

## Attachment 2: Registered Quantity Surveyor's Detailed Cost Report

[Development cost of \$500,000 or more]

DA Number:		Date:	3/09/2013
Applicant's name:	Architex Pty Ltd	Development name:	87 Residential Units + 2 Commercial Lots with 3 Basement Parking & 3 Lifts
Applicant's address:	55 Cowper St Granville NSW	Development address:	13-15 Neil St, Merrylands NSW

### DEVELOPMENT DETAILS

GFA - Commercial (m2):	180	GFA - Parking (m2):	6,436
GFA - Residential (m2):	8,399	GFA - Other (m2):	0
GFA - Retail (m2):	N/A	Total GFA (m2):	15,015
Total Development Cost:	19,749,600	Total site area (m2):	5,409
Total GST:	1,795,418	Total car parking spaces:	92
Total Construction Cost:	19,097,863		
Total GST:	1,736,169		

### ESTIMATE DETAILS

<b>Professional fees (\$):</b> % of Construction cost: % of Development cost: <b>Demolition and site preparation:</b> Total construction cost: \$/m2 of site area: <b>Excavation:</b> Total construction cost: \$/m2 of site area: <b>Fitout (Residential):</b> Total construction cost: \$/m2 of residential area: <b>Fitout (Retail):</b> Total construction cost: \$/m2 of retail area:	<b>Construction (Commercial):</b> Total construction cost: \$/m2 of commercial area:  <b>Construction (Residential):</b> Total construction cost: \$/m2 of residential area:  <b>Construction (Retail):</b> Total construction cost: \$/m2 of retail area:  <b>Fitout (Commercial):</b> Total construction cost: \$/m2 of commercial area:  <b>Parking:</b> Total construction cost: \$/m2 of site area: \$/space
651,737	359,600
3.41%	2,000
3.30%	
201,446	18,738,263
37	2,231
772,320	N/A
143	N/A
1,105,978	0
132	0
N/A	1,974,960
N/A	365
	21,467

I certify that I have:

- Inspected the plans the subject of the application for development consent;
- Prepared and attach an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity surveyors;
- Calculated the developments costs in accordance with the definition of development costs in clause 25J of the *Environmental Planning and Assessment Regulation 2000* at current prices;
- included GST in the calculation of development cost; and
- Measured Gross Floor Areas in accordance with the Method of Measurement of Building Areas in the AIQS Cost Management Manual Volume 1, Appendix A2.

Signed:	<i>Samuel Najm</i>
Name:	Mr. Samuel Najm (AAIQS Reg No 2752)
Position and qualifications:	Director, B Build (QS) UTS
Date:	3/09/2013

## Archi-QS Pty Ltd

Registered Quantity Surveyors

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**Schedule 2 - Element Cost Summary.** This Budget is not to be used for Sale or Marketing purposes. This Budget was prepared for the sole purpose of DA Council Submission related to Section 94 Contribution only. Anyone who is found using this Budget for other than its intended purposes would be subject to prosecution.

**Project Address: At 13-15 Neil Street, Merrylands NSW**

**2-Sep-13**

CODE	ELEMENT	%	COST \$ / m2	COST \$
01 SB	Substructure - Bulk & Detailed Excavtion, piles, piers, footings	9.1%	120.2	1,805,113
03 UF	Columns + Floors + Staircases	13.5%	177.6	2,666,196
05 RF	Roof - Concrete, Metal, Tiles, etc.	1.1%	14.5	217,246
06 EW	External Walls - garage walls, all levels of double leaf	8.0%	105.2	1,579,968
07 WW	Windows - louvres, screens, awnings, shades	4.6%	60.5	908,482
08 ED	External Doors - security screens	0.5%	6.6	98,748
09 NW	Internal Walls + Screens	5.5%	72.3	1,086,228
11 ND	Internal Doors	1.2%	15.8	236,995
12 WF	Wall Finishes - render, plasterboard, paint, etc.	8.9%	117.1	1,757,714
13 FF	Floor Finishes - vinyl, tiles, carpet, grano, etc.	4.1%	53.9	809,734
14 CF	Ceiling Finishes - suspended, set, paint, etc.	2.9%	38.1	572,738
15 FT	Fitment/Fittings - PC items, appliances, etc.	5.6%	73.7	1,105,978
17 SF	Plumbing	7.3%	95.4	1,431,846
22 VE	Mechanical - basement exhaust, wet area exhaust, A/C	1.8%	23.7	355,493
25 FP	Fire Protection - FHR, Hydrant, Sprinklers, smoke, etc.	2.4%	31.6	473,990
26 LP	Electric & Communication - light fittings, intercom, TV intenna, Optus, etc.	4.5%	59.2	888,732
27 CM	Transportation - Lifts, Travelators, Esclators, Dumb Waiter, etc.	2.3%	30.2	453,253
32 XP	Site Preparation / Demolish	1.0%	13.4	201,446
34 XN	Boundary Walls, Fencing and Gates	0.3%	3.9	59,249
36 XL	Landscaping/Improvements - Retaining walls, footpaths, Driveways, council works,	2.1%	27.6	413,754
00 PR	Preliminaries - Site overheads, Builders Margin	10.0%	131.5	1,974,960
46 YY	Professional & Authorities fees	3.3%	43.4	651,737
	<b>GROSS PROJECT COST (incl. GST)</b>	<b>100%</b>	<b>1,315.3</b>	<b>19,749,600</b>