

QUANTITY SURVEY REPORT

(D.A. SUBMISSION ONLY)



Source: Google Maps

Project: Proposed Residential Development
At No. 14 Cairo Avenue
Padstow NSW 2211

Applicant: T.B.C.

Builder: T.B.C.

Prepared by: Haney Mikhael
B. App. Sci. (Quantity Surveyor) UTS
FAIQS (Member No. 2684)

Report Date: 28 February 2025

1. Instruction

I have undertaken a study of the probable cost of construction for the above project, based on the supplied architectural drawings and other information provided.

I have also taken into consideration the proposed method of procurement (Developer Managed).

2. Brief Development Description

The proposal includes the demolition of existing structure(s) and the construction of a two storey house, at No. 14 Cairo, Padstow.

3. Construction Cost Estimate

Description	Amount (\$)
Total Construction Cost	662,124
Add Consultants Fees	13,513
Total Development Cost (excl. GST)	675,637
Add GST	67,564
Total Development Cost (incl. GST)	743,200

The required Council Schedule, titled "*Registered Quantity Surveyor's Detailed Cost Report*" and an *Elemental Cost Estimate Summary* prepared in accordance with the Environmental Planning and Assessment Regulation 2000 (Reg 25J) - Section 94A Levy - Determination of proposed cost of Development are included in Section 5 of this report.

A detailed report may be obtained upon request.

This *Construction Cost Estimate* is considered to be reasonable, based on the proposed level of finishes, absence of the Structural and Services drawings and the Contract Documents.

4. Quality of Finishes

Finishes may be considered of standard to good quality, based on information supplied by the Developer. The quality of finishes proposed is appropriate to the type, scale and location of this project.

5. Elemental Summary

14 Cairo Avenue, Padstow

Code	Item	%	Cost (\$) / m2	Total Cost (\$)
PR	Preliminaries	11.80	259	79,725
AR	Demolition	4.30	94	29,052
XP	Site Preparation	0.40	9	2,703
SB	Substructure (Excavation, Footings & GF Slab)	4.40	97	29,728
UF	Upper floors	4.00	88	27,025
SC	Staircases	0.80	18	5,405
RF	Roof	5.64	124	38,106
EW	External Walls	12.88	283	87,022
WW	Windows	2.80	62	18,918
ED	External Doors	1.10	24	7,432
NW	Internal Walls	1.80	40	12,161
NS	Internal Screens	0.65	14	4,392
ND	Internal Doors	0.60	13	4,054
WF	Wall Finishes	2.90	64	19,593
FF	Floor Finishes	3.20	70	21,620
CF	Ceiling Finishes	2.25	49	15,202
FT	Fitments	10.70	235	72,293
PB	Hydraulic Services (incl. External Services)	3.10	68	20,945
AC	Mechanical Services (Wet areas Ventilation, Air Conditioning if applicable)	1.75	38	11,824
LP	Electrical Services (excl. substation)	2.80	62	18,918
XR/XN	Siteworks (Boundary walls, Fencing and Gates, etc.)	4.95	109	33,444
XL	Landscaping and Improvements	3.00	66	20,269
BM	Builder's Margin	12.18	268	82,293
	Total Construction Cost (excl. GST)			662,124
	Add Consultants Fees	2.00	44	13,513
	Total Development Cost (excl. GST)	100.00	2,198	675,637
	Add GST			67,564
	Total Development Cost (incl. GST)			743,200

6. Areas

According to the architectural drawings, the proposed approximate Floor Areas may be presented as follows:

Building Level	Description	F.E.C.A* (m2)	U.C.A** (m2)	G.F.A*** Total (m2)
Ground Floor	Garage	36		36
Ground Floor	Living area	102		102
Ground Floor	Porch / Alfresco		39	39
First Floor	Bedrooms	127		127
First Floor	Balcony		4	4
Total		265	42	307

*F.E.C.A (Fully Enclosed Covered Area): The sum of all such areas at all building floor levels, including basements (except unexcavated portions), floored roof spaces and attics, garages, penthouses, enclosed porches and attached enclosed covered ways alongside building, equipment rooms, lift shafts, vertical ducts, staircases and any other fully enclosed spaces and useable areas of the building, computed by measuring from the normal inside face of exterior walls but ignoring any projections such as plinths, columns, piers and the like which project from the normal inside face of exterior walls. It shall not include open courts, light wells, connecting or isolated covered ways and net open areas of upper portions of rooms, lobbies, halls interstitial spaces and the like which extend through the storey being computed.

**U.C.A (Unenclosed Covered Area): The sum of all such areas at all building floor levels, including roofed balconies, open verandahs, porches and porticos, attached open covered ways alongside buildings, undercrofts and useable space under buildings, unenclosed access galleries (including ground floor) and any other trafficable covered areas of the building which are not totally enclosed by full height walls, computed by measuring the area between the enclosing walls or balustrade (i.e. from the inside face of the UCA excluding the wall or balustrade thickness). When the covering element (i.e. roof or upper floor) is supported by columns, is cantilevered or is suspended, or any combination of these, the measurements shall be taken to the edge of the paving or to the edge of the cover, whichever is the lesser. UCA shall not include eaves overhangs, sun shading, awnings and the like where these do not relate to clearly defined trafficable covered areas, nor shall it include connecting or isolated covered ways.

*** G.F.A (Gross Floor Area): The sum of the 'Fully Enclosed Covered Area' and 'Unenclosed Covered Area' as defined.

7. Exclusions

The Cost Estimate does not include the following:

- Land Acquisition;
- Marketing and financing;
- Legal costs;
- Project Management;
- Building insurance costs;
- Major services diversions, external connections and /or improvements;
- Taxes, levies and charges;
- Disabled access;
- Amplification / amendment to existing services;
- Underpinning of existing structure;
- Energy and water efficiency;
- Electrical substation;
- Decontamination works (Asbestos Removal, etc.);
- Rock excavation and Dewatering;
- External road and public domain works;
- Authorities Fees (S94 Contribution and the like);
- Contingency allowance.

8. Documentation

The *Cost Estimate* was based on Architectural Drawings Drawing No. 670-00 to 670-13, Issue A, Dated 30/01/2025.

9. Design Assumptions

In the absence of engineering drawings, the structure of the proposed building was assumed to be of conventional nature, comprising the following:

- Reinforced concrete ground floor slab;
- Brick veneer construction to first floor.

Our Indicative Cost Estimate was based on the assumption that the whole development will be constructed in a single stage (i.e. not a staged development). If the building is to be completed in stages, the cost of preliminaries and Building services may increase.

This Cost Estimate may provide no more than a rough guide to the probable cost of the proposed development. Costs may vary considerably, due to a range of variables:

- Structural and services documentation;
- Final PC Items and Provisional Allowances;
- Variations in the proposed fixtures and finishes;
- DA Conditions.

10. Disclaimer

This Quantity Survey report has been prepared for the sole purpose of providing an Initial Cost Plan for DA Council Submission only and is not to be used for any other purpose. This report is confidential to the developer. The writer does not accept any contractual, tortious or other form of liability for any consequences, loss or damage which may arise as a result of any other person acting upon or using this report.

Report and estimate prepared by



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