



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](mailto:Info@ricqs.com.au)  
[sam@ricqs.com.au](mailto:sam@ricqs.com.au)

28<sup>th</sup> February 2025

**Robak Developments Pty Ltd**  
C/o – Archicorp

**Attention:** Robert Bakhos

Dear Robert,

**250438 Picnic Point – 900 Henry Lawson Drive, PICNIC POINT NSW**  
**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**

**900 Henry Lawson Drive, PICNIC POINT NSW**

**28<sup>th</sup> February 2025**

Dear Robert,

Further to your instructions, please find enclosed RIC-QS' indicative square metre estimate of probable cost in the amount of **\$1,548,391.79 (including Professional Fees & GST)** for the development situated at 900 Henry Lawson Drive, PICNIC POINT.

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

## 1. Allowances and Assumptions Included

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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

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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

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

- Architectural Drawings Job No. 24-021, Drawing No. DA3-10, Rev A; dated 10<sup>th</sup> February 2025 as prepared by Archicorp.

## 4. Trade Breakdown

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## Trade Summary

28/02/2025

250438 Picnic Point M2

900 Henry Lawson Drive, PICNIC POINT NSW 2213

*Proposed duplex development with pool and associated external works.*

Description	Quantity	Unit	Rate	Markup	Total
<b>NOTES</b>					
LOWER GROUND FLOOR	195	m2	\$2,342.56		\$456,800.00
GROUND FLOOR	168	m2	\$2,036.31		\$342,100.00
FIRST FLOOR	123	m2	\$2,000.00		\$246,000.00
ROOF	358	m2	\$650.00		\$232,700.00
EXTERNAL WORKS	250	m2	\$189.40		\$47,350.00
DEMOLITION	668	m2	\$62.40		\$41,680.00
PROFESSIONAL FEES					\$40,998.90
Subtotal					\$1,407,628.90
Adjustment					\$0.00
Post adjustment					\$1,407,628.90
G.S.T [10%]					\$140,762.89
Total					\$1,548,391.79



MEMBER



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## Trade Breakup

28/02/2025

250438 Picnic Point M2

900 Henry Lawson Drive, PICNIC POINT NSW 2213

*Proposed duplex development with pool and associated external works.*

Description	Quantity	Unit	Rate	Markup	Total
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### 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. 24-021, Drawing No. 3 ~ 10, Rev A; dated 10th February 2025 as prepared by Archicorp.

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



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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

<b>LOWER GROUND FLOOR</b>	<b>195</b>	<b>m2</b>	<b>\$2,342.56</b>	<b>\$456,800.00</b>
Residential living area	112	m2	\$2,400.00	\$268,800.00
Residential wet area	9	m2	\$2,800.00	\$25,200.00
Internal staircase	12	m2	\$1,100.00	\$13,200.00
Alfresco area (UCA)	62	m2	\$600.00	\$37,200.00
Pool	2	No	\$40,000.00	\$80,000.00
Pool deck area (Non-UCA)	27	m2	\$1,200.00	\$32,400.00
<b>GROUND FLOOR</b>	<b>168</b>	<b>m2</b>	<b>\$2,036.31</b>	<b>\$342,100.00</b>
Garage area	45	m2	\$1,500.00	\$67,500.00
Residential living area	96	m2	\$2,400.00	\$230,400.00
Residential wet area	10	m2	\$2,800.00	\$28,000.00
Internal staircase	12	m2	\$1,100.00	\$13,200.00
Porch area (UCA)	5	m2	\$600.00	\$3,000.00
<b>FIRST FLOOR</b>	<b>123</b>	<b>m2</b>	<b>\$2,000.00</b>	<b>\$246,000.00</b>
Residential living area	70	m2	\$2,400.00	\$168,000.00



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Description	Quantity	Unit	Rate	Markup	Total
Residential wet area	21	m2	\$2,800.00		\$58,800.00
Balcony area (UCA)	32	m2	\$600.00		\$19,200.00
<b>ROOF</b>	<b>358</b>	<b>m2</b>	<b>\$650.00</b>		<b>\$232,700.00</b>
Metal roof	358	m2	\$650.00		\$232,700.00
<b>EXTERNAL WORKS</b>	<b>250</b>	<b>m2</b>	<b>\$189.40</b>		<b>\$47,350.00</b>
Landscape areas including planterboxes	134	m2	\$150.00		\$20,100.00
Concrete driveway	35	m2	\$200.00		\$7,000.00
Gravel pathway	81	m2	\$250.00		\$20,250.00
<b>DEMOLITION</b>	<b>668</b>	<b>m2</b>	<b>\$62.40</b>		<b>\$41,680.00</b>
Demolition of existing structure	1	each	\$35,000.00		\$35,000.00
Site Clearance	668	m2	\$10.00		\$6,680.00
<b>PROFESSIONAL FEES</b>					<b>\$40,998.90</b>
Professional fees (say 3%)	1	item	\$40,998.90		\$40,998.90

<b>Subtotal</b>	<b>\$1,407,628.90</b>
Adjustment	\$0.00
Post adjustment	\$1,407,628.90
G.S.T [10%]	\$140,762.89
<b>Total</b>	<b>\$1,548,391.79</b>



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# CONTACT US

## **Sydney Office:**

**20A Rookwood Road, Yagoona NSW 2199**

**(02) 9796 1587**

## **Website:**

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