



**NEWTON FISHER**  
GROUP

**STRATHFIELD COUNCIL  
RECEIVED**

**DA2019/143  
5 September 2019**

**JQZ**

P.O Box 686  
Burwood, 1805

Attn: Mr. Jeremy Hung

11 July, 2019

**11-17 Columbia Lane, Homebush  
Development Application**

To satisfy the requirements of the Development Application to Strathfield Council, we in our capacity as quantity surveyors have pleasure in confirming our opinion of the "cost of development" for the above project.

The estimated cost of development of the project is **\$132,220,000 including GST** and we attach an elemental summary in support of the estimate.

We have based our assessment on Architectural drawings prepared by Mosca Pserras Architects dated July 2019.

We trust the foregoing is sufficient for the Strathfield Council but please do not hesitate to contact us should you have any queries regarding the above.

Yours sincerely

Steven Bregovic;  
Director; BConstMgt & Prop; AAIQS; MCIOB  
For  
Newton Fisher Group

11-17 Columbia Road

Homebush

Elemental Cost Estimate

Code Ref.	Elemental Summary	Element %	Cost/m2	Element Total
AR	Demolition & Alterations	0.51	12	680,420
SB	Substructure	5.45	130	7,206,869
CL	Columns	2.13	51	2,810,655
UF	Upper Floors	11.86	284	15,682,800
SC	Staircases	0.54	13	708,597
RF	Roof	0.38	9	497,480
EW/ED	External Walls & Doors	12.77	305	16,882,068
NW/ND	Internal Walls & Doors	5.64	135	7,459,090
WF	Wall Finishes	7.35	176	9,716,204
FF	Floor Finishes	3.33	80	4,407,668
CF	Ceiling Finishes	2.72	65	3,596,939
FT	Fitments	3.49	84	4,615,182
SE	Special Equipment	0.83	20	1,094,500
PB	Hydraulic Services	5.79	138	7,650,588
LP	Electrical Services	3.89	93	5,149,395
FP	Fire Services	2.30	55	3,036,101
AC	Mechanical Services	2.80	67	3,699,123
TS	Transportation Services	1.88	45	2,483,250
XR/XN	Siteworks	1.03	25	1,360,360
YY	Project Specific Works	0.38	9	500,000
PR/XP	Preliminaries & Site Establishment	9.01	215	11,908,475
BM	Builders Margin	4.20	100	5,552,769
CF	Consultant's Fees (Provision)	2.65	63	3,500,956
GST	Goods & Services Tax	9.09	218	12,020,512

**Total**
**100.00 \$ 2,393 \$ 132,220,000**
**FECA:**
**55,261 M2**
**Apt:**
**398 no**
**Cost/Apt**
**\$**
**332,211**