

## **Registered Quantity Surveyor Cost Report**

**Development Cost Summary Report Less \$500K**

**CANTERBURY BANKSTOWN COUNCIL**

**BUILTWISE PROJECTS PTY LTD**

**83 Tempe Street, Greenacre NSW 2190**

**NOT FOR BANK USE**

<b>Project No.:</b>	X104
<b>Cost Report By:</b>	Omar Holali
<b>Reviewed by:</b>	Kashyap Patel
<b>Document Title:</b>	240307_QS-Cost-Report_83 Tempe Street, Greenacre R0
<b>Issue Date:</b>	7-Mar-25

## 1. Introduction

Wakefield Construction Group Pty Ltd had been engaged on the to provide a “*Development Cost Summary Report less than \$500K*” by the client(s) represented at 83 Tempe Street, Greenacre who intends to a secondary dwelling on the site.

## 2. Review of Documentation:

The documents received and reviewed in respect of the Development Approval (DA) Estimate were the following documents:

1. 24154-5; *Architectural Plans - 83 Tempe Street, Greenacre*
2. D25029.REVA; *Stormwater Drainage - 83 Tempe Street, Greenacre*
3. *Rawlinson's Cost Guide 2025*

No detailed schedule of finishes had been provided so an assumption of a ‘low standard finish’ has been allowed for to establish a basis for the quality to determine the costs of finishes which primarily based on the location, time and taking into retrospective the size and materials used throughout the entirety of the project. As noted, the finishes of a building have a high-cost impact on the project cost, thus the finishes may be subject to changes based on future selections made by the developer or builder. The client has emphasised that they will be reducing the design to suit a maximum budget allowed for with discrepancies with the current Architectural.

## 3. Inclusion:

- Low Standard Finishes & Fittings.
- Quantities are estimates only and should not be construed to be exact quantities.
- Preliminaries covers on-site costs not applicable to any trade and include site personnel, non-productive labour, site accommodation, scaffolding, waste bins, and plant hire etc. Any estimated percentage may vary subject to the type of builder contracted.
- Overheads & Profit Margin: Covers off-site overheads and builder’s profit. This percentage may vary subject to the builder contracted. Our estimate has been prepared on a Developer/Builder procurement allowing for reduced preliminaries and margin.
- Demotion and Excavations including spreading of spoil only and reuse of material.

#### 4. Exclusions:

The following items have been excluded from this cost estimate:

- Land Costs, Rates, Legal, Stamp Duty & the like
- Interest & Finance Charges
- Electrical Substation Supply / Electricity Upgrades
- Contamination, Decontamination or Remediation.
- Rock Excavation
- Acoustic treatments exceeding the nominal allowance
- National Broadband Network Implications
- Services diversion, sewer, gas & water
- Dewatering
- Escalation of Prices
- Additional costs associated with maintaining existing pool
- Fire Pits & Fountain
- Sandstone/Block Façade

#### 5. Disclaimer

This cost estimate has been prepared for the purpose of providing an indicative development cost suitable for a DA submission to Council. All reasonable professional care and skill have been exercised to validate the accuracy and authenticity of the information supplied. Any form of contractual, tortuous or other form of liability for any consequences, loss or damage, which may result from other persons acting upon or using this estimate, will not be accepted.

Kind Regards:



Omar Holali

# **APPENDIX A**

## **COST BREAK-UP**

<b>COST ESTIMATE SUMMARY</b>	
BUILDING WORKS	\$ 116,412.12
EXTERNAL WORKS	\$ 5,045.76
<b>CONSTRUCTION COST</b>	<b>\$ 124,152.48</b>
<b>Consultant &amp; Professional Fees</b>	<b>\$ 4,656.48</b>
<b>TOTAL CONSTRUCTION COST (Excl. GST)</b>	<b>\$ 128,808.96</b>
Good And Services Tax (Gst 10%)	\$ 12,880.90
Section 61 Contribution	Excl.
Long Services Levy Fee Total Development Cost (Including Gst)	Excl.
<b>TOTAL DEVELOPMENT COST (Excl. GST)</b>	<b>\$ 141,689.86</b>

For levy refer to: <https://longservice.force.com/bci/s/levy-calculator>

**Table 1**

# **APPENDIX B**

## **ELEMENTAL SUMMARY**

83 TEMPE STREET, GREENACRE						
Description	Quantity	UOM	Rate	SubTotal	Factor	Total
SUBSTRUCTURE			\$ 297.07	\$ 18,505		\$ 18,505
ROOF			\$ 273.01	\$ 17,006		\$ 17,006
EXTERNAL WALLS & WINDOWS			\$ 224.12	\$ 13,960		\$ 13,960
EXTERNAL DOORS			\$ 72.24	\$ 4,500		\$ 4,500
INTERNAL WALLS			\$ 226.60	\$ 14,115		\$ 14,115
INTERNAL DOORS			\$ 47.36	\$ 2,950		\$ 2,950
WALL FINISHES			\$ 98.09	\$ 6,110		\$ 6,110
FLOOR FINISHES			\$ 58.52	\$ 3,645		\$ 3,645
CEILING FINISHES			\$ 80.83	\$ 5,035		\$ 5,035
JOINERY & FITMENTS			\$ 122.58	\$ 7,636		\$ 7,636
PLUMBING, DRAINAGE, GAS & SANITARY FIXTURES			\$ 110.00	\$ 6,852		\$ 6,852
MECHANICAL SERVICES			\$ 55.00	\$ 3,426		\$ 3,426
ELECTRICAL SERVICES			\$ 65.00	\$ 4,049		\$ 4,049
<b>NET CONSTRUCTION COST</b>						<b>\$ 107,789</b>
PRELIMINARIES (8%)			\$ 138.43	\$ 8,623		\$ 8,623
<b>GROSS CONSTRUCTION COST</b>	<b>62</b>	<b>m2</b>	<b>\$ 1,868.87</b>	<b>\$ 116,412</b>		<b>\$ 116,412</b>
PROFESSIONAL FEES (4%)				\$ 4,656		\$ 4,656
<b>TOTAL PROJECT COST</b>	<b>62</b>	<b>m2</b>	<b>\$ 1,943.63</b>	<b>\$ 121,069</b>		<b>\$ 121,069</b>
<b>SITE PREP WORKS</b>						
SITE PREP				\$ 405		\$ 405
<b>NET CONSTRUCTION COST</b>						<b>\$ 405</b>
PRELIMINARIES / MARGIN & OVERHEADS				\$ 32		\$ 32
<b>GROSS CONSTRUCTION COST</b>			<b>\$ 7.02</b>			<b>\$ 437</b>
<b>EXCAVATION WORKS</b>						
EXCAVATION				\$ 2,090		\$ 2,090
<b>NET CONSTRUCTION COST</b>						<b>\$ 2,090</b>
PRELIMINARIES / MARGIN & OVERHEADS				\$ 167		\$ 167
<b>GROSS CONSTRUCTION COST</b>			<b>\$ 77.24</b>			<b>\$ 2,257</b>
<b>EXTERNAL WORKS</b>						
EXTERNAL WORKS				\$ 4,672		\$ 4,672
<b>NET CONSTRUCTION COST</b>						<b>\$ 4,672</b>
PRELIMINARIES / MARGIN & OVERHEADS				\$ 374		\$ 374
<b>GROSS CONSTRUCTION COST</b>			<b>\$ 101.26</b>			<b>\$ 5,046</b>
<b>DEVELOPMENT COST EXCL. G.S.T</b>	<b>62</b>	<b>m2</b>	<b>\$ 2,067.89</b>	<b>\$ 128,809</b>		<b>\$ 128,809</b>
G.S.T						\$ 12,881
<b>TOTAL DEVELOPMENT COST INCL. G.S.T</b>	<b>62</b>	<b>m2</b>	<b>\$ 2,274.68</b>	<b>\$ 141,690</b>		<b>\$ 141,690</b>

# **APPENDIX C**

## **COUNCIL REPORT**



SECTION C. Development Cost	
Item	Cost \$
Demolition and Alterations	2,495.00
Structure	35,511.00
External walls, windows & doors	18,460.00
Internal walls, screens and doors	17,065.00
Wall finishes	6,110.00
Floor finishes	3,645.00
Ceiling finishes	5,035.00
Fitting and equipment	7,636.00
Hydraulic services	6,852.00
Mechanical services	3,426.00
Fire services	4,049.00
Lift services	0.00
External works	4,672.00
External services	0.00
Other related work	0.00
<b>Sub total</b>	

1 of 2

<b>Sub total above carried forward</b>	114,956.00
Preliminaries and margin	9,196.48
<b>Sub total</b>	124,152.48
Consultant fees	4,656.48
Other related developments costs	
<b>Sub total</b>	128,808.96
Good and Services Tax	12,880.90
<b>TOTAL DEVELOPMENT COST</b>	141,689.86

SECTION D. Applicant's Declaration			
<p>I certify that I have:</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Inspected the plans the subject of the application for development consent or construction certificate.</li> <li><input checked="" type="checkbox"/> Calculated the development costs in accordance with the definition of development costs in clause 25J of the <i>Environmental Planning and Assessment Regulation 2000</i> at current prices.</li> <li><input checked="" type="checkbox"/> Included GST in the calculation of development cost.</li> <li><input checked="" type="checkbox"/> 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.</li> </ul>			
Name	Kashyap Patel		
Signature	K.PATEL		
Position & Qualifications:	MAIQS - Construction Consultant	Membership No.	20069
Date	07-Mar-2025		