



AUSTRALIAN QUANTITY SURVEYING

Council Cost Report

PROJECT ADDRESS: 8 Dawn Fraser Avenue, Sydney Olympic Park

PROJECT DESCRIPTION: Alterations and additions to existing pavilion

PREPARED FOR: Gary Carli

REVISION: 1

20 November 2023

RE: 8 Dawn Fraser Avenue, Sydney Olympic Park
Reference No: 23.0410

As per the request from Gary Carli, Australian Quantity Surveying (AQS) has prepared this council cost report and the attached DA estimate as required by Sydney Olympic Park Authority.

We advise that our assessment of probable cost is \$1,163,158.21 (incl. professional fees and GST)

The purpose of this assessment is *solely* to determine the current construction cost value of the development for council purposes, and is not to be used for project budgeting, finance, insurance, sale, mortgage or any other purpose.

Your attention is drawn to the notes, assumptions and exclusions detailed below which may require further consideration:

Included Allowances and Assumptions

The allowances and assumptions included in the estimate are as follows:

- Partial demolition to existing structure.
- Bulk and detailed excavation in materials OTR.
- All services connections and associated works.
- Builder's preliminaries and margin.
- Allowance for placing cables underground.
- Allowance for landscaping over site and irrigation system.
- Allowance for lift services.
- Standard quality finishes and fitments.
- Professional fees @ 5%.
- Any cost increases associated with the 10% GST.

Excluded Allowances and Assumptions

The allowances and assumptions excluded from the estimate are as follows:

- 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.

Documentation Reviewed

Architectural Drawings, as prepared by BKA Architecture, Project Number 23009, Drawing Numbers DA000, DA001, DA002, DA003, DA004, DA005, DA010, DA090, DA091, DA092, DA100, DA101, DA1023, DA200, DA201, DA202, DA203, DA204, DA205, DA300, DA301, DA600, DA800, DA01, Revision A dated 7 August 2023

Disclaimer

We advise that this estimate is indicative and may vary due to final approval conditions and the provision of additional documentation or information outside the scope of this report. AQS reserves the right to review the estimate.

This report is for use by the party to whom it is addressed only. No responsibility is taken for any third party who may use or rely on this report or any part thereof. AQS does not accept any contractual, tortious or other form of liability, nor will AQS be liable for any loss or damage which may arise as a result of any third party relying on or using this report.

If you have any queries regarding the above or attached, please do not hesitate to contact the undersigned.

Kind Regards,



Jayden Frangi

(MAIQS 23582)

Director - Australian Quantity Surveying Pty Ltd

Appendix A - Cost Estimate

Trade Summary

20/11/2023

23.0410 SYDNEY OLYMPIC PARK - Revision 1

Major alterations and additions to existing pavillion

Description	Quantity	Unit	Rate	Markup	Total
Preliminaries + Margin					\$137,924.55
Demolition					\$25,945.00
Groundworks					\$13,605.00
Concrete / Formwork / Reinforcement					\$83,930.00
Waterproofing					\$21,270.00
Walling					\$62,040.00
Metalwork					\$49,900.00
Structural Steel					\$15,750.00
Carpentry					\$5,600.00
Roof Works					\$140,060.00
Windows & Doors					\$232,050.00
Floor Finishes					\$23,400.00
Wall Finishes					\$26,600.00
Ceiling Finishes					\$23,760.00
Painting					\$15,960.00
Hydraulic Services					\$14,760.00
Electrical Services					\$22,140.00
Mechanical Services					\$18,450.00
Fire Services					\$11,070.00
Lift Services					\$50,000.00
External Works					\$14,000.00

Description	Quantity	Unit	Rate	Markup	Total
Professional Fees					\$49,202.00
GFA: 1,187m2					

Subtotal	\$1,057,416.55
Adjustment	\$0.00
Post adjustment	\$1,057,416.55
G.S.T [10%]	\$105,741.66
Total	\$1,163,158.21