

29 May 2022

**Attention:** Robert Chidiac

**Re: Section 94a Council Contributions – City of Canterbury Bankstown - Cost Estimate Proposed Dual Occupancy for 22 Nicoll Street, Roselands NSW 2196**

Please find enclosed a copy of the Development Cost Estimate for the proposed works above. Work has been carried out based on the architectural plans provided.

The BDSA Quantity Surveyors estimate for development cost totals **\$1,110,725** inclusive of GST.

Prices of items described may vary according to site & foundation conditions; the type and quality of finish selected; the quality of the workmanship and the nature of market conditions at the time the work are undertaken.

We note that a site survey/inspection was not conducted and that any technical information regarding site/ground conditions were not used in the preparation of this estimate.

We advise that you consult with contractors, sub-contractors and suppliers before relying on the information provided prior to proceeding with any tender offer for construction work.

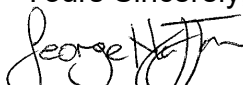
**Disclaimer**

These cost estimates are prepared by BDSA Quantity Surveyors as construction cost consultants and include estimated values for items of work at the time of preparation. The reports do not provide the actual tender value for construction and it is strongly recommended to discuss the contents of these reports with potential sub-contractors and suppliers prior to using the information in obtaining finance and/or entering into contract with any parties for the provision of construction work.

These reports are based on the information available at the time of preparation and have been prepared on the understanding that they are to be used as an indicative guide for the purpose of calculating Section 94 Contributions.

No responsibility will be accepted by BDSA Quantity Surveyors for loss or damages suffered by any parties as a result of these Cost Estimates.

Yours Sincerely,

  
George Najjar  
AAIQS

**Registered Quantity Surveyors Detailed Cost Report**  
**Development Cost Exceeding \$750,000**



\*A member of the Australian Institute of Quantity Surveyors

**APPLICANT DETAILS**

**Applicant's Name:** Robert Chidiac

**Applicant's Address:** 146 St Georges Pde, Allawah

**Postcode:** 2218

**Phone No. (Daytime):** \_\_\_\_\_ **Mobile No. :** 0414 507 939

**Email:** glotek@hotmail.com

**Contact Person** Robert

**APPLICATION DESCRIPTION**

**Development Application No:** \_\_\_\_\_ **Date Approved:** \_\_\_\_\_

**Development Address:** 22 Nicoll Street, Roselands

DEVELOPMENT DETAILS					
Site Area:	1011	sqm	Gross Floor Area - Residential:	505.00	sqm
Gross Floor Area - Retail:	N/A	sqm	Gross Floor Area - Other:	N/A	sqm
Gross Floor Area - Commercial:	N/A	sqm	Total Gross Floor Area:	650.00	sqm
Gross Floor Area - Parking:	44.00	sqm	Total Car Parking Spaces	2	No

**ESTIMATE DETAILS**

AREA OF WORK	COST OF CONSTRUCTION	COST (\$)
Demolition and Site Preparation	\$25,000	\$24.72/sqm of site area
Excavation	N/A	/sqm of site area
Construction - Retail	N/A	/sqm of retail area
Construction - Commercial	N/A	/sqm of commercial a
Construction - Residential	\$984,750	\$1, 950.00/sqm of residential
Fitout - Retail	N/A	/sqm of retail area
Fitout - Commercial	N/A	/sqm of commercial a
Fitout - Residential	N/A	/sqm of residential
Carpark	N/A	NA /sqm of parking NA /car space
PROFESSIONAL FEES	\$ 16, 500	
% of Construction Cost	1.63%	
% of Development Cost	1.88%	
TOTAL CONSTRUCTION COST	\$ 1, 009, 750	
TOTAL GST	\$ 100, 975	
TOTAL DEVELOPMENT COST	\$ 1, 110, 725	

I certify that I have:

- . Inspected the plans the subject of the application for development consent or construction certificate.
- . Prepared and attached an elemental estimate generally prepared 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 25 J of the Environmental Planning and Assessment Regulation 2000 at current prices.
- . Included GST in the calculation of development cost.
- . 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:**

**Name:** George R Najjar

**Position and Qualifications:** SENIOR QUANTITY SURVEYOR AAIQS

**AIQS Number:** 3921

**Date:** 29-May-22

**Contact Number:** 1300786002



### PROPOSED DEVELOPMENT 25 Ronald St Padstow NSW

#### ELEMENTAL COST ANALYSIS - SUMMARY OF COST

COST SUMMARY (EX Gst)		DEVELOPMENT COST (inc GST)		No.of Units	
GFA	\$1,009,750	\$1,110,725		2	
\$/UNIT	\$504,875	GFA m2		RATE/m2 ex Gst	
TOTAL \$	\$1,009,750	505		\$ 2, 199.56	
ELEMENT	TOTAL ELEMENTAL COST	% TOTAL COST	SUB ELEMENTAL COST/M2	TOTAL ELEMENTAL COST	% TOTAL COST
PRELIMINARIES	\$101,277.93	10.03%		\$101,277.93	10.03%
SUBSTRUCTURE	\$69,066.906.8			\$69,066.90	6.84%
SUPERSTRUCTURE					
Columns	\$6,058.50	0.60%			
Upper Floors	\$79,568.30	7.88%			
Stairs	\$13, 126.75	1.3%			
Roof	\$78,255.63	7.75%		\$177,009.18	17.53%
EXTERNAL FABRIC					
External Walls	\$151,462.50	15.00%			
Windows	\$25,748.63	2.55%			
External Doors	\$14,540.40	1.44%		\$191,751.53	18.99%
INTERNAL FABRIC					
Internal Walls	\$63,109.38	6.25%			
Internal Doors	\$15,550.15	1.54%		\$78,659.53	7.79%
INTERNAL FINISHES					
Wall	\$31,302.25	3.10%			
Floor	\$43,419.25	4.30%			
Ceiling	\$26,758.38	2.65%		\$101,479.88	10.05%
FITTINGS					
Fitments	\$51,497.25	5.10%			
Special Equipment	\$5,048.75	0.50%		\$56,546 .00	5.60%
INTERNAL SERVICES					
Plumbing	\$68,864.95	6.82%			
Fire Protection	\$2,221.45	0.22%			
Electirical	\$67,148.38	6.65%		\$138,234.78	13.69%
SITE WORKS					
Site Preparation/Demolition	\$25,243.75	2.50%			
Landings and Paved Areas	\$23,224.25	2.30%			
Boundary Fencing					
Landscaping & Improvements	\$9,794.58	0.97%		\$70,480.55	6.98%
SPECIAL PROVISIONS	\$25,243.75	2.50%		\$25,243.75	2.50%
ELEMENTAL COST	\$1,009,750	100.00%		\$1,009,750	100.00%
TOTAL CONSTRUCTION COST	\$1,009,750	100.00%		\$1,009,750	100.00%