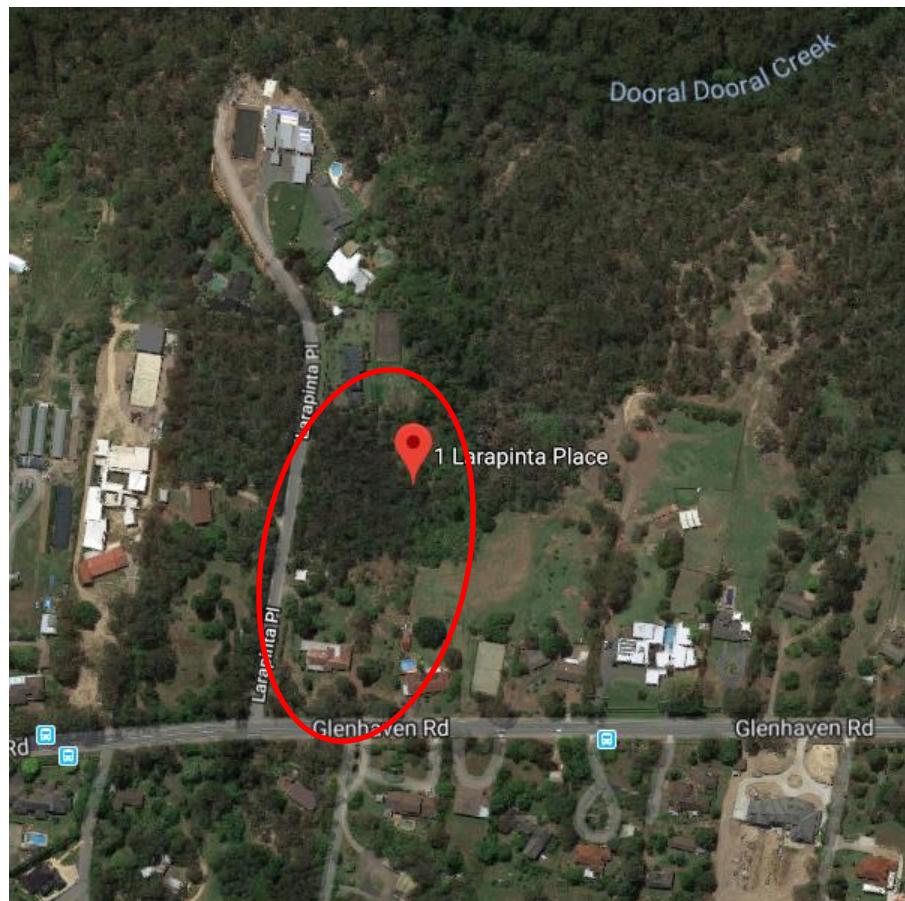


# QUANTITY SURVEY REPORT

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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*Appendix A*

*Council Schedule*

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*Reduced Architectural Drawings*

## **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 m<sup>2</sup>).

## **3. Construction Cost Estimate**

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

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1 Larapinta Place, Glenhaven

<b>Building Level</b>	<b>Description</b>	<b>F.E.C.A* (m<sup>2</sup>)</b>	<b>U.C.A** (m<sup>2</sup>)</b>	<b>G.F.A*** Total (m<sup>2</sup>)</b>
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
<b>Total</b>		<b>4,310</b>	<b>0</b>	<b>4,310</b>

*\*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 ANZRPGN 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 (S94 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).

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1 Larapinta Place, Glenhaven

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 MCIOB ICECA  
FAIQS Reg. No. 3618

**Appendix A**  
*Council Schedule*

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

## ESTIMATE DETAILS:

Refer to "Appendix B"

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

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**

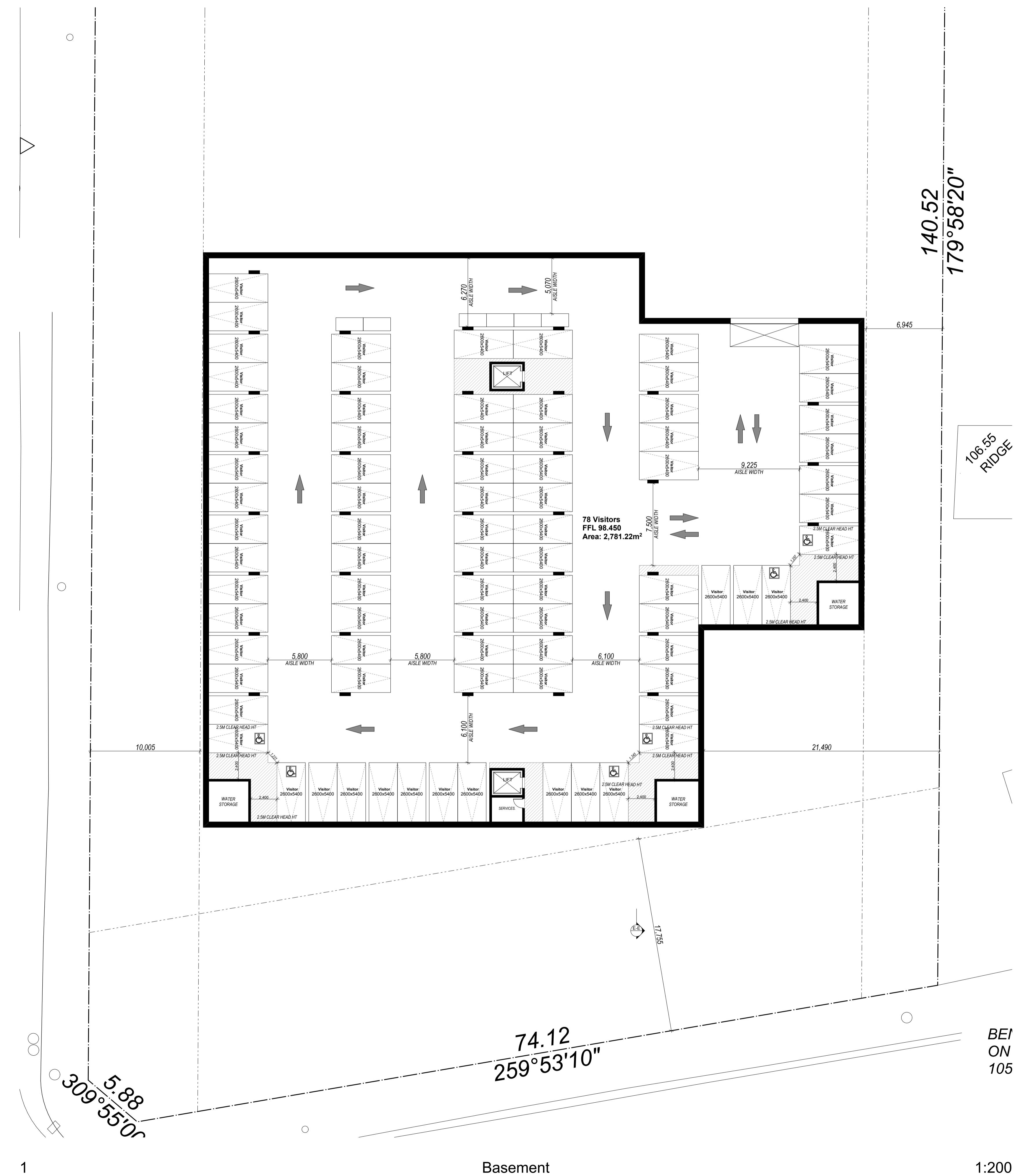
**Appendix B**  
*Elemental Cost Estimate Summary*

# Elemental Summary

1 Larapinta Place, Glenhaven

Code	Item	%	Cost (\$ / m <sup>2</sup> )	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
<b>Total Construction Cost (excl. GST)</b>				<b>6,888,947</b>
Add Consultants Fees			36	155,544
<b>Sub-Total Development Cost (excl. GST)</b>			<b>100.00</b>	<b>1,635</b>
				<b>7,044,491</b>
Add Allowance for Outdoor Car Parking				146,305
Add Allowance for Waste Water Treatment				150,000
<b>Total Development Cost (excl. GST)</b>				<b>7,340,796</b>
Add GST				734,080
<b>Total Development Cost (incl. GST)</b>				<b>8,074,876</b>

**Appendix C**  
*Reduced Architectural Drawings*



NSW Architects  
Nominated re:  
p. 02 9648 88  
mt. PO Box 42  
project:  
PROPC  
Client  
XXXXXX  
council  
HILLS S.  
COUNCIL  
drawing title  
**Basen**  
Issue/Stage  
**PRELIM**  
paper/scan  
**A1/1:5000**  
date:  
**16/05/2010**  
job #:  
**28569**

The logo for IDRAFT ARCHITECTS. It features the word "IDRAFT" in a large, bold, black, sans-serif font. A solid yellow square is positioned to the left of the "I". Below "IDRAFT", the word "ARCHITECTS" is written in a smaller, black, sans-serif font. The entire logo is enclosed within a thin black rectangular border.

PROPOSED MOSQUE

Client

xxxxxxxx

council

HILLS SHIRE  
COUNCIL

drawing title:

**Basement**

<b>Basement</b>	
Issue/Stage: <b>PRELIMINARY</b>	
paper/scale: <b>A1/1:500</b>	
date: <b>16/05/2019</b>	
job #: <b>28569</b>	dwg #: <b>1007</b>



