

CC322222

13 December 2024



**duoqs**

**Council Cost Report** prepared  
by Duo Quantity Surveyors for  
George Melhem  
5 Warren Avenue  
Bankstown NSW 2200

## TABLE OF CONTENTS

<b>Introduction.....</b>	<b>3</b>
<b>Disclaimer.....</b>	<b>3</b>
<b>Development Description.....</b>	<b>4</b>
STRUCTURE.....	4
FINISHES.....	4
SERVICES.....	4
<b>Development &amp; Estimate Details.....</b>	<b>5</b>
<b>Elemental Cost Estimate Summary.....</b>	<b>6</b>
<b>Estimated Development Cost.....</b>	<b>7</b>
<b>Basis of Elemental Estimate.....</b>	<b>8</b>
GENERAL.....	8
DOCUMENTS.....	8
EXCLUSIONS.....	8

## EXPLANATORY NOTES AND REPORT DISCLAIMER

### Introduction

Duo Quantity Surveyors has been instructed by George Melhem to undertake a cost estimate for the new construction at 5 Warren Avenue Bankstown NSW 2200.

To this end, Duo Quantity Surveyors 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 Quantity Surveyors 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 two (2) warehouses

### STRUCTURE

Floors	Concrete slab on ground with suspended timber mezzanine
External Walls	Concrete tilt-up panel
Roof	Steel roof framing with metal roof sheeting
Windows	Aluminum framed windows including glazing, frames and hardware

### FINISHES

Floors	Polished concrete to common areas, carpet to mezzanine level, & tiling to bathrooms
Internal Walls	Plasterboard wall lining to 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

## DEVELOPMENT & ESTIMATE DETAILS

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.

<b>Proposed - GFA</b>	<u>370 m<sup>2</sup></u>	<b>Total - Site Area</b>	<u>765 m<sup>2</sup></u>
<b>Proposed - FECA</b>	<u>370 m<sup>2</sup></u>		
<b>Parking Area</b>	<u>43 m<sup>2</sup></u>	<b>Parking Spaces</b>	<u>3</u>

### Estimate Details

<b>Excavation</b>	<u>\$5,609.20</u>	<b>Demolition</b>	<u>N/A</u>
<b>Professional Fees</b>	<u>\$40,776.59</u>	<b>GST</b>	<u>\$99,698.75</u>
<b>% of Construction</b>	<u>5%</u>	<b>% of Construction</b>	<u>10%</u>
<b>Development Cost</b>	<u><u>\$1,096,686.28</u></u>		

## ELEMENTAL COST SUMMARY

**PROJECT: Proposed construction of two (2) warehouses**  
**ADDRESS: 5 Warren Avenue Bankstown NSW 2200**

Trade Description	Total
Preliminaries	\$ 92,652.90
Site Preparation	\$ 5,609.20
Substructure	\$ 134,465.40
Upper Floors	\$ 71,562.26
Staircases	\$ 16,260.00
Roof	\$ 117,190.06
External Walls	\$ 108,649.90
Windows	\$ 6,815.40
External Doors	\$ 17,080.33
Internal Walls	\$ 19,299.20
Internal Screens	\$ 3,761.42
Internal Doors	\$ 2,205.20
Wall Finishes	\$ 8,199.20
Floor Finishes	\$ 23,539.40
Ceiling Finishes	\$ 5,494.50
Fitments	\$ 3,633.40
Appliances	\$ 5,550.25
Hydraulic Services	\$ 22,299.32
Fire Services	\$ 6,167.90
Mechanical Services	\$ 3,308.14
Electrical Services	\$ 39,854.11
Roads, Footpaths, Paved Areas	\$ 58,507.63
Boundary Walls, Fencing, Gates	\$ 31,622.80
Landscaping And Improvements	\$ 11,803.81
<b>Subtotal</b>	<b>\$ 815,531.72</b>
Professional Fees (5.00%)	\$ 40,776.59
Authority Fees (0.25%)	\$ 2,038.83
Contingency (5.00%)	\$ 40,776.59
Margin And Overheads (12.00%)	\$ 97,863.81
<b>Construction Subtotal</b>	<b>\$ 996,987.53</b>
G.S.T	\$ 99,698.75
<b>Development Total</b>	<b>\$ 1,096,686.28</b>

## ESTIMATED DEVELOPMENT COST

<b>PROJECT DESCRIPTION</b>	Proposed construction of two (2) warehouses
<b>PROJECT LOCATION</b>	5 Warren Avenue Bankstown NSW 2200
<b>PROJECT STAGE</b>	DA
<b>DATE OF ASSESSMENT</b>	13 December 2024

ITEM	COST (EXCL. GST)	METHODOLOGY - PRACTICE
Demolition and Remediation	\$ -	Remediation of scope as defined by Contamination report or provision if undefined
Construction (item A)	\$ 835,446.75	Elemental measure and rates build up
Mitigation of Impact Items	\$ -	Defined by EIS
Consultant Fees	\$ 40,776.59	5% of Construction or as otherwise justified
Authorities Fees (LSLL)	\$ 2,038.83	0.25% of Construction
Plant & Equipment (item B)	\$ 77,948.78	To Maximise operational and/or extraction
Furniture, Fittings & Equipment	\$ -	Where applicable to carry out the development (scope as defined in the EIS) i.e., Estimate per room or minimum 5% of Construction
Contingency	\$ 40,776.59	5% of Construction for Non-Government application or P90 Risk Assessment for Government application
Escalation	\$ -	Escalation to the proposed commencement date of construction on site as defined by EIS
<b>TOTAL EDC (EXCL. GST) for SSD/SSI</b>	<b>\$ 996,987.53</b>	
<b>GST</b>	<b>\$ 99,698.75</b>	
<b>TOTAL EDC (INCL. GST) for NON-SSD/SSI</b>	<b>\$ 1,096,686.28</b>	

GROSS FLOOR AREA (AIQS)	ITEM	METHODOLOGY - PRACTICE
GFA m2 (AIQS)	370.00 m2	
Construction Cost Only \$/m2 GFA (AIQS)	\$ 2,468.64	Assessed based on Construction Cost and Plant and Equipment Only – items A & B above

## 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 6 December 2024

### **Exclusions**

The following items are excluded from our estimate:-

- Cost escalation beyond December
- 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

## Estimated Development Cost (EDC) Table (Developments up to \$3,000,000)

Note: if the estimated development cost plus GST is in excess of \$500,000, a Quantity Surveyor report as prepared by a registered AIQS member must accompany the application.

Element	Cost (Excluding GST)
Demolition, excavation and site preparation Includes clearing vegetation, demolition, excavation and remediation, as well as disposal of any material.	\$ 5,609.20
Substructure, columns, external walls and upper floors Substructure is the structurally sound and watertight base upon which to build. Substructure includes all work up to, but excluding, the lowest floor finish. Columns include internal and external columns from tops to bases, column casings and all protective non-decorative coatings. External walls include structural walls, basement walls, glazed screen walls, any balcony walls and balustrades. Upper floors are the floor structures above the lowest level.	\$ 407,330.45
Staircases Structural connections between two or more floor levels or to roof, plant rooms and motor rooms, together with associated finishes.	\$ 16,260
Roof The structurally sound and watertight covering over the building.	\$ 117,190.06
Windows, internal walls, doors and screens	\$ 49,161.55
Surface finishes Finishes and decoration applied to internal and external surfaces, such as walls, floors and ceilings (e.g. painting, cladding, rendering, carpeting, etc).	\$ 37,233.10
Fitments Includes built-up fitments and fixed items (e.g. joinery, benches, plaques, mirrors, etc). Loose furniture and finishes are not included.	\$ 9,183.65
Special equipment Special equipment is fixed equipment that is necessary to the use for which consent is sought.	\$
Building services Internal and external services necessary for the functioning of the building and property (e.g. stormwater, gas supply, electrical systems, mechanical ventilation, lifts, etc).	\$ 71,629.47
External works	\$ 101,934.24

## Estimated Development Cost (EDC) Table (Developments up to \$3,000,000)

Note: if the estimated development cost plus GST is in excess of \$500,000, a Quantity Surveyor report as prepared by a registered AIQS member must accompany the application.

Works external to the building other than external building services (e.g. soft landscaping, footpaths, decks, retaining walls, etc).	
Professional fees Professional service fees associated with the design and construction of a development (e.g. architect, project manager, town planning consultant, etc).	\$ 181,455.81
Estimated development cost (The sum of the above cost elements, exclusive of GST)	\$ 996,987.53
GST	\$ 99,698.75
Estimated development cost plus GST	\$ 1,096,686.28

SECTION A. Details of the Applicant				
Mr	Ms	Mrs	Miss	
First Name	George		Family Name	Melhem
Unit No.	Street No.	Street		
Suburb			State	Postcode
Daytime Telephone			Mobile	
Email				
SECTION B. Location and Title Description of the Property				
Unit No.	Street No.	5	Street Warren Avenue	
Suburb Bankstown			State NSW	Postcode 2200
Lot No.		Section No.		
Deposited Plan/Strata Plan No.				
SECTION C. Development Cost				
Item			Cost	
<b>DEVELOPMENT DETAILS</b>				
Gross Floor Area - Commercial			m <sup>2</sup>	370
Gross Floor Area - Residential			m <sup>2</sup>	
Gross Floor Area - Retail			m <sup>2</sup>	
Gross Floor Area - Car Parking			m <sup>2</sup>	43
Gross Floor Area - Other			m <sup>2</sup>	
Total Gross Floor Area			m <sup>2</sup>	413
Total Site Area			m <sup>2</sup>	765
Total Car Parking Spaces				3
<b>Total Development Cost</b>			\$	1,096,686.28
<b>Total Construction Cost</b>			\$	996,987.53
<b>Total GST</b>			\$	99,968.75
<b>ESTIMATE DETAILS</b>				
<b>Excavation</b>			\$	5,609.20
Cost per square metre of site area			\$/ m <sup>2</sup>	7.33
<b>Demolition and Site Preparation</b>			\$	
Cost per square metre of site area			\$/ m <sup>2</sup>	
<b>Construction - Commercial</b>			\$	762,253.12

Cost per square metre of commercial area	\$/ m <sup>2</sup> 2,060.14
<b>Construction - Residential</b>	\$
Cost per square metre of residential area	\$/ m <sup>2</sup>
<b>Construction - Retail</b>	\$
Cost per square metre of retail area	\$/ m <sup>2</sup>
<b>Carpark</b>	\$
Cost per square metre of site area	\$/ m <sup>2</sup>
Cost per space	\$/space
<b>Fitout - Commercial</b>	\$ 188,348.63
Cost per square metre of commercial area	\$/ m <sup>2</sup> 509.05
<b>Fitout - Residential</b>	\$
Cost per square metre of residential area \$/m2	\$
<b>Fitout - Retail</b>	\$
Cost per square metre of retail area	\$/ m <sup>2</sup>
<b>Professional Fees</b>	\$ 40,776.59
% of Development Cost	% 4
% of Construction Cost	% 5

## 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 Tuan Duong

Signature

Must be signed by a Registered Quantity Surveyor



Position & Qualifications: AIQS. Affiliate

Membership No. 15344

Date 13/12/2024

### 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

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

**CANTERBURY-BANKSTOWN COUNCIL**  
ABN 45 985 891 846 P. 9707 9000 F. 9707 9700  
W. cbcity.nsw.gov.au