

SECTION A. Details of the Applicant									
Mr	<input type="checkbox"/>	Ms	<input type="checkbox"/>	Mrs	<input type="checkbox"/>	Miss	<input type="checkbox"/>		
First Name		Daniel				Family Name		Kalergis	
Unit No.		Street No.		9		Street		Beggs Street	
Suburb		Roselands				State		NSW	
						Postcode		2196	
Daytime Telephone						Mobile		0499 194 647	
Email		daniel@truenorthdd.com.au							
SECTION B. Location and Title Description of the Property									
Unit No.		Street No.		107		Street		Crinan Street	
Suburb		Hurlstone Park				State		NSW	
						Postcode		2193	
Lot No.		A				Section No.			
Deposited Plan/Strata Plan No.				445203					
SECTION C. Development Cost									
Item						Cost \$			
Demolition and Alterations						\$22,689			
Structure						\$145,269			
External walls, windows & doors						\$58,223			
Internal walls, screens and doors						\$7,572			
Wall finishes						\$28,598			
Floor finishes						\$18,069			
Ceiling finishes						\$17,410			
Fitting and equipment						\$31,686			
Hydraulic services						\$23,032			
Mechanical services						679			
Fire services <i>Electrical</i>						\$19,910			
Lift services						-			
External works						\$20,991			
External services						\$6,678			
Other related work						-			
Sub total						\$400,806			

Sub total above carried forward	\$ 400,806
Preliminaries and (margin inc in rates)	\$ 77,074
Sub total	\$ 477,880
Consultant fees	\$ 70,074
Other related developments costs	-
Sub total	\$ 499,624
Good and Services Tax	49,963
TOTAL DEVELOPMENT COST	\$ 549,587

SECTION D. Applicant's Declaration

I certify that I have:

- ☒ Inspected the plans the subject of the application for development consent or construction certificate.
- ☒ Calculated the development costs in accordance with the definition of development costs in clause 25J of the *Environmental Planning and Assessment Regulation 2000* at current prices.
- ☒ Included GST in the calculation of development cost.
- ☒ 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	Kenneth Whyte		
Signature	K. Whyte		
Position & Qualifications:	Director Kool-Services Pl	Membership No.	5102
Date	MAIDS CQS 27/2/25		

HOW TO LODGE THIS APPLICATION

Address the application to:	Street Address	
City of Canterbury Bankstown	Bankstown Customer Service Centre Upper Ground Level	Campsie Customer Service Centre 137 Beamish Street
Postal Address	Bankstown Civic Tower 66-72 Rickard Road	CAMPSIE NSW 2194
PO Box 8 BANKSTOWN NSW 1885	BANKSTOWN NSW 2200	How to contact us: Ph: (02) 9707 9000
Email: council@cbcity.nsw.gov.au		

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

CAMPSIE 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

Brief Estimate Summary

Job Name :	<u>107 CRINAN ST</u>	Job Description
Client's Name:	<u>TRUE NORTH</u>	107 CRINAN STREET, HURLSTONE PARK AN OPINION OF LIKELY COST TO CONSTRUCT

Trd No.	Trade Description	Trade %	Cost/m2	Trade Total
1	DOCUMENTS USED			
2	DEMOLITION & SITE CLEARANCE	4.13	220.28	22,689
3	SUBSTRUCTURE	6.35	338.66	34,882
4	COLUMNS	1.20	64.29	6,622
5	SUSPENDED FLOORS	5.99	319.35	32,893
6	STAIRCASES	2.38	127.00	13,081
7	ROOF	10.52	561.08	57,791
8	EXTERNAL WALLS	5.99	319.82	32,941
9	WINDOWS & GLAZED DOORS	3.84	204.79	21,093
10	EXTERNAL DOORS	0.76	40.67	4,189
11	INTERNAL WALLS	0.67	35.85	3,693
12	INTERNAL DOORS	0.71	37.66	3,879
13	WALL FINISHES	5.20	277.65	28,598
14	FLOOR FINISHES	3.29	175.43	18,069
15	CEILING FINISHES	3.17	169.03	17,410
16	FITMENTS	5.77	307.63	31,686
17	HYDRAULIC SERVICES	4.19	223.61	23,032
18	ELECTRICAL SERVICES	3.62	193.30	19,910
19	MECHANICAL SERVICES	0.12	6.59	679
20	EXTERNAL SERVICES	1.22	64.83	6,678
21	EXTERNAL WORKS	3.82	203.80	20,991
22	CONSULTANTS	3.96	211.11	21,744
23	BUILDERS PRELIMINARIES (margin in rates)	14.02	748.29	77,074
24	GST @ 10%	9.09	485.08	49,963
GFA: 103 m2.		100.00	5,335.80	549,587

Final Total : \$ 549,587

Description		Qty	Unit	Rate	\$	c
<u>DOCUMENTS USED</u>						
<u>ARCHITECTS DRAWINGS</u>						
<u>Job No 2409</u>						
A	Sheet 1 of 18/1		Note			
B	Sheet 2 of 18/1		Note			
C	Sheet 3 of 18/1		Note			
D	Sheet 4 of 18/1		Note			
E	Sheet 5 of 18/1		Note			
F	Sheet 6 of 18/1		Note			
G	Sheet 7 of 18/1		Note			
H	Sheet 8 of 18/1		Note			
J	Sheet 9 of 18/1		Note			
K	Sheet 10 of 18/1		Note			
L	Sheet 11 of 18/1		Note			
M	Sheet 12 of 18/1		Note			
N	Sheet 13 of 18/1		Note			
P	Sheet 14 of 18/1		Note			
Q	Sheet 15 of 18/1		Note			
R	Sheet 16 of 18/1		Note			
S	Sheet 17 of 18/1		Note			
T	Sheet 18 of 18/1		Note			
107 CRINAN STREET, HURLSTONE PARK AN OPINION OF LIKELY COST TO CONSTRUCT				To Collection \$	NIL	

Description		Qty	Unit	Rate	\$	c
<u>DEMOLITION & SITE CLEARANCE</u>						
<u>DEMOLITION</u>						
<u>Externally</u>						
A	Remove concrete paving as shown on drawing 2 of 18	57	m2	84.48	4,815	36
B	Remove concrete paving as shown on drawing 7 of 18	47	m2	84.48	3,970	56
C	Remove metal roof sheeting, and prepare for new metal sheeting	141	m2	15.97	2,251	77
D	Remove garden area as shown on drawing 5 of 18	3	m2	32.55	97	65
E	Remove carport complete as ditto	18	m2	31.94	574	92
F	Demolish low walls to rear of home, nom 110mm thick	12	m2	59.68	716	16
G	Remove skylight as shown on drawing 7 of 18	1	No	116.25	116	25
<u>Internally</u>						
H	Remove window to ex sub floor area, as shown on drawing 5 of 18	1	m2	128.96	128	96
J	Demolish/ strip out existing bathroom compete, as shown on drawing 6 of 18	5	m2	232.50	1,162	50
K	Demolish/ strip out existing kitchen, complete, as ditto	10	m2	170.50	1,705	00
L	Demolish walls to bathroom/ kitchen, complete, as ditto	13	m2	119.35	1,551	55
M	Form door opening in the existing lounge for new single doorway, compete, as shown on drawing 7 of 18	3	m2	149.19	447	57
N	Demolish lightweight structure for new at existing dining room/ staircase/ landing, complete, as shown on ditto	20	m2	109.59	2,191	80
<u>Disposal</u>						
P	Disposal off site to an approved location including paying all fees and charges	1	Item	,959.27	2,959	27
107 CRINAN STREET, HURLSTONE PARK AN OPINION OF LIKELY COST TO CONSTRUCT					To Collection \$	22,689 32

	Description	Qty	Unit	Rate	\$	c
	<u>SUBSTRUCTURE</u>					
	<u>EXCAVATION</u>					
A	Silt control as shown on drawing 12 of 18	40	m	19.45	778	00
B	Excavation to create sub floor space as shown on drawing 11 of 18	18	m3	116.10	2,089	80
C	Spoil Disposal	29.00	t	100.75	2,921	75
	<u>COLUMN FOUNDATIONS</u>					
	<u>As shown on drawing 5 of 18</u>					
D	25MPa concrete in column foundation including reinforcement, formwork, excavation of equal depth, planking and strutting to sub floor space . :[4 No]	0.87	m3	,937.50	1,685	63
E	Ditto to new covered area :[4 No]	0.49	m3	,937.50	949	38
	<u>STRIP FOOTINGS</u>					
	<u>As shown on drawing 5 of 18</u>					
F	25MPA concrete in strip footing including reinforcement, formwork, excavation of equal depth, planking and strutting	6	m3	,030.75	6,184	50
	<u>WALLS BELOW GROUND</u>					
	<u>Select common bricks</u>					
G	230mm thick walls as shown on drawing 5 of 18, 9 of 18	30	m2	613.80	18,414	00
H	Lintel over door and louvre opening :[2 No]	5	m	107.10	535	50
J	DPC	20	m	1.40	28	00
	<u>Piers in standard clay common brickwork</u>					
K	230 x 230mm :[4 No]	6	m	136.56	819	36
	<u>Ant caps</u>					
L	To 230 x 230mm pier	4	No.	9.46	37	84
M	To 230mm wall	19	m	23.02	437	38
107 CRINAN STREET, HURLSTONE PARK AN OPINION OF LIKELY COST TO CONSTRUCT					To Collection \$ 34,881 14	

107 CRINAN STREET,
HURLSTONE PARK 4/1
AN OPINION OF LIKELY COST TO CONSTRUCT

107 CRINAN STREET,
HURLSTONE PARK 5/1
AN OPINION OF LIKELY COST TO CONSTRUCT

Description		Qty	Unit	Rate	\$	c
<u>STAIRCASES</u>						
<u>INSITU CONCRETE STAIRCASE</u>						
A	Concrete staircase between carport floor level and Ground floor level, in 1000mm wide flight with top landing, including monolithic finish to walking surface, class 3 off-form soffit and edges, reinforcement, mild steel painted balustrade as shown on drawing 7 of 18, 9 of 18	0.98	rise	,935.20	4,836	50
B	Getting concrete into position	1	Item		INCL	
<u>TIMBER STAIRCASE</u>						
<u>Traditional pattern staircase with closed treads and risers, simple pattern balustrade and with clear finish to all visible surfaces, as indicated on drawings 5 of 18, 7 of 18</u>						
C	Between Lower and Ground Floor level :[1 No]	2.4	rise	,111.72	7,468	13
D	Extra cost for half height wall as balustrade to New Dining area	4	m	193.75	775	00
To Collection \$					13,079	63

107 CRINAN STREET,

HURLSTONE PARK

AN OPINION OF LIKELY COST TO CONSTRUCT

6/1

Description		Qty	Unit	Rate	\$	c
<u>ROOF</u>						
<u>TO EXISTING TIMBER FRAMED ROOF CONSTRUCTION</u>						
A	Select Colorbond metal roofing at 45 degree pitch to Ground Floor level as shown on drawing 2 of 18, complete with flashings, cappings and the like	141	m2	104.21	14,693	61
<u>TO NEW TIMBER FRAMED ROOF CONSTRUCTION</u>						
<u>Timber roof comprising trusses/beams etc including purlins, etc and finishing with:-</u>						
B	Select Colorbond metal roofing at 22.5 degree pitch to Ground Floor level as shown on drawing 2 of 18, 3 of 18, 8 of 18, 9 of 18, 11 of 18, complete with flashings, cappings and the like	73	m2	246.64	18,004	72
C	Ditto at 5 degrees as shown on drawing 2 of 18, 10 of 18, 11 of 18.	14	m2	238.68	3,341	52
<u>Non combustibile steel carport roof comprising trusses/beams etc including purlins, etc and finishing with:-</u>						
D	Select Colorbond metal roofing at 5 degrees to the carport as shown on drawing 2 of 18, 9 of 18.	14	m2	94.74	1,326	36
<u>Sundries</u>						
E	R1.95 ceiling insulation, as noted on drawing 17 of 18, over Ground Floor level	87	m2	10.07	876	09
F	Sarking to ditto	87	m2	10.46	910	02
<u>FASCIA TREATMENT</u>						
G	Colorbond fascias to Ground Floor level, as shown on drawing 8 of 18, 9 of 18, 11 of 18	39	m	65.14	2,540	46
To Collection \$					41,692	78

Description		Qty	Unit	Rate	\$	c
<u>ROOF (Cont)</u>						
<u>SOFFIT TREATMENT</u>						
<u>Fibre cement soffit linings</u>						
A	Fixed to sub frame; including paint finish to soffit of Lower Ground Floor level - drawing 9 of 18 refers	37	m2	125.88	4,657	56
<u>Timber soffit lining to Alfresco</u>						
B	Refer Ceilings trade		Note			
<u>FRAMED AWNING ROOF CONSTRUCTION</u>						
C	450mm wide awning roofs, complete, as shown on drawing 2 of 18, 9 of 18 :[3 No]	3	m2	697.50	2,092	50
<u>RAINWATER DISPOSAL</u>						
D	Eaves gutters including all accessories to Ground Floor level as shown on drawing 8 of 18, 9 of 18, 11 of 18	29	m	82.52	2,393	08
E	Downpipes including all accessories	17	m	67.15	1,141	55
<u>SKY LIGHTS</u>						
F	Select skylight built into timber roof framing and metal roof with and including flashing kit and the like complying with the manufactures instructions as shown on drawing 2 of 18, 3 of 18, 9 of 18, 10 of 18 :[s1, s2]	2	m2	,906.25	5,812	50
To Collection \$					16,097	19

107 CRINAN STREET,
HURLSTONE PARK

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AN OPINION OF LIKELY COST TO CONSTRUCT

Description		Qty	Unit	Rate	\$	c
<u>EXTERNAL WALLS</u>						
<u>EXTERNAL BRICK WALLS</u>						
<u>Select common bricks</u>						
A	230mm thick wall to new covered area, as shown on drawing 5 of 18	2	m2	613.80	1,227	60
<u>Sundries</u>						
B	Tie 230mm thick wall to the existing	3	m	38.75	116	25
C	DPC	1	m	1.40	1	40
<u>EXTERNAL STUD FRAMED WALLS</u>						
<u>Termite treated frames</u>						
D	Timber framed wall framing (msd over openings), to Ground floor level, as shown on drawing 7 of 18, 8 of 18, 9 of 18, 11 of 18	86	m2	90.83	7,811	38
E	Bracing	1	Item	,085.00	1,085	00
<u>EXTERNAL REINFORCED POLYSTYRENE WALLS</u>						
F	100mm thick to Ground floor level as shown on drawing 7 of 18, 8 of 18, 9 of 18, 11 of 18	86	m2	147.14	12,654	04
<u>BALCONY BALUSTRADE</u>						
G	Select balustrading to North Eastern elevation as shown on drawing 8 of 18	5	m	,007.50	5,037	50
<u>PRIVACY SCREENS</u>						
H	Select prefinished privacy screens to Ground floor level balcony as shown on drawing 8 of 18, 9 of 18. :[se, nw]	11	m2	302.25	3,324	75
J	Ditto to Lower Ground floor level - north western wall, as shown on drawing 9 of 18. :[nw]	3	m2	302.25	906	75
<u>VICTORIAN STYLE LATTICE</u>						
K	Allowance made to carport as indicated on drawing 9 of 18	1	Item	775.00	775	00
107 CRINAN STREET, HURLSTONE PARK AN OPINION OF LIKELY COST TO CONSTRUCT					To Collection \$	32,939 67

Description		Qty	Unit	Rate	\$	c
<u>WINDOWS & GLAZED DOORS</u>						
<u>ALUMINIUM FRAMED WINDOWS - domestic standard profile</u>						
A	New window to ex sub floor area, as shown on drawing 5 of 18	1	m2	756.40	756	40
<u>ALUMINIUM FRAMED WINDOWS - Double glazed, as shown on drawing 8 of 18, 9 of 18</u>						
B	Powder coated aluminium framed sliding windows complete with all hardware :[w1, w2, w4]	5	m2	911.40	4,557	00
C	Ditto as fixed window :[w3]	2	m2	682.00	1,364	00
<u>Extra for</u>						
D	Fly screens	3	m2	131.75	395	25
<u>EXTERNAL QUALITY ALUMINIUM FRAMED DOORS - Double glazed, as shown on drawing 8 of 18, 9 of 18</u>						
<u>Powdercoated aluminium framing and glazing in doors</u>						
E	Stacker door :[w5]	9	m2	,278.75	11,508	75
<u>Extra for</u>						
F	Fly screens	9	m2	279.00	2,511	00
To Collection \$					21,092	40

107 CRINAN STREET,

HURLSTONE PARK

AN OPINION OF LIKELY COST TO CONSTRUCT

9/1

107 CRINAN STREET,
HURLSTONE PARK 10/1
AN OPINION OF LIKELY COST TO CONSTRUCT

Description		Qty	Unit	Rate	\$	c
<u>INTERNAL WALLS</u>						
<u>INTERNAL STUD FRAMED WALLS</u>						
<u>Termite treated frames</u>						
A	Timber framed wall framing (msd over openings)	24	m2	90.83	2,179	92
B	Bracing	1	Item	232.50	232	50
<u>BEAM</u>						
C	Allowance made for beam to support walls/ roof over where walls to bathroom/ kitchen, were demolished	5	m	255.75	1,278	75
To Collection \$					3,691	17

107 CRINAN STREET,
HURLSTONE PARK

11/1

AN OPINION OF LIKELY COST TO CONSTRUCT

107 CRINAN STREET,
HURLSTONE PARK 12/1
AN OPINION OF LIKELY COST TO CONSTRUCT

	Description	Qty	Unit	Rate	\$	c
	<u>WALL FINISHES</u>					
	<u>EXTERNAL RENDER</u>					
	<u>To new facades as shown on drawings 7 of 18, 8 of 18, 9 of 18</u>					
A	To polystyrene walls	86	m2	53.94	4,638	84
B	To columns :[7 No]	17	m2	53.94	916	98
C	To masonry walls	30	m2	53.94	1,618	20
D	Extra over for stencil finish as indicated on drawing 9 of 18 :[sw]	9	m2	38.75	348	75
	<u>INTERNAL RENDER</u>					
E	Making good	1	Item	775.00	775	00
	<u>DRY WALL LININGS</u>					
	<u>13mm thick plasterboard - includes for all cutting and labours, external arrises, casing beads and corner beads, internal rounded angles, flush joints, V-joints, and the like</u>					
F	To Internal & External Walls - refer drawing 7 of 18.	110	m2	72.08	7,928	80
G	Extra over for moisture resistant board - to wet areas	13	m2	16.20	210	60
	<u>INTERNAL WALL TILING</u>					
	<u>Select ceramic tiles (PC \$25/m2)</u>					
H	Fixed with adhesive - includes for thin bed adhesive, grouting and cleaning down, to walls in stretcher bond pattern; include all cutting and labours, external angles, beads and the like	13	m2	205.38	2,669	94
	<u>EXTERNAL WALL PAINTING</u>					
J	On new render as indicated on the drawings	133	m2	29.14	3,875	62
K	On existing rendered wall as indicated on drawing 8 of 18 :[north east]	14	m2	29.14	407	96
L	Making good	1	Item	387.50	387	50
107 CRINAN STREET, HURLSTONE PARK AN OPINION OF LIKELY COST TO CONSTRUCT					To Collection \$	23,778 19

107 CRINAN STREET,
HURLSTONE PARK 13/2
AN OPINION OF LIKELY COST TO CONSTRUCT

	Description	Qty	Unit	Rate	\$	c
	<u>FLOOR FINISHES</u>					
	<u>INTERNAL FLOOR TILING</u>					
	<u>Select tiles (PC \$25/m2)</u>					
A	Select tiles on and including mortar bed to wet areas	11	m2	211.19	2,323	09
	<u>EXTERNAL FLOOR TILING</u>					
	<u>Select tiles (PC \$25/m2)</u>					
B	Select tiles on and including mortar bed to balcony	19	m2	187.94	3,570	86
	<u>LAMINATED FLOORING</u>					
	<u>8.3mm Click system deluxe</u>					
C	To Ground floor level of the house - habitable areas	81	m2	76.72	6,214	32
D	Ditto to staircase	7	m2	148.80	1,041	60
	<u>SKIRTINGS</u>					
E	Nom 67mm x 12mm pine skirting, painted	15	m	27.90	418	50
F	Internal Tiled skirtings	15	m	61.61	924	15
G	External Tiled skirtings	2	m	61.61	123	22
	<u>DIVISION STRIPS</u>					
H	Polished aluminium threshold strip set between different floor finishes fixed floor slab	2	m	72.85	145	70
	<u>WATERPROOFING OF FLOORS</u>					
	<u>Selected membrane system laid over primer applied in accordance with the manufacturers written instructions</u>					
J	Horizontal membrane on internal floor areas	11	m2	93.62	1,029	82
K	Behind internal tiled skirtings	15	m	29.22	438	30
L	Horizontal membrane on external floor areas	19	m2	93.62	1,778	78
M	Behind external tiled skirtings	2	m	29.22	58	44
107 CRINAN STREET, HURLSTONE PARK AN OPINION OF LIKELY COST TO CONSTRUCT					To Collection \$	18,066 78

Description		Qty	Unit	Rate	\$	c
<u>CEILING FINISHES</u>						
<u>TIMBER CEILING FINISHES</u>						
<u>Timber soffit lining to Alfresco</u>						
A	To soffit of Ground Floor level level - drawing 7 of 18, 8 of 18 refers - at 22.5 degree pitch	21	m2	243.35	5,110	35
<u>PLASTERBOARD CEILING FINISHES</u>						
<u>13mm thick plasterboard</u>						
B	Ceiling linings fixed to structure - refer drawing 7 of 18,	103	m2	72.08	7,424	24
<u>CORNICES</u>						
C	Select cornices	43	m	24.80	1,066	40
<u>CEILING PAINTING</u>						
D	To plaster or similar smooth surface	103	m2	29.14	3,001	42
E	To timber soffit lining to Alfresco	21	m2	32.05	673	05
F	To select cornices	43	m	3.10	133	30
To Collection \$					17,408	76

Description		Qty	Unit	Rate	\$	c
<u>FITMENTS</u>						
<u>TOILET ACCESSORIES</u>						
A	Towel rail	1	No	101.28	101	28
B	Soap holder	1	No.	70.90	70	90
C	Toilet roll holders	2	No	60.76	121	52
<u>KITCHEN CUPBOARDS</u>						
D	To layout, as shown on the drawing with and including select benchtops, complete with wall units, etc	1	No	,427.50	26,427	50
<u>VANITY UNITS</u>						
E	To layout, as shown on the drawing with and including select benchtops : [1 No]	1.5	m	,472.50	2,208	75
<u>SHOWER SCREENS</u>						
F	Frameless - to layout, as shown on the drawings - average cost	1	No	,778.63	1,778	63
<u>MIRRORS</u>						
G	Mounted over basins	3	No	325.50	976	50
107 CRINAN STREET, HURLSTONE PARK AN OPINION OF LIKELY COST TO CONSTRUCT					To Collection \$	31,685 08

Description		Qty	Unit	Rate	\$	c
<u>HYDRAULIC SERVICES</u>						
<u>SANITARY FIXTURES & FITTINGS</u>						
<u>Sanitary Fittings & Hardware</u>						
A	Toilet Suite	2	No.	,007.50	2,015	00
B	Double Kitchen sink	1	No.	685.88	685	88
C	Bathroom/ Ensuite basin	3	No.	303.80	911	40
<u>Tapware</u>						
D	Bathroom / Ensuite basin set	3	set	203.12	609	36
E	Mixer, Shower set, adjustable shower rail	1	set	542.50	542	50
F	Kitchen mixer tap	1	set	299.46	299	46
G	Instantaneous HW unit	1	No.	,126.84	2,126	84
<u>PLUMBING & DRAINAGE</u>						
<u>Cost for PVC stacks and branches, cold water supply pipes, etc, to the outside face of the building.</u>						
H	To W.C. Suite	2	No.	,720.25	5,440	50
J	To Sink	1	No.	,639.90	1,639	90
K	To Wall/ Vanity basin	3	No.	,398.10	4,194	30
L	To Shower	1	No.	,191.80	1,191	80
M	Internal Floor wastes	3	No.	334.23	1,002	69
<u>Gas connection</u>						
N	Points	3	No	299.85	899	55
<u>Sundries</u>						
P	Select Gas Cooktop	1	No.	,471.73	1,471	73
107 CRINAN STREET, HURLSTONE PARK AN OPINION OF LIKELY COST TO CONSTRUCT					To Collection \$ 23,030 91	

Description		Qty	Unit	Rate	\$	c
<u>ELECTRICAL SERVICES</u>						
<u>ELECTRICAL SERVICES</u>						
<u>Provide Electrical & Data</u>						
A	Mains and submains	103	m2	8.91	917	73
B	Switchgear	103	m2	3.30	339	90
C	Lighting - circuits	103	m2	18.18	1,872	54
D	Power	103	m2	27.63	2,845	89
E	MATV	1	No.	838.58	838	58
F	Smoke Detector, General, white, Hard wired with battery backup, ceiling mounted - refer drawing 7 of 18	1	No	307.98	307	98
G	Allowance for solar panels to roof as shown on drawing 2 of 18	1	Item	,750.00	7,750	00
<u>Sundries - Select equipment</u>						
H	Oven	1	No.	,867.50	2,867	50
J	900mm Rangehood	1	No.	851.73	851	73
K	Dishwasher	1	No.	,317.50	1,317	50
To Collection \$					19,909	35

107 CRINAN STREET,
HURLSTONE PARK

18/1

AN OPINION OF LIKELY COST TO CONSTRUCT

107 CRINAN STREET,
HURLSTONE PARK 19/1
AN OPINION OF LIKELY COST TO CONSTRUCT

Description		Qty	Unit	Rate	\$	c
<u>EXTERNAL SERVICES</u>						
<u>WATER MAIN</u>						
A	No work required		Note			
<u>GAS</u>						
B	No work required		Note			
<u>STORMWATER DRAINAGE</u>						
<u>Allowance made for P.V.C. drain including excavation in O.T.R. n.e 1000mm deep, all backfilling with light soil and pipe fittings</u>						
C	100mm diameter	22	m	131.29	2,888	38
<u>SEWER DRAINAGE</u>						
<u>Allowance made for P.V.C. sewer drains including excavation in O.T.R. n.e 1000mm deep, all backfilling with light soil and pipe fittings</u>						
D	100mm diameter	22	m	154.61	3,401	42
E	Connection to the existing sewer point	1	No	387.50	387	50
<u>ELECTRICAL</u>						
F	No work required		Note			
107 CRINAN STREET, HURLSTONE PARK AN OPINION OF LIKELY COST TO CONSTRUCT					To Collection \$	6,677 30

Description		Qty	Unit	Rate	\$	c
<u>EXTERNAL WORKS</u>						
<u>DRIVEWAY</u>						
<u>Excavation</u>						
A	Excavate, trim, grade and compact surface as shown on drawing 7 of 18	47	m2	27.13	1,275	11
<u>25MPa concrete in ground slab including F72 fabric reinforcement, formwork to edges, joints:</u>						
B	Plain concrete or colour over driveway within property boundary.	47	m2	183.20	8,610	40
<u>CROSSOVER</u>						
C	No work required		Note			
<u>PAVING</u>						
D	20Mpa concrete in assumed 100mm thick slab on ground including reinforcement as indicated on drawing 5 of 18, 7 of 18, 9 of 18	7	m2	233.28	1,632	96
E	Ditto in steps, 714mm wide :[1 No]	0.54	rise	,838.79	2,612	95
<u>RETAINING WALL</u>						
F	Timber sleeper retaining wall as indicated on drawing 5 of 18, 7 of 18, 9 of 18 :[16 m]	10	m2	465.00	4,650	00
<u>LANDSCAPING</u>						
<u>Allowance made for work indicated on drawing 2 of 18</u>						
G	New grass	57	m2	38.75	2,208	75
107 CRINAN STREET, HURLSTONE PARK AN OPINION OF LIKELY COST TO CONSTRUCT					To Collection \$	20,990
						17

Description	Qty	Unit	Rate	\$	c
<u>CONSULTANTS</u>					
Amount from summary level.				21,742	60
To Collection \$				21,742	60

107 CRINAN STREET,
HURLSTONE PARK

22/1

AN OPINION OF LIKELY COST TO CONSTRUCT

107 CRINAN STREET,
HURLSTONE PARK 23/1
AN OPINION OF LIKELY COST TO CONSTRUCT

Description	Qty	Unit	Rate	\$	c
<u>GST @ 10%</u>					
Amount from summary level.				49,959	69
To Collection \$				49,959	69

107 CRINAN STREET,
HURLSTONE PARK

24/1

AN OPINION OF LIKELY COST TO CONSTRUCT

Description	Qty	Unit	Rate	\$	c
SUMMARY	Page No.				
DOCUMENTS USED	1/1			NIL	
DEMOLITION & SITE CLEARANCE	2/1			22,689	32
SUBSTRUCTURE	3/1			34,881	14
COLUMNS	4/1			6,620	91
SUSPENDED FLOORS	5/1			32,891	52
STAIRCASES	6/1			13,079	63
ROOF	7/2			57,789	97
EXTERNAL WALLS	8/1			32,939	67
WINDOWS & GLAZED DOORS	9/1			21,092	40
EXTERNAL DOORS	10/1			4,188	10
INTERNAL WALLS	11/1			3,691	17
INTERNAL DOORS	12/1			3,878	10
WALL FINISHES	13/2			28,596	83
FLOOR FINISHES	14/1			18,066	78
CEILING FINISHES	15/1			17,408	76
FITMENTS	16/1			31,685	08
HYDRAULIC SERVICES	17/1			23,030	91
ELECTRICAL SERVICES	18/1			19,909	35
MECHANICAL SERVICES	19/1			678	12
EXTERNAL SERVICES	20/1			6,677	30
EXTERNAL WORKS	21/1			20,990	17
CONSULTANTS	22/1			21,742	60
BUILDERS PRELIMINARIES (margin in rates)	23/1			77,069	08

Description	Qty	Unit	Rate	\$	c
SUMMARY	Page No.				
GST @ 10%	24/1			49,959	69
TOTAL AMOUNT OF ESTIMATE				549,556	60
Note: This Bill of Quantities contains pages numbered 1/1 - 24/1					
107 CRINAN STREET, HURLSTONE PARK AN OPINION OF LIKELY COST TO CONSTRUCT					