a contingency of 5% be allowed over the entire project.		Note		
20	Escalation in costs and union enterprise bargaining costs.		Note		
21	Council contributions, authority fees, bank fees and charges, marketing, leasing and selling costs.		Note		
22					
	<u>DISCLAIMER</u>				

211236 Strathfield - Trade Breakup

Job Name : 211236 - STRATHFIELD

Job Description

Client's Name:

Item No.	Item Description	Quantity	Unit	Rate	Amount
Trade : 1 <u>NOTES</u> (Continued)					
23	This report is for use by the party to whom it is addressed and for no other purposes. No responsibility is taken for any third party who may use or rely on the whole or any part of this report.		Note		
24	All quantities are approximate only.		Note		
25	Under no circumstances are the quantities or rates to form part of the building contract.		Note		
26	Our costs include no provision for any change in costs associated with amendments to current tax laws.		Note		
<u>NOTES</u> Total :					
Trade : 2 <u>BASEMENT</u>					
1	Garage area	105.00	m2	850.00	89,250.00
2	Residential living area	11.00	m2	2,000.00	22,000.00
3	Residential wet area	4.00	m2	2,400.00	9,600.00
4	Residential stairs including lift area	7.00	m2	1,250.00	8,750.00
5	Sauna area	5.00	m2	3,000.00	15,000.00
6	Cinema room	34.00	m2	2,400.00	81,600.00
7	Gym area	21.00	m2	2,000.00	42,000.00
<u>BASEMENT</u> Total :					268,200.00
Trade : 3 <u>GROUND FLOOR</u>					
1	Residential living area	127.00	m2	2,000.00	254,000.00
2	Residential wet area	15.00	m2	2,400.00	36,000.00
3	Cabana / pool house area	25.00	m2	2,000.00	50,000.00
4	Cabana / pool house wet area	4.00	m2	2,400.00	9,600.00
5	Residential stairs including lift	15.00	m2	900.00	13,500.00
6	Porch areas (UCA)	3.00	m2	950.00	2,850.00
7	Porch areas (NON-UCA)	10.00	m2	950.00	9,500.00
8	Alfresco areas (UCA)	39.00	m2	950.00	37,050.00
9	Patio to caban area (UCA)	19.00	m2	950.00	18,050.00
<u>GROUND FLOOR</u> Total :					430,550.00

211236 Strathfield - Trade Breakup

Job Name : 211236 - STRATHFIELD

Job Description

Client's Name:

Item No.	Item Description	Quantity	Unit	Rate	Amount
Trade : 4 <u>FIRST FLOOR</u>					
1	Residential living area	145.00	m2	2,000.00	290,000.00
2	Residential wet area	23.00	m2	2,400.00	55,200.00
3	Balcony areas	11.00	m2	1,050.00	11,550.00
4	Residential stairs including lift	4.00	m2	900.00	3,600.00
<u>FIRST FLOOR</u> Total :					360,350.00
Trade : 5 <u>ROOF</u>					
1	Metal roof	284.00	m2	350.00	99,400.00
2	Metal roof to cabana	81.00	m2	350.00	28,350.00
<u>ROOF</u> Total :					127,750.00
Trade : 6 <u>LIFT SERVICES</u>					
1	Lift Servicing 3 levels	1.00	Item	60,000.00	60,000.00
2		1.00	Item		
<u>LIFT SERVICES</u> Total :					60,000.00
Trade : 7 <u>EXTERNAL WORKS</u>					
1	Landscape	332.00	m2	80.00	26,560.00
2	Driveway	65.00	m2	120.00	7,800.00
3	Sidewalk areas	72.00	m2	150.00	10,800.00
4	Pool	1.00	Item	50,000.00	50,000.00
5	Pool deck area	19.00	m2	450.00	8,550.00
<u>EXTERNAL WORKS</u> Total :					103,710.00
Trade : 8 <u>DEMOLITION</u>					
1	Demolition	1.00	Item	35,000.00	35,000.00
2	Site Clearance	776.00	m2	5.00	3,880.00
<u>DEMOLITION</u> Total :					38,880.00
Trade : 9 <u>Subtotal</u>					

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Job Description

Client's Name:

Item No.	Item Description	Quantity	Unit	Rate	Amount
<u>Subtotal</u> Total :					
Trade : 10 <u>PROFESSIONAL FEES</u>					
1	Professional fees (allow for 4.5% of construction cost)	0.05	%	1,389,440.00	62,524.80
2		1.00	Item		
<u>PROFESSIONAL FEES</u> Total :					62,524.80
Trade : 11 <u>Subtotal</u>					
<u>Subtotal</u> Total :					
Trade : 12 <u>GOODS AND SERVICES TAX</u>					
1	Goods & Services Tax (10%)	0.10	%	1,451,965.00	145,196.50
2		1.00	Item		
<u>GOODS AND SERVICES TAX</u> Total :					145,196.50