

REGISTERED QUANTITY SURVEYORS COUNCIL COST SUMMARY REPORT

PROJECT ADDRESS:

2 Brockman Avenue, Revesby Heights, NSW 2212

PROJECT DESCRIPTION:

Proposed 2 storey detached duplex

Instructing Client:	Ribal Noun
Council:	Canterbury Bankstown Council
Sydney Estimator Reference No:	23478
Prepared by:	Daniel Haidar
Director Sign-off:	Daniel Haidar MAIQS# 100017898
Report Date:	9 th September 2024



MEMBER

1. Elemental Cost Estimate Summary

ELEMENTAL COST ESTIMATE SUMMARY			
Trade Description	% Job	Cost \$/m2	\$ Total
Preliminaries	10.78%	\$ 235.76	\$ 120,000.00
Demolition	1.80%	\$ 39.29	\$ 20,000.00
Earthworks inc Site Preparation	1.62%	\$ 35.36	\$ 18,000.00
Superstructure			
Slabs/Floors	10.33%	\$ 225.93	\$ 115,000.00
Internal Walls	2.25%	\$ 49.12	\$ 25,000.00
External Walls	10.78%	\$ 235.76	\$ 120,000.00
Roofs	9.88%	\$ 216.11	\$ 110,000.00
Windows & Doors External & Internal	4.94%	\$ 108.06	\$ 55,000.00
Finishes			
Wall & Ceiling Finishes	11.68%	\$ 255.40	\$ 130,000.00
Floor Finishes	6.29%	\$ 137.52	\$ 70,000.00
Fitout			
Carpentry, Joinery & Glazing	12.58%	\$ 275.05	\$ 140,000.00
Fittings			
Fitments	3.14%	\$ 68.76	\$ 35,000.00
Services			
Plumbing	4.04%	\$ 88.41	\$ 45,000.00
Electrical	3.14%	\$ 68.76	\$ 35,000.00
Mechanical Services	1.80%	\$ 39.29	\$ 20,000.00
External Works			
Council Assets	1.35%	\$ 29.47	\$ 15,000.00
Landscaping	3.59%	\$ 78.59	\$ 40,000.00
Sub-Total (Excluding GST)		\$ 2,186.64	\$ 1,113,000.00
G.S.T			\$ 111,300.00
Total		\$ 2,405.30	\$ 1,224,300.00

2. Analysis of Development Costs

Analysis of Development Costs	
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Area Description	GFA (m2)
GF	
Wet Areas	19
All other areas	240
L1	
Wet Areas	23
All other areas	227
TOTAL GFA	509

3. Notes

a) Schedule of Quantities

Please note that the above quantities are estimates only and should not be construed to be exact quantities.

b) Mark Ups & Allowances

No provision for Escalation has been included. Prices and rates throughout are held to include all labour, materials, workshop drawings, waste plant & equipment. The rates in this document are estimated and have NOT been confirmed by Suppliers or Subcontractors unless otherwise noted.

c) Preliminaries

Preliminaries covers on-site costs not applicable to any particular 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.

d) Overheads / Margin

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.

4. Declaration

- ✓ Inspected the plans the subject of the application for development consent
- ✓ The documentation and final estimate is subject to development consent and construction certificate. Upon request Sydney Estimator can estimate accordingly, upon receiving such documentation.
- ✓ Prepared an elemental estimate in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors. All building methodologies accounted for within the construction costs abide by the Australian Standard.
- ✓ Calculated the development costs in accordance with the definition of development costs in clause 25J of the Environmental Planning & Assessment Regulation at current prices;
- ✓ Carrying out our professional duties ethically, with honesty, competence, and in good faith, without personal bias, and in a manner which upholds the values and reputation of the profession.
- ✓ Maintaining the strictest independence and impartiality where the exercise of objective
- ✓ judgement is required.
- ✓ Acting in the public interest above all other interests and complying with all relevant laws.
- ✓ Included GST in the calculation of development costs; and
- ✓ Measured the Gross Floor Area in accordance with the Method of Measurement of Building Areas in the AIQS Cost Management Manual.

5. Exclusions

- a) Land Costs
- b) Finance Costs
- c) Legal Fees
- d) Electrical Sub-Station
- e) Sydney Water Amplification Costs
- f) Escalation Costs
- g) Loose furniture & Equipment
- h) Site Remediation Costs
- i) Authority Fees

6. Disclaimer

This Quantity Surveyors Report has been prepared for the client and council it has been addressed to and is not to be used for any other third-party requirements. This report is only valid for 6 months from date of issue. Sydney Estimator takes no responsibility for any third party using this report for any other purposes. This estimate should not be used for any tendering purposes by a potential builder or future purchaser as it is to be for the council estimate purpose it has been created for only.

Sydney Estimator does not accept any liability for any loss or damage which may result of any other person, party and or entity relying upon or using it.

If you have any queries or wish to discuss the matter further, please do not hesitate to contact the undersigned.

Yours faithfully

Daniel Haidar



Director | MAIQS

Sydney Estimator Pty Ltd