

DUO QUANTITY SURVEYORS
SYDNEY · MELBOURNE · BRISBANE · CANBERRA · ADELAIDE
www.duotax.com.au
surveying@duotax.com.au

CC325588

17 February 2025



duoqs



Council Cost Report prepared
by Duo Quantity Surveyors for
Mohammed Dahar
190 Waterloo Road
Greenacre NSW 2190

TABLE OF CONTENTS

Introduction.....	3
Disclaimer.....	3
Development Description.....	4
STRUCTURE.....	4
FINISHES.....	4
SERVICES.....	4
Development & Estimate Details.....	5
Elemental Cost Estimate Summary.....	6
Estimated Development Cost.....	7
Basis of Elemental Estimate.....	8
GENERAL.....	8
DOCUMENTS.....	8
EXCLUSIONS.....	8

EXPLANATORY NOTES AND REPORT DISCLAIMER

Introduction

Duo Quantity Surveyors has been instructed by Mohammed Dahir to undertake a cost estimate for the new construction at 190 Waterloo Road Greenacre NSW 2190.

To this end, Duo Quantity Surveyors has carried out the following:

- 1 Review of available relevant documents
- 2 Independent assessment of construction cost by adopting detailed measurement and pricing based on available documents, market price and/or relevant cost data from our Cost Data Bank of projects of similar nature and magnitude.

Disclaimer

This Cost Estimate has been prepared for an indicative market construction cost of the development. Duo Quantity Surveyors accepts no responsibility to third parties nor does it contemplate that this report can be relied upon by third parties. We invite other parties who may come into possession of this report to seek our written consent to them relying upon this report, and we reserve our rights to review the contents in the event that our consent is sought.

DEVELOPMENT DESCRIPTION

Proposed construction of a mixed-use building with basement carparks

STRUCTURE

Floors	Concrete slab on ground with suspended concrete flooring
External Walls	Blockwork to basements, and brick veneer with concrete wall to all floors
Roof	Suspended concrete roofing
Windows	Aluminum framed windows & doors including glazing, frames and hardware

FINISHES

Floors	Timber flooring to common areas, carpet to bedrooms, & tiling to hallway, to bathrooms and to laundries
Internal Walls	Plasterboard wall lining to external cavity brick wall & internal stud partition
Ceilings	Plasterboard ceilings to underside of floor framing and roof

SERVICES

Hydraulic	Stormwater drainage, plumbing and installation of PC items
Mechanical	Mechanical ventilation to bathrooms and laundries

DEVELOPMENT & ESTIMATE DETAILS

The Gross Floor Area has been measured in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1, Appendix A2.

Proposed - GFA 10139 m² **Total - Site Area** 1782 m²

Residential - FECA 4869 m² **Residential - UCA** 821 m²

Retail - FECA 306 m² **Retail - UCA** 151 m²

Common Area - FECA 3086 m² **Common Area - UCA** 0 m²

Parking Area 906 m² **Parking Spaces** 67

Estimate Details

Excavation \$850,519.43 **Demolition** \$59,855.49

Professional Fees \$1,235,190.68 **GST** \$3,094,152.66

% of Construction 5% **% of Construction** 10%

Development Cost \$34,035,679.28

ELEMENTAL COST SUMMARY

PROJECT: Proposed construction of a mixed-use building with basement carparks
ADDRESS: 190 Waterloo Road Greenacre NSW 2190

Trade Description	Total
Preliminaries	\$ 3,344,614.44
Demolition	\$ 59,855.49
Site Preparation	\$ 106,510.41
Substructure	\$ 2,256,380.13
Columns	\$ 306,672.46
Upper Floors	\$ 2,644,035.49
Staircases	\$ 410,771.73
Roof	\$ 1,008,928.56
External Walls	\$ 3,136,551.55
Windows	\$ 788,764.30
Window Furnishings	\$ 94,187.36
External Doors	\$ 291,404.35
Internal Walls	\$ 995,299.99
Internal Screens	\$ 74,390.80
Internal Doors	\$ 295,646.57
Wall Finishes	\$ 695,675.05
Floor Finishes	\$ 944,330.04
Ceiling Finishes	\$ 678,472.95
Fitments	\$ 979,340.23
Appliances	\$ 403,020.03
Hydraulic Services	\$ 1,979,449.14
Fire Services	\$ 277,871.20
Mechanical Services	\$ 711,451.72
Electrical Services	\$ 1,269,749.86
Transportation Systems	\$ 701,250.75
Roads, Footpaths, Paved Areas	\$ 58,615.67
Boundary Walls, Fencing, Gates	\$ 59,764.22
Outbuilding And Covered Ways	\$ 99,553.50
Landscaping And Improvements	\$ 31,255.66
Subtotal	\$ 24,703,813.67
Professional Fees (5.00%)	\$ 1,235,190.68
Authority Fees (0.25%)	\$ 61,759.53
Contingency (5.00%)	\$ 1,235,190.68
Margin And Overheads (15.00%)	\$ 3,705,572.05
Construction Subtotal	\$ 30,941,526.62
G.S.T	\$ 3,094,152.66
Development Total	\$ 34,035,679.28

ESTIMATED DEVELOPMENT COST

PROJECT DESCRIPTION	Proposed construction of a mixed-use building with basement carparks
PROJECT LOCATION	190 Waterloo Road Greenacre NSW 2190
PROJECT STAGE	DA
DATE OF ASSESSMENT	17 February 2025

ITEM	COST (EXCL. GST)	METHODOLOGY - PRACTICE
Demolition and Remediation	\$ 59,855.49	Remediation of scope as defined by Contamination report or provision if undefined
Construction (item A)	\$ 23,956,509.16	Elemental measure and rates build up
Mitigation of Impact Items	\$ -	Defined by EIS
Consultant Fees	\$ 1,235,190.68	5% of Construction or as otherwise justified
Authorities Fees (LSLL)	\$ 61,759.53	0.25% of Construction
Plant & Equipment (item B)	\$ 4,393,021.07	To Maximise operational and/or extraction
Furniture, Fittings & Equipment	\$ -	Where applicable to carry out the development (scope as defined in the EIS) i.e., Estimate per room or minimum 5% of Construction
Contingency	\$ 1,235,190.68	5% of Construction for Non-Government application or P90 Risk Assessment for Government application
Escalation	\$ -	Escalation to the proposed commencement date of construction on site as defined by EIS
TOTAL EDC (EXCL. GST) for SSD/SSI	\$ 30,941,526.62	
GST	\$ 3,094,152.66	
TOTAL EDC (INCL. GST) for NON-SSD/SSI	\$ 34,035,679.28	

GROSS FLOOR AREA (AIQS)	ITEM	METHODOLOGY - PRACTICE
GFA m2 (AIQS)	10139.00 m2	
Construction Cost Only \$/m2 GFA (AIQS)	\$ 2,796.09	Assessed based on Construction Cost and Plant and Equipment Only – items A & B above

BASIS OF CALCULATIONS

General

For the completion of our Estimate, we have made certain reasonable assumptions, as the detailed scope of works and standard of finishes/P.C. items are not well defined in the available documents.

Documents

Our Cost Estimate is based on the following documentation:-

- Documents provided via email on the 22 January 2025

Exclusions

The following items are excluded from our estimate:-

- Cost escalation beyond February
- Design Contingency
- Construction Contingency
- Council & Authorities Fees, Contributions and Bonds
- Marketing costs and legal fees
- Loose furniture and equipment
- Delay costs/staging costs
- Upgrading, diversion, relocation or encasing of existing services
- New substation
- Any road works outside the boundary
- Rock excavation and / or any substantial soil stabilization works
- Fire Sprinklers
- Works relating to encasement
- Soil remediation works
- Works relating to high water table
- Contaminate spoil removal



DUO TAX QUANTITY SURVEYORS PTY LTD

Tuan Duong (AIQS Affil. 15344)
Principal

ANNEXURE

Estimated Development Cost (EDC) Table (Developments up to \$3,000,000)

Note: if the estimated development cost plus GST is in excess of \$500,000, a Quantity Surveyor report as prepared by a registered AIQS member must accompany the application.

Element	Cost (Excluding GST)
Demolition, excavation and site preparation Includes clearing vegetation, demolition, excavation and remediation, as well as disposal of any material.	\$ 166,365.90
Substructure, columns, external walls and upper floors Substructure is the structurally sound and watertight base upon which to build. Substructure includes all work up to, but excluding, the lowest floor finish. Columns include internal and external columns from tops to bases, column casings and all protective non-decorative coatings. External walls include structural walls, basement walls, glazed screen walls, any balcony walls and balustrades. Upper floors are the floor structures above the lowest level.	\$ 11,688,254.08
Staircases Structural connections between two or more floor levels or to roof, plant rooms and motor rooms, together with associated finishes.	\$ 410,771.73
Roof The structurally sound and watertight covering over the building.	\$ 1,008,928.56
Windows, internal walls, doors and screens	\$ 2,539,693.38
Surface finishes Finishes and decoration applied to internal and external surfaces, such as walls, floors and ceilings (e.g. painting, cladding, rendering, carpeting, etc).	\$ 2,318,478.04
Fitments Includes built-up fitments and fixed items (e.g. joinery, benches, plaques, mirrors, etc). Loose furniture and finishes are not included.	\$ 1,382,360.27
Special equipment Special equipment is fixed equipment that is necessary to the use for which consent is sought.	\$
Building services Internal and external services necessary for the functioning of the building and property (e.g. stormwater, gas supply, electrical systems, mechanical ventilation, lifts, etc).	\$ 4,939,772.67
External works	\$ 249,189.05

Estimated Development Cost (EDC) Table (Developments up to \$3,000,000)

Note: if the estimated development cost plus GST is in excess of \$500,000, a Quantity Surveyor report as prepared by a registered AIQS member must accompany the application.

Works external to the building other than external building services (e.g. soft landscaping, footpaths, decks, retaining walls, etc).	
Professional fees Professional service fees associated with the design and construction of a development (e.g. architect, project manager, town planning consultant, etc).	\$ 6,237,712.95
Estimated development cost (The sum of the above cost elements, exclusive of GST)	\$ 30,941,526.62
GST	\$ 3,094,152.66
Estimated development cost plus GST	\$ 34,035,679.28

SECTION A. Details of the Applicant			
Mr	Ms	Mrs	Miss
First Name		Family Name	
Unit No.	Street No.	Street	
Suburb		State	Postcode
Daytime Telephone		Mobile	
Email			
SECTION B. Location and Title Description of the Property			
Unit No.	Street No.	190	Street Waterloo Road
Suburb	Greenacre	State	NSW
Lot No.		Section No.	
Deposited Plan/Strata Plan No.			
SECTION C. Development Cost			
Item		Cost	
DEVELOPMENT DETAILS			
Gross Floor Area - Commercial		m²	
Gross Floor Area - Residential		m² 9,682	
Gross Floor Area - Retail		m² 457	
Gross Floor Area - Car Parking		m² 906	
Gross Floor Area - Other		m²	
Total Gross Floor Area		m² 10,139	
Total Site Area		m² 1,782	
Total Car Parking Spaces		67	
Total Development Cost		\$ 34,035,679.28	
Total Construction Cost		\$ 30,941,526.62	
Total GST		\$ 3,094,152.66	
ESTIMATE DETAILS			
Excavation		\$ 850,519.43	
Cost per square metre of site area		\$/ m² 447.28	
Demolition and Site Preparation		\$ 166,365.90	
Cost per square metre of site area		\$/ m² 93.36	
Construction - Commercial		\$	

Cost per square metre of commercial area	\$/ m ²
Construction - Residential	\$ 19,244,441.63
Cost per square metre of residential area	\$/ m ² 1,985.59
Construction - Retail	\$ 225,264.94
Cost per square metre of retail area	\$/ m ² 492.92
Carpark	\$
Cost per square metre of site area	\$/ m ²
Cost per space	\$/space
Fitout - Commercial	\$
Cost per square metre of commercial area	\$/ m ²
Fitout - Residential	\$ 9,137,213.63
Cost per square metre of residential area \$/m2	\$ 943.73
Fitout - Retail	\$ 102,530.40
Cost per square metre of retail area	\$/ m ² 224.36
Professional Fees	\$ 1,235,190.68
% of Development Cost	% 4
% of Construction Cost	% 5

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 Section 94A Development Contributions Plan of the Council of Bankstown at current prices.

Included GST in the calculation of development cost.

Measured gross floor areas in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1 (Appendix A2).

I understand that the information supplied on this form and any related document will be made accessible to the public, on Council's website and may be copied at Council under the GIPA Act 2009.

Name Tuan Duong

Signature

Must be signed by a Registered Quantity Surveyor

Jan

Position & Qualifications: AIQS. Affiliate

Membership No. 15344

Date 17/02/2025

PRIVACY NOTICE

Council is required under the Privacy and Personal Information Protection Act 1998 (PPIPA) to collect, maintain and use your personal information in accordance with the Privacy Principles and other relevant requirements of the PPIPA.

Personal information requested on this form will only be used to fulfil the purpose for which it is being collected. Provision of this information is voluntary and is required to help process your application. Council is regarded as the agency that holds the information and access is restricted to council officers and other authorised people. You may apply to access or amend the information. For further information or clarification please contact the Privacy Contact Officer at Council.

BANKSTOWN CUSTOMER SERVICE CENTRE
Upper Ground Floor, Civic Tower, 66-72 Rickard Road,
Bankstown NSW 2200, PO Box 8, Bankstown NSW 1885

CAMPSIE CUSTOMER SERVICE CENTRE
137 Beamish Street, Campsie NSW 2194
PO Box 77, Campsie NSW 2194

CANTERBURY-BANKSTOWN COUNCIL
ABN 45 985 891 846 P. 9707 9000 F. 9707 9700
W. cb.city.nsw.gov.au