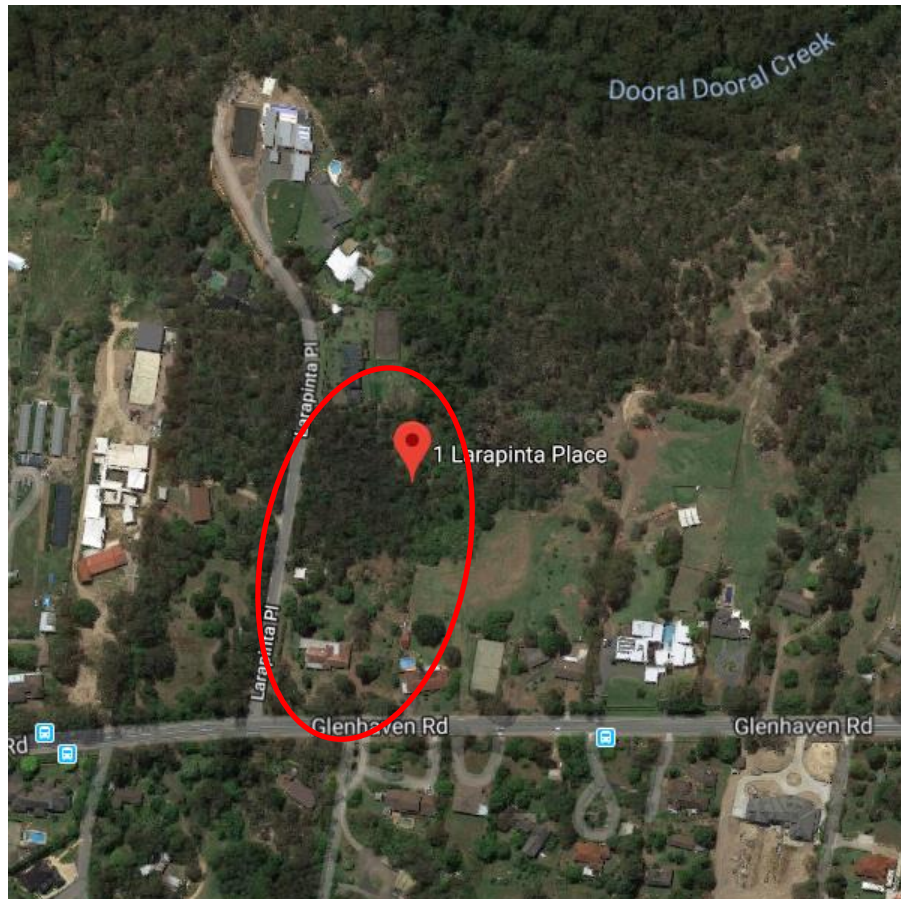


QUANTITY SURVEY REPORT

Not for Bank Use



Source: Google Maps

Project: Proposed Mosque
At No. 1 Larapinta Place
Glenhaven NSW 2156

Applicant: Iconfm Australia Pty Ltd

Builder: Developer Managed

Report Date: 14 June 2019

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<i>Appendix A</i>	<i>Council Schedule</i>
<i>Appendix B</i>	<i>Elemental Cost Estimate Summary</i>
<i>Appendix C</i>	<i>Reduced Architectural Drawings</i>

1. Instruction

We have undertaken a study of the probable cost of construction for the above project, based on the latest architectural drawings and other information provided.

We have also taken into consideration the proposed method of procurement (Developer Managed).

2. Brief Development Description

The proposal includes the construction of a two (2) storey Mosque, at No. 1 Larapinta Place, Glenhaven. The proposed development consists of:

- One hundred and eight (108) x car parking spaces within single basement level to ground floor outdoor parking;
-
- One (1) x Proposed Mosque (Approx. 1,646 m2).

3. Construction Cost Estimate

Description	Amount (\$)
Total Construction Cost	6,888,947
<i>Add</i>	
Consultants Fees	155,544
Waste Water Treatment	150,000
Outdoor Carparking	146,305
Total Development Cost (excl. GST)	7,340,796
<i>Add GST</i>	734,080
Total Development Cost (incl. GST)	8,074,876

The required Council Schedule is attached in *Appendix A*. Also, please refer to *Appendix B* for an Elemental Cost Estimate Summary prepared in accordance with the Environmental Planning and Assessment Regulation 2000 (Reg 25J) - Section 7.12 Levy - Determination of proposed cost of Development. A detailed report may be obtained upon request.

Our Construction Cost Estimate may be considered as reasonable, based on the proposed level of finishes and in the absence of the Structural and Services drawings, the Contract Documents and DA Conditions.

4. Areas

According to the architectural drawings, the proposed approximate Floor Areas may be presented as follows:

Construction Consultants (QS)

Quantity Survey Report – DA Submission only (Not for Bank Use)

1 Larapinta Place, Glenhaven

Building Level	Description	F.E.C.A* (m2)	U.C.A** (m2)	G.F.A*** Total (m2)
Basement 1	Parking	2,664		2,664
Ground Floor	Community Centre Area (incl. Toilets, Consulting Rooms, Ablutions, Child Minding Area and Prayer Hall)	982		982
Level 1	Community Centre Area (incl. Directors & Admin Office, Classrooms, Toilets and Prayer Hall)	663		663
Total		4,310	0	4,310

**F.E.C.A (Fully Enclosed Covered Area): The sum of all such areas at all building floor levels, including basements (except unexcavated portions), floored roof spaces and attics, garages, penthouses, enclosed porches and attached enclosed covered ways alongside building, equipment rooms, lift shafts, vertical ducts, staircases and any other fully enclosed spaces and useable areas of the building, computed by measuring from the normal inside face of exterior walls but ignoring any projections such as plinths, columns, piers and the like which project from the normal inside face of exterior walls. It shall not include open courts, light wells, connecting or isolated covered ways and net open areas of upper portions of rooms, lobbies, halls interstitial spaces and the like which extend through the storey being computed.*

***U.C.A (Unenclosed Covered Area): The sum of all such areas at all building floor levels, including roofed balconies, open verandahs, porches and porticos, attached open covered ways alongside buildings, undercrofts and useable space under buildings, unenclosed access galleries (including ground floor) and any other trafficable covered areas of the building which are not totally enclosed by full height walls, computed by measuring the area between the enclosing walls or balustrade (ie. from the inside face of the UCA excluding the wall or balustrade thickness). When the covering element (ie. roof or upper floor) is supported by columns, is cantilevered or is suspended, or any combination of these, the measurements shall be taken to the edge of the paving or to the edge of the cover, whichever is the lesser. UCA shall not include eaves overhangs, sun shading, awnings and the like where these do not relate to clearly defined trafficable covered areas, nor shall it include connecting or isolated covered ways.*

****G.F.A (Gross Floor Area): The sum of the 'Fully Enclosed Covered Area' and 'Unenclosed Covered Area' as defined. The G.F.A definition used here is different to the Gross Building Area defined in the ANZRPNG 4 Methods of Measurement used by Valuation and Property Industry Professionals.*

5. Quality of Finishes

Finishes may be considered of Standard commercial quality. The quality of finishes proposed, are appropriate to the type, scale and location of this project.

The specialised fit-out works, incl. loose furniture, are excluded and shall be supplied and installed by future operators.

Construction Consultants (QS)

Quantity Survey Report – DA Submission only (Not for Bank Use)

1 Larapinta Place, Glenhaven

6. Documentation

Our Cost Estimate was based on Architectural Drawings prepared by *IDraft Architects Pty Ltd*, Job No. 28569, Drawing Nos. 1001 to 1015, Dated 16/05/2019.

Please refer to *Appendix C* for a reduced copy of part of these drawings.

7. Exclusions

Our Cost Estimate does not include the following:

- Land Acquisition;
- Marketing and financing;
- Legal costs;
- Project Management;
- Building insurance costs;
- Major services diversions, external connections and /or improvement;
- Amplification / amendment to existing services;
- Underpinning of existing structure;
- Amendments to plans, incomplete documentation;
- Taxes, levies and charges;
- Disabled access;
- Energy and water efficiency;
- Decontamination works (Asbestos Removal, etc);
- Rock excavation;
- Electrical substation allowance;
- Authorities Fees (\$94 Contribution and the like);
- Contingency allowance;
- Blinds / Fly screens;
- Washing machine / Dryer;
- Air conditioning;
- Fit-out to community areas;
- Special equipment;
- FF&E's (incl. Loose Furniture);

8. Design Assumptions / Parameters

In the absence of engineering drawings, the structure of the proposed buildings was assumed of conventional nature, comprising the following:

- Reinforced concrete soldier piles / shotcrete to basement shoring;
- Reinforced concrete strip / pad footings;
- Reinforced concrete columns and floor slabs (Framed structure).

Our Indicative Cost Estimate was based on the assumption that the whole development will be constructed in a single stage (i.e. not a staged development). If the building is to be completed in stages, the cost of preliminaries and Building services may increase.

This Cost Estimate may provide no more than a rough guide to the probable cost of the proposed development. Costs may vary considerably, due to a range of variables:

- Further Geotechnical investigation;
- Structural and services documentation;
- Contract conditions;
- Final PC Items and Provisional Allowances;
- Variations in the proposed fixtures and finishes;
- DA Conditions.

9. Contingency Allowance

A Contingency Allowance (generally between 5% and 10%) will not be included for the purpose of this report.

10. Disclaimer

This Certificate has been prepared for the sole purpose of providing an Initial Cost Estimate for DA Council Submission only (not for bank use). This Quantity Survey Certificate is not to be used for any other purpose. This Report is confidential to the developer. The Writer 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.

Report and estimate prepared by



Michael M. Dakhoul *B. Build (Hons. 1) FAIQS MAIB MCIQB ICECA*
FAIQS Reg. No. 3618

REGISTERED* QUANTITY SURVEYOR'S DETAILED COST REPORT

Development Cost in excess of \$500,000
*A member of the Australian Institute of Quantity Surveyors

Development Application No: _____ Reference: _____

Complying Development Certificate Application No: _____

Construction Certificate No: _____ Date: _____

Applicant's Name: **Icnfm Australia Pty Ltd**

Applicant's Address: _____

Development Name: **Proposed Mosque**

Development Address: **1 Larapinta Place, Glenhaven NSW 2156**

DEVELOPMENT DETAILS:

Gross Floor Area – Commercial	N/A m ²	Gross Floor Area – Other	N/A m ²
Gross Floor Area – Residential	1,646 m ²	Total Gross Floor Area	4,310 m ²
Gross Floor Area – Retail	N/A m ²	Total Site Area	20,266 m ²
Gross Floor Area – Car Parking	N/A m ²	Total Car Parking Spaces	108
Total Development Cost	7,340,796 + GST	\$	
Total Construction Cost	7,044,491 + GST	\$	
Total GST	734,080	\$	

ESTIMATE DETAILS:

Refer to "Appendix B"

Professional Fees	\$	Excavation	\$
% of Development Cost	%	Cost per square metre of site area	\$ /m ²
% of Construction Cost	%	Car Park	\$
Demolition and Site Preparation	\$	Cost per square metre of site area	\$ /m ²
Cost per square metre of site area	\$ /m ²	Cost per space	\$ /space
Construction – Commercial	\$	Fit out – Commercial	\$
Cost per square metre of commercial area	\$ /m ²	Cost per m ² of commercial area	\$ /m ²
Construction Residential	\$	Fit out – Residential	\$
Cost per square metre of residential area	\$ /m ²	Cost per m ² of residential area	\$ /m ²
Construction – Retail	\$	Fit out – Retail	\$
Cost per square metre of retail area	\$ /m ²	Cost per m ² of retail area	\$ /m ²

I certify that I have:

- Inspected the plans the subject of the application for development consent or construction certificate.
- Prepared and attached an elemental estimate generally prepared 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 the S94A Development Contributions Plan of the Council of Willoughby City at current prices.
- Included GST in the calculation of development costs.
- Measured gross floor areas in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1, Appendix A2.

Signed _____ Date: **14.06.2019**

Name: **Michael M. Dakhoul**

Position and Qualifications: **FAIQS No. 3618**

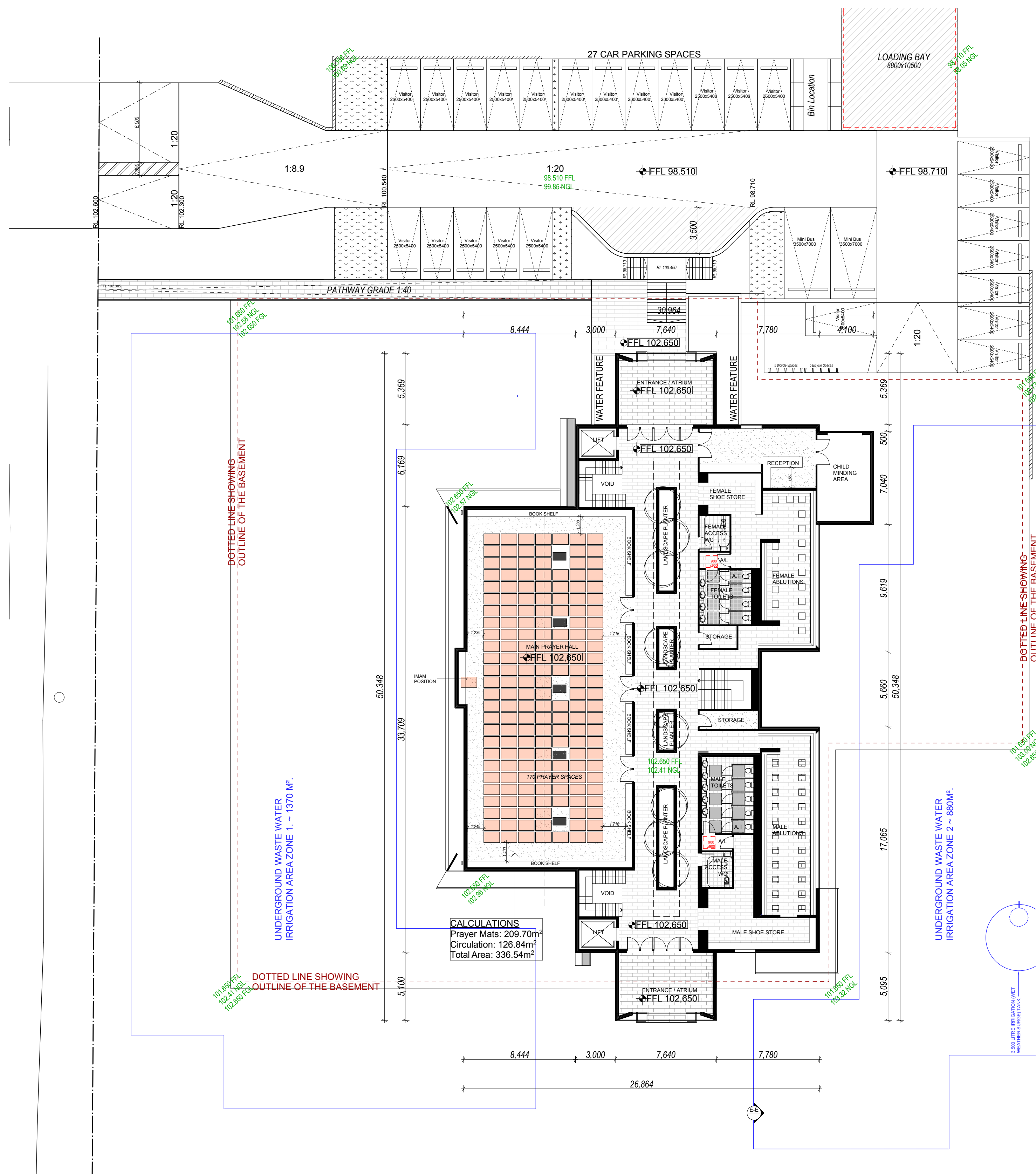
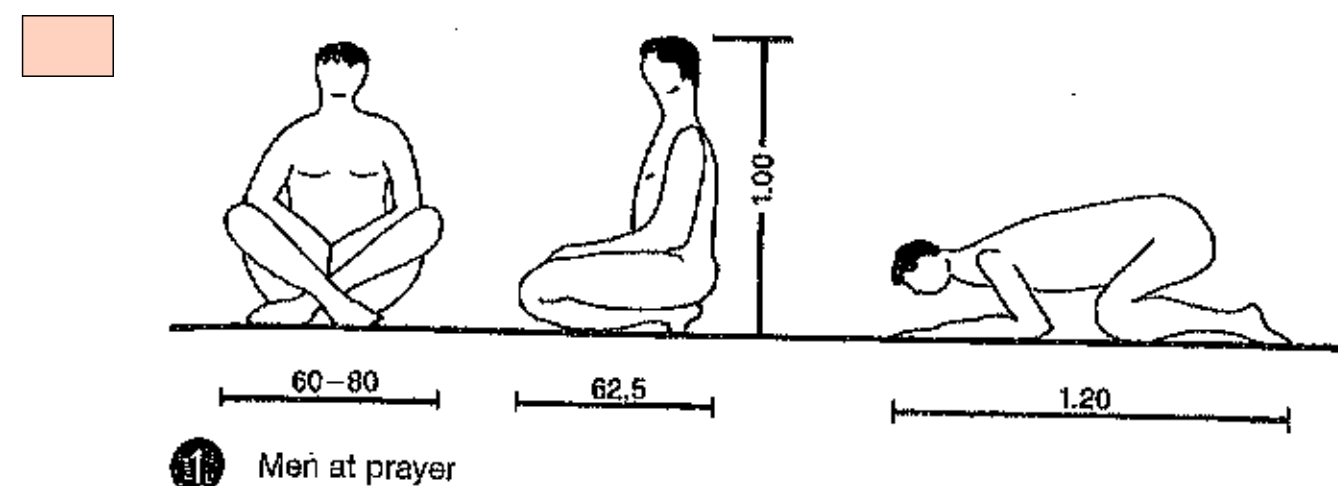
Elemental Summary

1 Larapinta Place, Glenhaven

Code	Item	%	Cost (\$) / m2	Total Cost (\$)
PR	Preliminaries	12.88	211	907,449
AR	Demolition	0.32	5	22,626
XP	Site Preparation	0.20	3	13,987
SB	Substructure (Shoring, Excavation & Basement structure)	25.26	413	1,779,120
CL	Columns	0.58	10	41,138
UF	Upper floors	5.14	84	362,010
SC	Staircases	0.99	16	69,934
RF	Roof	1.47	24	103,667
EW	External Walls	6.77	111	477,195
WW	Windows	1.64	27	115,185
ED	External Doors	0.64	10	45,251
NW	Internal Walls	2.10	34	148,095
NS	Internal Screens	0.35	6	24,683
ND	Internal Doors	0.76	12	53,479
WF	Wall Finishes	2.17	35	152,720
FF	Floor Finishes	2.16	35	151,846
CF	Ceiling Finishes	1.25	20	88,083
FT	Fitments	3.60	59	253,869
PB	Hydraulic Services (incl. External Services)	5.22	85	367,711
AC	Mechanical Services (Ground floor and wet areas Ventilation, Air Conditioning if applicable)	4.97	81	350,370
FP	Fire Services	2.78	45	195,795
LP	Electrical Services (excl. substation)	4.15	68	292,682
TS	Transportation Services (Lifts, Platform Lift and the like)	2.57	42	181,005
XR/XN	Siteworks (Boundary walls, Fencing and Gates, etc.)	0.53	9	37,024
XL	Landscaping and Improvements	1.29	21	90,914
BM	Builder's Margin	7.99	131	563,111
	Total Construction Cost (excl. GST)			6,888,947
	Add Consultants Fees	2.21	36	155,544
	Sub-Total Development Cost (excl. GST)	100.00	1,635	7,044,491
	Add Allowance for Outdoor Car Parking			146,305
	Add Allowance for Waste Water Treatment			150,000
	Total Development Cost (excl. GST)			7,340,796
	Add GST			734,080
	Total Development Cost (incl. GST)			8,074,876

Legend

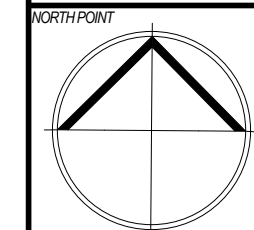
Spatial allowance per attendee



1

Ground Floor

1:200

[illegible]

notes



iConfm
FACILITIES MANAGEMENT

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Web: www.iconfm.com.au

IDRAFT
ARCHITECTS

project:
PROPOSED MOSQUE

Client	XXXXXXXXXX
council	HILLS SHIRE COUNCIL
drawing title:	Ground Floor

Issue/Stage: PRELIMINARY	
paper/scale: A1/1:500	
date: 16/05/2019	
job #: 28569	dwg #: 1008

Spatial allowance per attendee

Men at prayer

60-80 60-65 100 120



1:200

A diagram of a north arrow. It consists of two concentric circles. A vertical line passes through the center, with an arrowhead pointing upwards. A horizontal line also passes through the center. The word "NORTH" is written above the top circle. The word "SOUTH" is written below the bottom circle. The word "EAST" is written to the right of the right circle. The word "WEST" is written to the left of the left circle.

notes:



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Facilities Management.

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Web: www.iconfm.com.au



NSW Architects Registration Board No: 5347
Nominated registered architect - Adrian Winton
p. 02 9648 8848 w. www.idnaft.com.au
p. 02 9648 8847 f. 02 9648 8848 e. info@idnaft.com.au

project:
PROPOSED MOSQUE

Client

XXXXXXXXXX
council
HILLS SHIRE

COUNCIL

drawing title:
First Floor

1a

Issue/Stage:
PRELIMINARY

paper/scale:
A1/1:500

10/05/2019	
job #: 28569	dwg #: 1009