



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
sam@ricqs.com.au

15th May 2025

Charbel Barakat

C/o – Bechara Chan & Associates Pty Ltd
Suite 6F, Level6, 9-13 Redmyre Road,
STRATHFIELD NSW 2135

Dear Charbel

**2507130 Earlwood– 59 Banks Road
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

59 Banks Road, EARLWOOD NSW 2206

15th May 2025

Dear Charbel,

Further to your instructions, please find enclosed RIC-QS' indicative square metre estimate of probable cost in the amount of **\$1,504,533.36 (including Professional Fees & GST)** for the development situated at 59 Banks Road, EARLWOOD NSW 2206.

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

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 - Project No. 220117, Drawing No. DA.02 ~ DA.03, Issue A, dated 6th May 2025 as prepared by Bechara Chan & Associates Pty Ltd.

4. Trade Breakdown



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Trade Summary

9/05/2025

250730 Earlwood M2

59 Banks Road, EARLWOOD NSW 2206

Proposed attached dual occupancy with associated external works

| Description | Quantity | Unit | Rate | Markup | Total |
|---------------------------|------------|-------------|--------------------|--------|-----------------------|
| NOTES | | | | | |
| BASEMENT | 121 | m2 | \$1,100.00 | | \$133,100.00 |
| LOWER GROUND FLOOR | 73 | m2 | \$2,198.63 | | \$160,500.00 |
| GROUND FLOOR | 246 | m2 | \$2,448.37 | | \$602,300.00 |
| FIRST FLOOR | 212 | m2 | \$2,460.38 | | \$521,600.00 |
| ROOF | 289 | m2 | \$450.00 | | \$130,050.00 |
| EXTERNAL WORKS | 360 | m2 | \$401.44 | | \$144,520.00 |
| DEMOLITION | 650 | Item | \$51.15 | | \$33,245.00 |
| PROFESSIONAL FEES | 1 | Item | \$51,759.45 | | \$51,759.45 |
| Subtotal | | | | | \$1,777,074.45 |
| Adjustment | | | | | \$0.00 |
| Post adjustment | | | | | \$1,777,074.45 |
| G.S.T [10%] | | | | | \$177,707.45 |
| Total | | | | | \$1,954,781.90 |



MEMBER



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Trade Breakup

9/05/2025

250730 Earlwood M2

59 Banks Road, EARLWOOD NSW 2206

Proposed attached dual occupancy with 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:

Architectural Drawings - Project No. 220117, Drawing No. DA.02 ~ DA.03, Issue A, dated 6th May 2025 as prepared by Bechara Chan & Associates Pty Ltd.

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

Standard quality finishes and fitments. Note

Builder's preliminaries and margin. Note

Professional fees at 3% Note

Any cost increases associated with the 10% GST. Note



MEMBER

| Description | Quantity | Unit | Rate | Markup | Total |
|--|------------|-----------|-------------------|--------|---------------------|
| EXCLUSIONS | | | | | |
| Works outside site boundary. | | Note | | | |
| Rock excavation. | | Note | | | |
| Site remediation and decontamination. | | Note | | | |
| Allowance for temporary 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 | | | |
| 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 | | | |
| BASEMENT | 121 | m2 | \$1,100.00 | | \$133,100.00 |
| Garage area | 97 | m2 | \$1,100.00 | | \$106,700.00 |
| Residential staircase incl. lift | 24 | m2 | \$1,100.00 | | \$26,400.00 |
| LOWER GROUND FLOOR | 73 | m2 | \$2,198.63 | | \$160,500.00 |
| Residential living area | 43 | m2 | \$3,000.00 | | \$129,000.00 |
| Residential staircase incl. lift | 20 | m2 | \$1,100.00 | | \$22,000.00 |
| Porch area | 10 | m2 | \$950.00 | | \$9,500.00 |
| GROUND FLOOR | 246 | m2 | \$2,448.37 | | \$602,300.00 |
| Residential living area | 144 | m2 | \$3,000.00 | | \$432,000.00 |
| Residential wet areas | 23 | m2 | \$3,200.00 | | \$73,600.00 |
| Residential staircase incl. lift | 20 | m2 | \$1,100.00 | | \$22,000.00 |



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| Description | Quantity | Unit | Rate | Markup | Total |
|---|------------|-------------|--------------------|--------|---------------------|
| Balcony area (UCA) | 15 | m2 | \$950.00 | | \$14,250.00 |
| Private open space (UCA) | 40 | m2 | \$950.00 | | \$38,000.00 |
| Private open space (NON-UCA) | 19 | m2 | \$950.00 | | \$18,050.00 |
| Storage | 4 | m2 | \$1,100.00 | | \$4,400.00 |
| FIRST FLOOR | 212 | m2 | \$2,460.38 | | \$521,600.00 |
| Residential living area | 124 | m2 | \$3,000.00 | | \$372,000.00 |
| Residential wet areas | 28 | m2 | \$3,200.00 | | \$89,600.00 |
| Residential staircase incl. lift | 20 | m2 | \$1,100.00 | | \$22,000.00 |
| Balcony areas (UCA) | 40 | m2 | \$950.00 | | \$38,000.00 |
| ROOF | 289 | m2 | \$450.00 | | \$130,050.00 |
| Metal roof | 281 | m2 | \$450.00 | | \$126,450.00 |
| Skylights | 8 | No | \$450.00 | | \$3,600.00 |
| EXTERNAL WORKS | 360 | m2 | \$401.44 | | \$144,520.00 |
| Driveway | 61 | m2 | \$220.00 | | \$13,420.00 |
| Sidewalks incl external stairs | 34 | m2 | \$220.00 | | \$7,480.00 |
| Pool inc. water feature | 2 | Item | \$45,000.00 | | \$90,000.00 |
| Deck area incl. fire pit & outdoor shower | 61 | m2 | \$220.00 | | \$13,420.00 |
| Landscape | 202 | m2 | \$100.00 | | \$20,200.00 |
| DEMOLITION | 650 | Item | \$51.15 | | \$33,245.00 |
| Site Demolition | 1 | Item | \$30,000.00 | | \$30,000.00 |
| Site Clearance | 649 | m2 | \$5.00 | | \$3,245.00 |
| PROFESSIONAL FEES | 1 | Item | \$51,759.45 | | \$51,759.45 |
| Professional fees (say 3%) | 1 | Item | \$51,759.45 | | \$51,759.45 |

| | |
|-----------------|-----------------------|
| Subtotal | \$1,777,074.45 |
| Adjustment | \$0.00 |
| Post adjustment | \$1,777,074.45 |
| G.S.T [10%] | \$177,707.45 |
| Total | \$1,954,781.90 |



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CONTACT US

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