



DONALD CANT WATTS CORKE

Council Estimate

1 Fountaindale Road, Robertson, NSW, 2577

19th March 2020

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INTRODUCTION

As per the request from X PACE Design Group, DCWC has prepared the attached Development Application Estimate and report as required by Wingecarribee Shire Council.

The purpose of this assessment is to determine the current construction cost value of the development for council purposes only and is not to be used for project budgeting, finance, insurance, sale, mortgage or any other purposes.

I certify that I have;

1. Inspected the plans subject of the application for development consent, complying development or construction certificate
2. Prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors (AIQS)
3. Included GST in the calculation of the developments costs
4. Measured Gross Floor Area (GFA) in accordance with the Method of Measurement Building Area in the AIQS Cost Management Manual Volume, Appendix A2.

Name: Richard Cohen



Position and Qualifications: Director / MAIQS

DRAWINGS AND INFORMATION USED

Architectural issued drawings prepared by X PACE Design Group:

- 1.01
- 1.02
- 1.03
- 1.04
- 1.05
- 1.06
- 1.07
- 1.08
- 1.09
- 1.10
- 1.11
- 1.12
- 1.13
- 1.14
- 1.15
- 1.16
- 1.17
- 2.01
- 2.02
- 2.03
- 2.04
- 2.05
- 2.06

APPENDIX A – ESTIMATE TO BE SUBMITTED TO COUNCIL

Please note the subsequent pages are those required by council as part of your DA submission.

These pages should be detached from this document and submitted accordingly.

Wingecarribee Shire Council
Section 94A Levy
Elemental Breakdown

DA ESTIMATE	Area	Unit	\$/m2	Total
DEMOLITION / SITE PREP	13,665	m2	23	314,650
SUBSTRUCTURE	13,665	m2	229	3,131,159
COLUMNS	13,665	m2	57	782,790
UPPER FLOORS	13,665	m2	275	3,757,391
ROOF	13,665	m2	115	1,565,580
STAIRCASE	13,665	m2	34	469,674
EXTERNAL WALLS	13,665	m2	252	3,444,275
EXTERNAL DOORS & WINDOWS	13,665	m2	183	2,504,927
INTERNAL WALLS	13,665	m2	160	2,191,811
INTERNAL DOORS	13,665	m2	29	391,395
WALL FINISHES	13,665	m2	115	1,565,580
FLOOR FINISHES	13,665	m2	137	1,878,695
CEILING FINISHES	13,665	m2	57	782,790
FITMENTS	13,665	m2	137	1,878,695
HYDRAULIC SERVICES	13,665	m2	218	2,974,601
MECHANICAL SERVICES	13,665	m2	115	1,565,580
FIRE SERVICES	13,665	m2	23	313,116
ELECTRICAL SERVICES	13,665	m2	155	2,113,532
LIFTS	13,665	m2	30	405,000
EXTERNAL SERVICES	13,665	m2	193	2,636,350
EXTERNAL WORKS & LANDSCAPING	13,665	m2	194	2,651,120
PRELIMINARIES	13,665	m2	328	4,478,245
MARGIN	13,665	m2	138	1,880,863
CONSTRUCTION COST	13,665	m2	3,196	43,677,818
PROFESIONAL FEES (6%)	13,665	m2	192	2,620,669
TOTAL DEVELOPMENT COST (excl GST):				\$ 46,298,487
GST (10%)				4,629,849
TOTAL DEVELOPMENT COST (incl GST):				\$ 50,928,336