



PRELIMINARY COST ESTIMATE

PROPOSED INDUSTRIAL UNIT

AT LOT 32, DP564483 CONDELL PARL NSW 2200 330 EDGAR STREET.

13th November 2024

PREPARED BY:

COST LOGIC PTY LTD

ACN: 618467422

1. INTRODUCTION

Cost Logic Pty Ltd has been engaged to provide Preliminary Cost Estimate for the Proposed Industrial Unit at Lot 32, Dp564483 Condell Parl NSW 2200 330 Edgar Street to submit for the purpose of DA application. We have undertaken a study of the probable cost of construction for the above project, based on the provided conceptual drawings and other information provided

2. DETAILED COST ESTIMATE

- The Preliminary cost estimate is prepared based on the drawings.
- The Estimate is presented as follows;
 - a. Preliminaries
 - b. Sub-structure
 - c. Superstructure
 - d. Finishes
 - e. Fittings
 - f. Services
 - g. External works
 - h. Contingency
- The Estimated Preliminary cost for the Proposed Factory:
 - Estimated cost is **AUD 6,377,320.00** Excluding GST

Refer the Appendix A of this report for the Cost Summary Report.

3. BASIS OF ESTIMATE

- The Estimate is based on the preliminary drawings and all other documents provided by the Client.
- Medium Specification is considered in the estimate.
- Rates are referenced from our in-house cost data base.
- The base date of the estimate is November 2024.

4. EXCLUSIONS AND ASSUMPTIONS

This Preliminary cost estimates exclude the following:

- Local taxes and statutory charges
- Site acquisition costs
- Maintenance and operational costs
- Developer's cost & profits
- Financial Cost
- Loose Furniture & Equipment
- Works outside Boundary

5. REFERENCED DOCUMENTS

- Architectural Drawings (Given by client)

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. Cost Logic Pty Ltd 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. Cost Logic Pty Ltd reserves the right to revise this report upon review of any additional information.

Appendix A

COST SUMMARY REPORT

Development Application No.:
Complying Development Certificate Application No.

PROPERTY ADDRESS: Lot 32,Dp564483 Condell Parl Nsw 2200 330 Edgar Street

PROJECT DESCRIPTION: Proposed Industrial units

APPLICANTS DETAILS:

Name (or Company Name ACN): **Pino**
Phone: **0472521977**
Email: **gpm1architecture@gmail.com**

ANALYSIS OF DEVELOPMENT COSTS

Gross floor area	: 3424.54 m2
Total Construction Cost (Excl.GST)	: \$ 6,377,320.00
Total Construction Cost (Incl.GST)	: \$ 7,015,052.00
Total GST	: \$ 637,732.00

DECLARATION:

I certify that I have:

- ✓ Inspected the plans the subject of the application for development consent.
- ✓ Prepared a preliminary in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors
- ✓ 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 AIQS Cost Management Manual.

Approved for issue by:

Name:

Position and Qualifications:

Date:



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Selvanayagam Umakanthan

Director, B. Sc in QS, AAIQS (5727), MRICS

13th November 2024



Cost Logic Pty Ltd

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PRELIMINARY COST ESTIMATE - 330 edgar street

Item No.	Description	QTY	UNIT	RATE	AMOUNT
1	Preliminaries				
1.1	Preliminaries	3,506.50	m2	43.28	151,750.62
1.2	Building Demolition	1,289.00	m2	120.00	154,680.00
	Drive way Demolition	251.50	m2	80.00	20,120.00
2	Sub-Structure				
2.1	Substructure	3,506.50	m2	90.00	315,585.00
3	Super Structure				
3.1	Columns	3,506.50	m2	55.00	192,857.50
3.2	Floor	1,913.70	m2	240.00	459,288.00
3.3	Timber floor	976.80	m2	300.00	293,040.00
3.4	External Walls	1,821.50	m2	230.00	418,945.00
3.5	Internal Staircases	3,506.50	m2	40.00	140,260.00
3.6	Roof	2,773.60	m2	285.00	790,476.00
3.7	External Windows	242.30	m2	400.00	96,920.00
3.8	External Doors	42.50	m2	750.00	31,878.00
3.9	External-Rollar Door (4000 width x 6000 height)	15.00	No	13,200.00	198,000.00
3.1	External-Rollar Door (4000 width x 4500 height)	6.00	No	9,900.00	59,400.00
3.11	Internal Walls	457.12	m2	150.00	68,567.40
3.12	Internal doors	37.88	m2	600.00	22,730.40
4	Finishes				
4.1	Wall Finishes-External wall (Cladding)	3,481.40	m2	200.00	696,280.00
4.2	Wall Finishes-External wall (off-form concrete)	161.60	m2	120.00	19,392.00
4.3	Wall finishes -internal wall	914.23	m2	85.00	77,709.72
4.4	Floor Finishes	1,790.50	m2	65.00	116,382.50
4.5	Floor Finishes-tile	123.20	m2	140.00	17,248.00
4.6	Ceiling Finishes	2,529.70	m2	110.00	278,267.00
5	Fittings				
5.1	Sanitary & other Fittings	3,506.50	m2	75.00	262,987.50
6	Services				
6.1	Plumbing	3,506.50	m2	75.00	262,987.50
6.2	Mechanical	3,506.50	m2	25.00	87,662.50
6.3	Loading Bay	22.00	Nos	15,000.00	330,000.00
6.4	Electrical Installations	3,506.50	m2	80.00	280,520.00
6.5	Fire	3,506.50	m2	25.00	87,662.50
7	External Works				
7.1	External Services	3,506.50	m2	10.00	35,065.00
7.2	Signage	61.60	m2	160.00	9,856.00

7.3	Landscape	411.48	m2	30.00	12,344.40
7.4	Drive way	1,312.00	m2	130.00	170,560.00
7.5	Car Park	349.30	m2	130.00	45,409.00
7.6	Meter room	5.20	m2	600.00	3,120.00
7.7	Waste room	13.20	m2	600.00	7,920.00
7.8	Fence	49.20	m	120.00	5,904.00
Total amount					6,221,776.00
Design development contingency - 2.5 % of Total Amount					155,544.00
Estimated construction cost (Excl GST)					6,377,320.00
GST 10 %					637,732.00
Estimated construction cost (Incl GST)					7,015,052.00