

QUANTITY SURVEYORS DETAILED COST REPORT

DATE

27TH MARCH 2024

PROJECT

102 SANDAKAN RD REVESBY HEIGHTS

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

27th March 2024

Dear Sir/Madam,

RE: DA Cost Estimate for detached Dual Occupancy + pool – 102 Sandakan Rd Revesby Heights

We have been instructed to provide a DA cost estimate for a new detached dual occupancy development located at 102 Sandakan Rd Revesby Heights

Estimated Development Cost \$1,412,704 (Including GST)

We have included the estimated cost of the new dwellings including all external services and hard/soft landscaping works.

Please note that this report is to be used as part of a DA submission to City of Canterbury-Bankstown and for no other purposes.

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.	102	Street	SANDAKAN RD				
Suburb	REVESBY HEIGHTS			State	NSW	Postcode	2212		
Lot No.	4167			Section No.					
Deposited Plan/Strata Plan No.	217130								
SECTION C. Development Cost									
Item				Cost					
DEVELOPMENT DETAILS									
Gross Floor Area - Commercial				m ²					
Gross Floor Area - Residential				m ²	522				
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	522				
Total Site Area				m ²	778				
Total Car Parking Spaces									
Total Development Cost				\$	1,412,704				
Total Construction Cost				\$	1,325,805				
Total GST				\$	128,428				
ESTIMATE DETAILS									
Excavation				\$	40,799				
Cost per square metre of site area				\$/ m ²	53				
Demolition and Site Preparation				\$	20,350				
Cost per square metre of site area				\$/ m ²	26				
Construction - Commercial				\$					

Cost per square metre of commercial area	\$/ m ²	
Construction - Residential	\$	1,325,805
Cost per square metre of residential area	\$/ m ²	2,539
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	\$	25,750
% of Development Cost	%	1.80
% of Construction Cost	%	1.95
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	27 th March 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

CAMPBIE 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. cbbc.city.nsw.gov.au

Trade Summary

Project: 102 SANDAKAN RD REVESBY HEIGHTS	Details: 102 SANDAKAN RD REVESBY HEIGHTS
Building: 102 SANDAKAN RD REVESBY HEIGHTS	

Code	Description	Total
	DEMOLITION	18,500
	GROUNDWORKS	37,090
	CONCRETE WORKS	80,843
	STRUCTURAL STEEL	30,411
	CARPENTRY	162,486
	ROOFING	49,512
	DOORS AND DOOR HARDWARE	12,750
	WINDOWS	40,250
	BRICKWORK	83,012
	RENDERING	40,400
	WALL AND CEILING LININGS	55,023
	WATERPROOFING	12,580
	TILING	58,240
	CARPET	13,680
	PAINTING	61,133
	INSULATION	6,600
	PLUMBING AND DRAINAGE	57,400
	ELECTRICAL SERVICES	62,015
	JOINERY	70,445
	FIXTURES AND FITTINGS	18,460
	METALWORK	14,950
	MECHANICAL SERVICES	25,400
	APPLIANCES	20,423
	POOL & SURROUNDS	65,021
	EXTERNAL WORKS	75,933
	PRELIMINARIES	111,720
	NOTES AND EXCLUSIONS	0
	SUB TOTAL (EXCL GST)	1,284,277
	GST	128,428
	TOTAL COST	1,412,704