



Mitchell Brandtman

5D Quantity Surveyors & Construction Expert Opinion

DA Cost Report

13-19 Canberra Ave, ST LEONARDS NSW
2065

Prepared for:

Hyecorp Property Group

Contact:

Phone:

Email:

Date:

Issue:

James Brandtman

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19th December 2022

1.0



1 Introduction

As requested, we have reviewed the available documentation in order to express an opinion regarding an achievable construction budget for the works presented.

Based on rates set against specific areas set out in your supplied documentation, we believe the following costs should apply:

Development Cost - \$1,303,167 (Incl. GST)

The costs are inclusive of builders work, labour, materials and plant, preliminaries, profit and overheads and consultant's fees.

2 Documentation

The following documents/drawings have been used in the preparation of this Cost estimate:

Design drawings prepared by SJB Architects dated December 2022.

DWG No.	DWG Name	Rev.
0000-A	Cover	55
0102-A	Site Analysis	55
0202-A	Floor Plan B3	55
0219-A	Floor Plan L13	55
0220-A	Level 14	55
0221-A	Roof	55
0501-A	North Elevation	55
0502-A	East Elevation	55
0503-A	South Elevation	55
0504-A	West Elevation	55
0601-A	Building Section 1	55
2000-A	Shadow Analysis	55
2001-A	Shadow Analysis	55
2102-A	Solar Diagram Sheet 2	55
2201-A	Solar Point Perspective Sheet 1	55
2402-A	East Elevation - Materials And Finishes	55
2403-A	North Elevation - Materials And Finishes	55
2404-A	South Elevation - Materials And Finishes	55
2405-A	West Elevation - Materials And Finishes	55
3002-A	GFA Plan Sheet 02	55
4001-A	Canberra Avenue View	55



3 Design

The works covered by this estimate relates to the proposed construction of an additional 2 levels of residential units all above a previously approved development.

The subject development has an additional QS Gross Floor Area of 544 m2.

The works include but are not limited to:

STRUCTURE:	Reinforced concrete ground and suspended slabs supported by loadbearing walls and columns. Concrete/framed roof structure.
ENVELOPE:	Finished structural and lightweight clad external walls with aluminium framed windows and doors. Membrane system to concrete roof.
INTERNAL WALLS:	Combination of structural and lightweight stud framed walls with plasterboard linings.
CEILINGS:	Suspended plasterboard ceilings and bulkheads throughout with moisture resistant linings to wet areas.
FINISHES:	Selected flooring generally throughout with carpet to bedrooms. Tiling to wet area floors and walls.
SERVICES:	Hydraulic services including water, plumbing and drainage. Electric light and power, fire services throughout. Air conditioning to each unit. Additional elevator services to 2 levels.
EXTERNAL WORKS:	Landscaping to nominated areas.



4 Exclusions

- Escalation from the date of this report
- Loose furniture & equipment
- Curtains & Blinds
- Commercial Fit-out
- Previously approved development works.
- Land costs including legal fees and stamp duty
- Interest, holding costs & finance costs
- Works beyond site boundaries
- Decontamination or remediation works
- Long service levy
- Works to existing areas of the site other than that noted on the plans
- Statutory fees and charges and contributions
- Project Management Fees
- Contingency



6 Qualifications

We note that the above estimate is considered preliminary only and we recommend a full detailed assessment be carried out as the design documentation progresses.

This budget has been prepared for the purposes of a DA Council submission only. The use of this budget for sales or marketing purposes is strictly prohibited.

Yours Sincerely

MITCHELL BRANDTMAN

James Brandtman
Associate

BCMP, CQS AAIQS (#9246)

Attachment – Elemental Summary

Disclaimer: This report is provided solely for the client named on the cover of this report and is intended to be read in full. This report does not imply any form of obligation for duty of care to that party unless specifically agreed prior to such provision, or as contained in a signed agreement, commission or contract relevant to this project. This report cannot be relied upon by any other party.~ Mitchell Brandtman shall not be liable for any loss or damage of any kind, howsoever caused, whether direct or consequential, including but not limited to negligence, suffered or incurred by any such party.

Elemental Summary



Project: 33924

Details: DA Estimate

Building: 13-19 Canberra St Leonards NSW

Additional Two Levels

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
CL	Columns				22,851		22,851
UF	Upper Floors				162,416		162,416
SC	Staircases				39,065		39,065
EW	External Walls				134,832		134,832
WW	Windows - Included in EW				0		0
ED	External Doors				2,663		2,663
NW	Internal Walls				49,417		49,417
NS	Internal Screens				11,742		11,742
ND	Internal Doors				31,850		31,850
WF	Wall Finishes				37,382		37,382
FF	Floor Finishes				54,955		54,955
CF	Ceiling Finishes				42,431		42,431
FT	Fitments				119,070		119,070
PD	Sanitary Plumbing & Fixtures				48,305		48,305
VE	Ventilation				11,250		11,250
AC	Air Conditioning				60,000		60,000
FP	Fire Protection				29,722		29,722
LP	Electric Light and Power				64,741		64,741
TS	Transportation Systems				50,000		50,000
XL	Landscaping & Improvements				22,643		22,643
PR	Preliminaries				149,300		149,300
YY	Special Provisions (Consultant's Fees)				40,062		40,062
	TOTAL (EXCL GST)						1,184,698
	GST						118,470
	TOTAL						1,303,167
	GFA	544	m2				
	Cost/m2	2,396	/m2				

1,303,167