

CC236441

10 August 2022



duotax
COST CONSULTANTS



Elemental Cost Estimate prepared
by Duo Tax Quantity Surveyors for
Hassan Kammoun
3A Aster Avenue
Punchbowl NSW 2196

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EXPLANATORY NOTES AND REPORT DISCLAIMER

Introduction

Duo Tax Quantity Surveyors Pty Ltd has been instructed by Hassan Kammoun to undertake a cost estimate for the new construction at 3A Aster Avenue Punchbowl NSW 2196.

To this end, Duo Tax has carried out the following:-

- 1 Review of available relevant documents
- 2 Independent assessment of construction cost by adopting detailed measurement and pricing based on available documents, market price and/or relevant cost data from our Cost Data Bank of projects of similar nature and magnitude.

Disclaimer

This Cost Estimate has been prepared for an indicative market construction cost of the development. Duo Tax Quantity Surveyors Pty Ltd accepts no responsibility to third parties nor does it contemplate that this report can be relied upon by third parties. We invite other parties who may come into possession of this report to seek our written consent to them relying upon this report, and we reserve our rights to review the contents in the event that our consent is sought.

DEVELOPMENT DESCRIPTION

Proposed construction of a duplex.

STRUCTURE

Floors	Concrete slab on ground with suspended timber flooring
External Walls	Brick Veneer to ground floor & first floor
Roof	Timber roof framing with metal sheet roofing
Windows	Aluminum framed windows & doors including glazing, frames and hardware

FINISHES

Floors	Timber flooring to common areas, carpet to bedrooms & tiling to bathrooms
Internal Walls	Plasterboard wall lining to external cavity brick wall & internal stud partition
Ceilings	Plasterboard ceilings to underside of floor framing and roof

SERVICES

Hydraulic	Stormwater drainage, plumbing and installation of PC items
Mechanical	Mechanical ventilation to bathrooms and laundries

DEVELOPMENT & ESTIMATE DETAILS

Gross Floor Area

The Gross Floor Area has been measured in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1, Appendix A2.

Total - GFA 320 m²

Total - Site Area 512 m²

Parking Area 33 m²

Estimate Details

Excavation \$10,432.06

Professional Fees \$35,065.76
% of Construction 8%

GST \$53,913.60
% of Construction 10%

Development Cost \$593,049.60

ELEMENTAL COST SUMMARY

PROJECT: Proposed residential duplex

ADDRESS: 3A Aster Avenue Punchbowl NSW 2196

Trade Description	Total
Preliminaries	\$ 52,839.71
Masonry	\$ 28,052.60
Excavation	\$ 10,432.06
Concrete Work	\$ 24,283.04
Carpentry	\$ 39,974.96
Roofing & Plumbing	\$ 18,497.19
Metalwork	\$ 8,766.44
Fitout Carpenter	\$ 8,328.12
Doors & Hardware	\$ 5,698.19
Aluminium Windows & Doors	\$ 16,174.08
Hydraulic Services	\$ 22,880.41
Electrical Services	\$ 21,083.29
Mechanical Services	\$ 18,935.51
Gyprocker	\$ 30,594.87
Floor Finishing	\$ 30,901.70
Waterproofing	\$ 7,626.80
Sanitary Fixtures, Tapware & Bathroom Accessories	\$ 8,897.94
Shower Screens & Mirrors	\$ 2,191.61
Joinery	\$ 20,294.31
Electrical Appliances	\$ 8,985.60
Renderer	\$ 8,240.45
Painting	\$ 13,544.15
External Works	\$ 18,541.02
Landscaping	\$ 12,557.92
Subtotal	\$ 438,321.95
Professional Fees (8%)	\$ 35,065.76
Builders Overheads And Profit (15%)	\$ 65,748.29
Construction Subtotal	\$ 539,136.00
G.S.T	\$ 53,913.60
Development Total	\$ 593,049.60

BASIS OF CALCULATIONS

General

For the completion of our Estimate, we have made certain reasonable assumptions, as the detailed scope of works and standard of finishes/P.C. items are not well defined in the available documents.

Documents

Our Cost Estimate is based on the following documentation:-

- Documents provided via email on the 8 August 2022

Exclusions

The following items are excluded from our estimate:-

- Cost escalation beyond August
- Design Contingency
- Construction Contingency
- Council & Authorities Fees, Contributions and Bonds
- Marketing costs and legal fees
- Loose furniture and equipment
- Delay costs/staging costs
- Upgrading, diversion, relocation or encasing of existing services
- New substation
- Any road works outside the boundary
- Rock excavation and / or any substantial soil stabilization works
- Fire Sprinklers
- Works relating to encasement
- Soil remediation works
- Works relating to high water table
- Contaminate spoil removal



DUO TAX QUANTITY SURVEYORS PTY LTD

Tuan Duong (AIQS Affil. 15344)
Principal

ANNEXURE



Development Cost Summary Report > \$500,000
Section 94A Environmental Planning & Assessment Regulation 2000


SECTION A. Details of the Applicant									
Mr	Ms	Mrs	Miss						
First Name	Hassan				Family Name	Kammoun			
Unit No.				Street					
Suburb						State		Postcode	
Daytime Telephone					Mobile				
Email									
SECTION B. Location and Title Description of the Property									
Unit No.		Street No.		Street	3A Aster Avenue				
Suburb	Select	Punchbowl				State	NSW	Postcode	2196
Lot No.				Section No.					
Deposited Plan/Strata Plan No.									
SECTION C. Development Cost									
Item					Cost				
DEVELOPMENT DETAILS									
Gross Floor Area - Commercial					m ²				
Gross Floor Area - Residential					m ²				
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				
Total Site Area					m ²				
Total Car Parking Spaces									
Total Development Cost					\$				
Total Construction Cost					\$				
Total GST					\$				
ESTIMATE DETAILS									
Excavation					\$				
Cost per square metre of site area					\$/ m ²				
Demolition and Site Preparation					\$				
Cost per square metre of site area					\$/ m ²				
Construction - Commercial					\$				
Cost per square metre of commercial area					\$/ m ²				
Construction - Residential					\$				
Cost per square metre of residential area					\$/ m ²				
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	\$	
% of Development Cost	%	
% of Construction Cost	%	

SECTION D. Applicant's Declaration

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 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).
- * 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.

Name			
Signature			
Must be signed by a Registered Quantity Surveyor			
Position & Qualifications:		Membership No.	
Date	10/08/2022		

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,
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CAMPBIE CUSTOMER SERVICE CENTRE

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PO Box 77, Campsie NSW 2194

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