

QUANTITY SURVEYORS DETAILED COST REPORT

DATE

10TH APRIL 2022

PROJECT

21-23 ELLIS ST CONDELL PARK

PREPARED FOR

CITY OF CANTERBURY BANKSTOWN

Real Est Pty Ltd

ABN 46 610 531 354

Kogarah, NSW 2217

Mob: 0481 879 400

Email: info@realest.com.au

10th April 2022

Dear Sir/Madam,

RE: DA Cost Estimate for new development – 21-23 Ellis St Condell Park

We have been instructed to provide a DA cost estimate for a new development consisting of a childcare centre, 2 residential dwellings and a granny flat at 21-23 Ellis St Condell Park.

Estimated Development Cost \$3,995,804 (Including GST)

Please note that we have included the estimated cost of the new development including all external services and hard/soft landscaping works.

Should you require any clarification please contact the undersigned on 0481 879 400


Regards,

Nick Musarevski (BCons, DipCivEng, MAIQS)



Quantity Surveyor
Real Est Pty Ltd

SECTION A. Details of the Applicant									
Mr	Ms	Mrs	Miss						
First Name	Stephanie Kirovski			Family Name	Femme Build Residential Design (Company)				
Unit No.		Street No.	2	Street	Talbot Close				
Suburb	Menai			State	NSW	Postcode	2234		
Daytime Telephone				Mobile	0403 132 106				
Email	info@femmebuild.com.au								
SECTION B. Location and Title Description of the Property									
Unit No.		Street No.	21-23	Street	ELLIS ST				
Suburb	CONDELL PARK			State	NSW	Postcode	2200		
Lot No.				Section No.					
Deposited Plan/Strata Plan No.									
SECTION C. Development Cost									
Item				Cost					
DEVELOPMENT DETAILS									
Gross Floor Area - Commercial				m ²	599				
Gross Floor Area - Residential				m ²	809				
Gross Floor Area - Retail				m ²					
Gross Floor Area - Car Parking				m ²					
Gross Floor Area - Other				m ²					
Total Gross Floor Area				m ²	1,408				
Total Site Area				m ²	2,554				
Total Car Parking Spaces									
Total Development Cost				\$	3,995,804				
Total Construction Cost				\$	3,810,345				
Total GST				\$	363,255				
ESTIMATE DETAILS									
Excavation				\$	55,000				
Cost per square metre of site area				\$/ m ²	22				
Demolition and Site Preparation				\$	33,000				
Cost per square metre of site area				\$/ m ²	13				
Construction - Commercial				\$	1,702,250				

Cost per square metre of commercial area	\$/ m ²	2,841
Construction - Residential	\$	2,108,095
Cost per square metre of residential area	\$/ m ²	2,605
Construction - Retail	\$	
Cost per square metre of retail area	\$/ m ²	
Carpark	\$	
Cost per square metre of site area	\$/ m ²	
Cost per space	\$/space	
Fitout - Commercial	\$	
Cost per square metre of commercial area	\$/ m ²	
Fitout - Residential	\$	
Cost per square metre of residential area \$/m ²	\$	
Fitout - Retail	\$	
Cost per square metre of retail area	\$/ m ²	
Professional Fees	\$	97,459
% of Development Cost	%	2.44
% of Construction Cost	%	2.56
SECTION D. Applicant's Declaration		
<p>I certify that I have:</p> <ul style="list-style-type: none"> 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 the Section 94A Development Contributions Plan of the Council of Bankstown at current prices. Included GST in the calculation of development cost. Measured gross floor areas in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1 (Appendix A2). <p>I understand that the information supplied on this form and any related document will be made accessible to the public, on Council's website and may be copied at Council under the GIPA Act 2009.</p>		
Name	Nick Musarevski	
Signature		
Must be signed by a Registered Quantity Surveyor		
Position & Qualifications:	QS, BCons, MAIQS	Membership No. 12076
Date	10 th April 2022	

PRIVACY NOTICE

Council is required under the Privacy and Personal Information Protection Act 1998 (PPIPA) to collect, maintain and use your personal information in accordance with the Privacy Principles and other relevant requirements of the PPIPA.

Personal information requested on this form will only be used to fulfil the purpose for which it is being collected. Provision of this information is voluntary and is required to help process your application. Council is regarded as the agency that holds the information and access is restricted to council officers and other authorised people. You may apply to access or amend the information. For further information or clarification please contact the Privacy Contact Officer at Council.

BANKSTOWN CUSTOMER SERVICE CENTRE
Upper Ground Floor, Civic Tower, 66-72 Rickard Road,
Bankstown NSW 2200, PO Box 8, Bankstown NSW 1885

CAMPBIE CUSTOMER SERVICE CENTRE
137 Beamish Street, Campsie NSW 2194
PO Box 77, Campsie NSW 2194

CANTERBURY-BANKSTOWN COUNCIL
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