



RIC-QS Pty Ltd
(Residential Industrial Commercial Quantity Surveyors)
Cost Planning Specialists
20A Rookwood Road
Yagoona, NSW 2199
P 02 9796 1587
Info@ricqs.com.au
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17th March 2025

Mr Jean Hani

C/o – Amer Hazim

Attention: Jean Hani

Dear Jean,

250503 Belmore – 11 Lucerne Street, BELMORE NSW 2192
Quantity Surveyor Cost Report

Please find enclosed our preliminary quantity surveyor cost report prepared for the above noted project for your perusal.

If you require further clarifications regarding this report, please do not hesitate to contact the undersigned.

Kind Regards,

Sam Francis (MAIQS 7467)

*BCM (UWS), Cert IV Training & Management,
DIP.QS, Licensed Builder, ADIPAcctg, MAIQS*

Director & Principal Quantity Surveyor

RIC-QS Pty Ltd
(Residential, Industrial & Commercial – Quantity Surveying)



QUANTITY SURVEYOR COST REPORT

11 Lucerne Street, BELMORE NSW 2192

17th March 2025

Dear Jean,

Further to your instructions, please find enclosed RICQS' indicative square metre estimate of probable cost in the amount of **\$1,378,407.80 (including Professional Fees & GST)** for the development situated at 11 Lucerne Street, BELMORE NSW 2192.

Due to the level of documentation RICQS have had to make the following assumptions in the preparation of this estimate.

1. Allowances and Assumptions Included

The allowances and assumptions included in the estimate:

- Demolition of existing structure and general site clearance.
- 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.
- Standard quality finishes and fitments.
- Professional fees @ 3%.
- Any cost increases associated with the 10% GST.

2. Allowances and Assumptions Excluded

The allowances and assumptions excluded in the estimate:

- Works outside site boundary.
- Rock excavation.
- Site remediation and decontamination.
- Allowance for temporary shoring.
- Grey water management.
- Allowance for services amplification.
- Contingency.
- Escalation in costs and union enterprise bargaining costs.
- Council contributions, design fees, authority fees, bank fees and charges, marketing, leasing and selling costs.

3. Documentation Reviewed

RIC-QS have prepared the estimate based on the following documentation.

- Architectural Drawings Job No. 25 03, Drawing No. DA-02 ~ DA-08, Rev A; dated 10th March 2025 as prepared by Amer Hazim.

4. Trade Breakdown



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Trade Summary

18/03/2025

250503 Belmore M2

11 Lucerne Street, BELMORE NSW 2192

Proposed duplex development with pool and associated external works.

Description	Quantity	Unit	Rate	Markup	Total
NOTES					
GROUND FLOOR	319	m2	\$1,605.80		\$512,250.00
FIRST FLOOR	236	m2	\$1,965.47		\$463,850.00
ROOF	347	m2	\$400.00		\$138,800.00
EXTERNAL WORKS	329	m2	\$237.75		\$78,220.00
DEMOLITION	696	m2	\$33.74		\$23,480.00
PROFESSIONAL FEES					\$36,498.00
Subtotal					\$1,253,098.00
Adjustment					\$0.00
Post adjustment					\$1,253,098.00
G.S.T [10%]					\$125,309.80
Total					\$1,378,407.80



MEMBER



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Trade Breakup

18/03/2025

250503 Belmore M2

11 Lucerne Street, BELMORE NSW 2192

Proposed duplex development with pool and associated external works.

Description	Quantity	Unit	Rate	Markup	Total
NOTES					
DRAWINGS					
This indicative square metre estimate was prepared by applying functional rates against indicative areas from the following drawings and documentation:		Note			
Architectural Drawings Job No. 25 03, Drawing No. DA-02 ~ DA-08, Rev A; dated 10th March 2025 as prepared by Amer Hazim.		Note			
INCLUSIONS					
Demolition and general site clearance.		Note			
Bulk and detailed excavation in materials OTR.		Note			
All services connections and associated works.		Note			
Allowance for placing cables underground.		Note			
Allowance for landscaping over site and irrigation system.		Note			
Allowance for lift services.		Note			
Standard quality finishes and fitments.		Note			
Builder's preliminaries and margin.		Note			
Professional fees. @ 3%		Note			
Any cost increases associated with the 10% GST.		Note			
EXCLUSIONS					



MEMBER

Description	Quantity	Unit	Rate	Markup	Total
Rock excavation.		Note			
Site remediation and decontamination.		Note			
Allowance for shoring.		Note			
Grey water management.		Note			
Allowance for services amplification.		Note			
Contingency. We recommend a contingency of 5% be allowed over the entire project.		Note			
Escalation in costs and union enterprise bargaining costs.		Note			
Any cost increases associated with the Carbon Tax.		Note			
Council contributions, design fees, authority fees, bank fees and charges, marketing, leasing and selling costs.		Note			

DISCLAIMER

This report is for use by the party to whom it is addressed and for no other purposes. No responsibility is taken for any third party who may use or rely on the whole or any part of this report.	Note
All quantities are approximate only.	Note
Under no circumstances are the quantities or rates to form part of the building contract.	Note
Our costs include no provision for any change in costs associated with amendments to current tax laws and/or for the introduction of a goods and services tax (GST).	Note

GROUND FLOOR	319	m2	\$1,605.80	\$512,250.00
Garage area	41	m2	\$800.00	\$32,800.00
Residential living area	202	m2	\$2,000.00	\$404,000.00
Residential wet area	20	m2	\$2,400.00	\$48,000.00
Internal staircase	9	m2	\$700.00	\$6,300.00
Porch/alfresco area (UCA)	47	m2	\$450.00	\$21,150.00
FIRST FLOOR	236	m2	\$1,965.47	\$463,850.00
Residential living area	193	m2	\$2,000.00	\$386,000.00
Residential wet area	30	m2	\$2,400.00	\$72,000.00
Balcony area (UCA)	13	m2	\$450.00	\$5,850.00
ROOF	347	m2	\$400.00	\$138,800.00
Metal roof	347	m2	\$400.00	\$138,800.00
EXTERNAL WORKS	329	m2	\$237.75	\$78,220.00
Landscape areas including planterboxes	279	m2	\$80.00	\$22,320.00
Driveway / entry pathway	50	m2	\$120.00	\$6,000.00



MEMBER

Description	Quantity	Unit	Rate	Markup	Total
Pool	1	No	\$40,000.00		\$40,000.00
Pool deck area (Non-UCA)	11	m2	\$900.00		\$9,900.00
DEMOLITION	696	m2	\$33.74		\$23,480.00
Demolition of existing structure	1	each	\$20,000.00		\$20,000.00
Site Clearance	696	m2	\$5.00		\$3,480.00
PROFESSIONAL FEES					\$36,498.00
Professional fees (say 3%)	1	item	\$36,498.00		\$36,498.00
Subtotal					\$1,253,098.00
Adjustment					\$0.00
Post adjustment					\$1,253,098.00
G.S.T [10%]					\$125,309.80
Total					\$1,378,407.80



MEMBER

CONTACT US

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