

QUANTITY SURVEYING COST REPORT

Steven Wehbe - 0424 784 995

CARTER STREET, LIDCOMBE, NSW, PHASE 2A

18th January 2018

Karimbla Construction Services (NSW) Pty Ltd
Level 11, 528 Kent Street,
Sydney, NSW, 2000

**RE: 1-5 Carter Street, Lidcombe (Phase 2A)
Additional Ten (10) Levels to Building C**

To whom it may concern,

As instructed I have prepare a cost estimate of the proposed development at Phase 1, 1-5 Carter Street, Lidcombe, NSW.

The amendments comprise the addition of Ten (10) typical floor levels for Tower C including an additional Eighty-Eight (80) Units.

1.0 CONSTRUCTION COST SUMMARY

The construction cost estimate can be summarised as follows:

Item	Amount	Comments
Total Cost of Works (Clause 255)	\$13,787,129	<i>Incl. GST - See section 2.1</i>
Capital Investment Value	\$12,533,754	<i>Excl. GST - See section 2.2</i>

Table 2 - Cost Estimate Summary

Refer to Appendix A for a Copy of the Elemental Estimate

2.0 DEFINITIONS

2.1 Section 255 (EPA Regulation 2000)

In accordance with Section 255 of the EP&A Regulation the development cost includes for goods & services tax, builders margin and all associated preliminaries & labour but excludes any project contingency.

2.2 Capital Investment Value

In accordance with NSW Planning Circular PS 10-008 the Capital Investment Value of a development or project includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment. (Excluding contingency, land cost, development contributions, finance fees & interest and GST)

3.0 **DOCUMENTATION**

The estimate has been prepared based on a review of documentation supplied, including:

Consultant	Reference	Drawings:	Issue
SJB	5444	DA1001,1101 - 1104, 1200-1207, 1222-1225, 1233-1235, 1501-1504, 1601-1605	-

Table 3 - Drawing Register

4.0 **DISCALIMER**

This cost estimate has been prepared for the pupose of providing an indicative development cost suitable for DA submission to Council. All reasonable professional care and skill have been exercised to validate the accuracy and authenticity of the information supplied. Any form of contractual, tortuous or other form of liability for any consequences, loss or damage, which may result from other persons acting upon or using this estimate, will not be accepted.

Kind Regards,



Steven Wehbe B.Cons (Hons), AAIQS
Quantity Surveyor

Appendix A

ELEMENTAL ESTIMATE

ELEMENTAL COST PLAN SUMMARY

Client: Karimbla Construction Services (NSW) Pty Ltd
Project Description: Additional Ten (10) Levels to Building C
Project Address: 1-5 Carter Street, Lidcombe (Phase 2A)
Date: 18th January 2018

ELEMENT		% TOTAL	ELEMENTAL COST
SUPERSTRUCTURE			
Formwork		12.06%	\$1,481,974
Concrete		7.10%	\$872,778
Reinforcement		4.77%	\$585,785
Post Tension		2.77%	\$340,000
Brickwork		2.52%	\$310,153
Windows		10.74%	\$1,320,000
Plasterboard		9.10%	\$1,118,110
FINISHES			
Tiling		5.02%	\$616,850
Internal Carpentry		2.11%	\$258,674
Carpet		1.28%	\$157,350
Blinds		0.65%	\$80,000
Painting		2.47%	\$304,000
Cleaning		0.42%	\$52,000
FITTINGS			
Joinery		2.60%	\$320,000
Benchtops		1.33%	\$164,000
Splashback		0.49%	\$60,000
Wardrobe & Shower Screen		1.83%	\$225,000
PC Items		1.63%	\$200,000
SERVICES			
Plumbing		5.45%	\$670,100
Heating, Ventilation & AC		0.83%	\$101,400
Fire Protection		3.28%	\$402,500
Electrical Light & Power		3.47%	\$426,300
Transportation Systems		6.10%	\$750,000
Garbage Chute		0.15%	\$19,000
Subtotal - Elements			\$10,835,973
Preliminaries & Labour		7.05%	\$866,878
Profit & Overheads / Contingency		4.76%	\$585,143
Total Construction Cost	8,500 m2	\$1,445.65	100.00%
Professional Fees			\$245,760
Total Development Cost (Excluding GST)			\$12,533,754
Goods & Services Tax			\$1,253,375
Total Development Cost (Including GST)			\$13,787,129

ELEMENTAL COST PLAN BREAKUP

Client: Karimbla Construction Services (NSW) Pty Ltd
Project Description: Additional Ten (10) Levels to Building C
Project Address: 1-5 Carter Street, Lidcombe (Phase 2A)
Date: 18th January 2018

Item	Qty	Unit	Rate	Total
SUPERSTRUCTURE				
Formwork				
Upper Floors				
Formwork to Suspended Slabs	8,500	m2	\$ 120.00	\$ 1,020,000.00
Formwork to Columns	842	m2	\$ 120.00	\$ 101,059.20
Formwork to Core Walls	4,010	m2	\$ 90.00	\$ 360,914.40
Concrete				
Upper Floors				
Concrete to Suspended Slabs	1,700	m3	\$ 350.00	\$ 595,000.00
Concrete to Columns	92	m3	\$ 350.00	\$ 32,155.20
Concrete to Core Walls	702	m3	\$ 350.00	\$ 245,622.30
Reinforcement				
Upper Floors				
Reinforcement to Suspended Slabs	136	tonne	\$ 2,000.00	\$ 272,000.00
Reinforcement to Columns	17	tonne	\$ 2,000.00	\$ 33,073.92
Reinforcement to Core Walls	140	tonne	\$ 2,000.00	\$ 280,711.20
Post Tensioning				
Post Tension Contract	8,500	m2	\$ 40.00	\$ 340,000.00
Brickwork				
Hebel to Party Walls	3,013	m2	\$ 88.00	\$ 265,152.80
Door Frames	100	No.	\$ 450.00	\$ 45,000.00
Windows				
Supply and install glazing	2,400	m2	\$ 550.00	\$ 1,320,000.00
Balcony Sliding Doors		incl.	\$ 450.00	\$ -
Plasterboard				
Party Walls: Stud, Furring Channel, Plasterboard, Insulation	3,013	m2	\$ 82.00	\$ 247,074.20
Internal Walls: Studs & Plasterboard	5,114	m2	\$ 72.00	\$ 368,232.48
Ceilings	7,460	m2	\$ 50.00	\$ 373,000.00
Cornice	6,020	m	\$ 10.00	\$ 60,203.26
Internal Door Frames	720	No.	\$ 30.00	\$ 21,600.00
Penetrations, Stack & Bulkheads	80	Unit	\$ 600.00	\$ 48,000.00
FINISHES				
Tiling				
Floor Tiles				
Floor Tiling to Unit Areas incl Wet Areas	4,190	m2	\$ 65.00	\$ 272,350.00
Extra over to waterproof wet areas	130	No.	\$ 250.00	\$ 32,500.00
Floor Tiling to Balconies	1,040	m2	\$ 105.00	\$ 109,200.00
Wall Tiles				
Wall Tiling to Wet Areas	3,120	m2	\$ 65.00	\$ 202,800.00
Internal Carpentry				
Supply & Install Fire Doors	100	No.	\$ 750.00	\$ 75,000.00
Supply & Install Internal Hollow Doors	720	No.	\$ 120.00	\$ 86,400.00
Install rangehoods, microwave/trim kit & dryers.	80	No.	\$ 150.00	\$ 12,000.00
Supply & install unit number to entry doors.	80	No.	\$ 50.00	\$ 4,000.00
Skirtings	6,020	m	\$ 13.50	\$ 81,274.40
Carpet				
Carpet to Bedrooms.	2,250	m2	\$ 45.00	\$ 101,250.00
Carpet to Lobby	1,020	m2	\$ 55.00	\$ 56,100.00
Blinds				
Roller Blinds to Windows	80	Unit	\$ 1,000.00	\$ 80,000.00

Painting				
Painting to Units Internally	80	Units	\$ 3,800.00	\$ 304,000.00
Cleaning				
Internal Clean	80	Unit	\$ 650.00	\$ 52,000.00
FITTINGS & FIXTURES				
Joinery				
Kitchen Joinery	80	No.	\$ 3,500.00	\$ 280,000.00
Laundry Cupboards	80	No.	\$ 500.00	\$ 40,000.00
Benchtops				
Kitchen Benchtops	80	No.	\$ 1,800.00	\$ 144,000.00
Kitchen Sink	80	No.	\$ 250.00	\$ 20,000.00
Splashback				
Kitchen Splashback	80	No.	\$ 750.00	\$ 60,000.00
Wardrobe & Shower Screen				
Wardrobes	150	No.	\$ 850.00	\$ 127,500.00
Shower Screens	130	No.	\$ 750.00	\$ 97,500.00
PC Items				
Appliances				
Oven	80	No.	\$ 650.00	\$ 52,000.00
Cooktop	80	No.	\$ 300.00	\$ 24,000.00
Rangehood	80	No.	\$ 200.00	\$ 16,000.00
Dishwasher	80	No.	\$ 950.00	\$ 76,000.00
Microwave	80	No.	\$ 400.00	\$ 32,000.00
SERVICES				
Plumbing				
Plumbing to Upper Slabs	80	Units	\$ 2,000.00	\$ 160,000.00
Rough In to Units (Hot, Cold, Sewer, Gas, Drain)	80	Units	\$ 3,500.00	\$ 280,000.00
Fit out Works	80	Units	\$ 1,500.00	\$ 120,000.00
Acoustic Insulation to Pipes	80	Units	\$ 150.00	\$ 12,000.00
Hydrant				
Hydrant Points within site	20	No.	\$ 2,500.00	\$ 50,000.00
PC Items				
Supply Mixer to Basins	130	No.	\$ 60.00	\$ 7,800.00
Supply Mixer to Kitchens	80	No.	\$ 200.00	\$ 16,000.00
Supply Mixer to Laundry	80	No.	\$ 60.00	\$ 4,800.00
Supply Mixer & Rose to Showers	130	No.	\$ 150.00	\$ 19,500.00
Heating, Ventilation & AC				
Air Conditioning	130	No.	\$ 500.00	\$ 65,000.00
Ventilation to Kitchen	80	No.	\$ 200.00	\$ 16,000.00
Mechanical Ventilation to Lobby Areas	1,020	m2	\$ 20.00	\$ 20,400.00
Fire Protection				
Fire Sprinklers to Upper Levels	8,500	Excl.	\$ 45.00	\$ 382,500.00
Emergency Warning & Intercommunication System (E	10	No.	\$ 2,000.00	\$ 20,000.00
Electrical Light & Power				
Electrical Services to Lobby Areas & Fire Stairs	1,020	m2	\$ 35.00	\$ 35,700.00
Electrical Services to Unit Areas	6,440	m2	\$ 35.00	\$ 225,400.00
Electrical Services to Balcony Areas	1,040	m2	\$ 5.00	\$ 5,200.00
Fittings				
Video Intercom	80	Unit	\$ 1,000.00	\$ 80,000.00
Lighting				
Light fittings to Units (Internally & Balcony)	80	No.	\$ 1,000.00	\$ 80,000.00
Transportation Systems				
Passenger Lift (Extended 10 Levels)	3	No.	\$ 250,000.00	\$ 750,000.00
Garbage Chute				
Garbage Chute Per Level	10	Levels	\$ 1,900.00	\$ 19,000.00
Subtotal (Trades)				\$ 10,835,973.36
PRELIMINARIES				
Preliminaries & Labour				
Site Costs, Council Rates, Site Labour	8.00%	%	\$ 10,835,973.36	\$ 866,877.87

Profit & Overheads				
Profit & Overheads	5.00%	%	\$ 11,702,851.23	\$ 585,142.56
Subtotal (Preliminaries)				\$ 1,452,020.43
Total Construction (Excluding GST)				\$ 12,287,993.79
CONSULTANTS FEES				
Allowance	2.00%	%	\$ 12,287,993.79	\$ 245,759.88
Subtotal (Consultants)				\$ 245,759.88
Total (Excluding GST)				\$ 12,533,753.67