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## Bankstown Canterbury Council

### APPLICATION DETAILS:

Development Application No.: .....  
 Complying Development Certificate Application No.: .....  
 Construction Certificate No.: .....

### PROPERTY ADDRESS:

**11 Curtis Road, Chester Hill**

### PROJECT DESCRIPTION:

**Al Minia Charitable Association**

### APPLICANTS DETAILS:

Name (or Company Name ACN):.....  
 Postal Address: .....  
 Phone.: .....  
 Email: .....

### ANALYSIS OF DEVELOPMENT COSTS

<u>Item</u>		
Gross Floor Area – Residential:	m <sup>2</sup>	642
Gross Floor Area – Car Parking:	m <sup>2</sup>	47
Gross Floor Area – Other:	m <sup>2</sup>	
Site Area:	m <sup>2</sup>	8642.1
Total Car Parking Spaces:		47
Total Development Costs:	\$	17,100 ( <i>incl. GST &amp; Professional Fees</i> )
Total Construction Costs:	\$	1,900 ( <i>excl. GST &amp; Professional Fees</i> )
Total GST:	\$	19,000

**DECLARATION:**

I certify that I have:

- ✓ Inspected the plans the subject of the application for development consent;
- ✓ Prepared an elemental estimate in accordance with the Australian Cost Management Manuals from the Australian Institute of Engineering
- ✓ Calculated the development costs in accordance with the definition of development costs in clause 25J of the Environmental Planning & Assessment Regulation at current prices;
- ✓ 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 AIOE Cost Management Manual.

Approved for issue by:



Name: Ahmad Eleche

Position & Qualifications: *B.E. (Civil), MIEAUST Membership No.3796219,*

Date: 04<sup>th</sup> May 2025

## 2.0 ELEMENTAL COST ESTIMATE SUMMARY

ITEM	ELEMENT	%	COST P/M2	TOTAL \$
1	Demolition / Site Preparation	2.2%	\$ 0	\$ 0
2	Substructure	10.9%	\$ 0	\$ 0
3	Structure	38.8%	\$ 0	\$ 0
4	External Walls	-	\$ -	\$ -
5	Windows ( <i>incl. louvres</i> )	3.1%	\$ 0	\$ 0
6	Internal Walls, Screens & Doors	0.9%	\$ 0	\$ 0
7	Wall Finishes ( <i>plasterboard, render, tiles, paint</i> )	4.3%	\$ 0	\$ 0
8	Floor Finishes ( <i>tiles, carpet, timber floors, etc.</i> )	4.2%	\$ 0	\$ 0
9	Ceiling Finishes ( <i>plasterboard, suspended, paint</i> )	2.0%	\$ 0	\$ 0
10	Roofing ( <i>metal, tiles, concrete</i> )	3.3%	\$ 0	\$ 0
11	Fixtures & Equipment ( <i>P.C. items, appliances</i> )	2.2%	\$ 0	\$ 0
12	Hydraulic Services ( <i>plumbing, stormwater, sewer</i> )	3.3%	\$ 0	\$ 0
13	Mechanical Services ( <i>A/C, exhaust/ventilation</i> )	2.1%	\$ 0	\$ 0
14	Fire Services ( <i>hydrant, sprinklers, smoke detectors</i> )	0.5%	\$ 0	\$ 0
15	Electrical Services	2.7%	\$ 0	\$ 0
16	Lift Services ( <i>lift, escalators, travellers</i> )	-	\$ -	\$ -
17	External Works ( <i>landscaping, driveway</i> )	8.7%	\$ 0	\$ 0
18	External Services	0.4%	\$ 0	\$ 0
19	Preliminaries	5.7%	\$ 0	\$ 0
20	<b>Total Construction Costs</b>	100.0%	\$ 0	\$ 0
21	Consultant Fees	1.5%	\$ 17,100	\$ 17,100
22	Contingency	0.0%	\$ -	\$ -
23	<b>Total Development Costs (excluding GST)</b>		\$ 17,100	\$ 17,100
24	Goods & Services Tax	10.0%		\$ 1,900
25	<b>Total Development Costs (including GST)</b>			\$ 19,000
<b>M2</b>	<b>120.4</b>			

### 3.0 NOTES

#### 3.1 **Schedule of Quantities**

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

#### 3.2 **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.

#### 3.3 **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.

#### 3.4 **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.

#### 3.5 **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) Works Outside Boundary
- j) Authority Fees

#### 3.6 **Disclaimer**

This estimate has been prepared for the purpose of providing an indicative development budget suitable for the purpose of a DA submission to Council and for no other purpose. This report has been prepared for the exclusive use of the *Customer and Council* and should not be relied upon by any other third party for any other purpose. AKT Engineering & Consulting Pty Ltd (AKT) 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. AKT reserves the right to revise this report upon review of any additional information. AKT and its employees have no association with the parties concerned nor share any interest in the proposed development, thus eliminating any conflict of interest.

No structural drawings were available at the time of this report. Assumptions have been made on professional judgment. Our estimate summary has been prepared on an elemental basis and is subject to final structural drawings and specifications