

# Registered\* Quantity Surveyor's Detailed Cost Report

[Development cost in excess of \$3,000,000.00]

\* A member of the Australian Institute of Quantity Surveyors or the Royal Institute of Chartered Surveyors

DEVELOPMENT APPLICATION

☒

or

CONSTRUCTION CERTIFICATE [Section 61]

☐

REFERENCE:

DATE:

29th September 2020

APPLICANT'S NAME

Built Development Group Pty Ltd

DEVELOPMENT NAME

Liverpool Civic Place

APPLICANT'S ADDRESS

Level 7, 343 George St., Sydney  
NSW 2000

DEVELOPMENT ADDRESS

52 Scott Street, Liverpool  
NSW 2170

OCCUPIER'S NAME

Liverpool City Council and Others

DESCRIPTION OF WORKS

Construction of 6 storey Library and 14 storey Commercial building on top of basement carparking

TOTAL DEVELOPMENT COST	\$	151,157,209	GROSS FLOOR AREA (Commercial)	m <sup>2</sup>	26,915
TOTAL CONSTRUCTION COST	\$	127,635,173	GROSS FLOOR AREA (Residential)	m <sup>2</sup>	N/A
TOTAL GST	\$	13,741,565	Total GST Cost		
TOTAL SITE AREA	m <sup>2</sup>	4,861	GROSS FLOOR AREA (Retail)	m <sup>2</sup>	N/A
TOTAL GROSS FLOOR AREA	m <sup>2</sup>	45,555	GROSS FLOOR AREA (Parking)	m <sup>2</sup>	18,640
			NUMBER OF PARKING SPACES	no	343
PROFESSIONAL FEES	%	7.7	of construction cost		
	%	6.5	of development cost		
DEMOLITION & SITE PREPARATION	\$	N/A	total construction cost /m <sup>2</sup> of site area		
EXCAVATION	\$	N/A	total construction cost /m <sup>2</sup> of site area		
CONSTRUCTION Commercial	\$	79,198,096	total construction cost /m <sup>2</sup> of commercial area		
	\$	2,943			
CONSTRUCTION Residential	\$	N/A	total construction cost /m <sup>2</sup> of residential area		
	\$				
CONSTRUCTION Retail	\$	N/A	total construction cost /m <sup>2</sup> of retail area		
	\$				
FITOUT Commercial	\$	N/A	total construction cost /m <sup>2</sup> of commercial area		
	\$				
FITOUT Residential	\$	N/A	total construction cost /m <sup>2</sup> of residential area		
	\$				
FITOUT Retail	\$	N/A	total construction cost /m <sup>2</sup> of retail area		
	\$				
CARPARK	\$	27,373,365	total construction cost /m <sup>2</sup> of parking area		
	\$	1,469	per space		
	\$	79,806			

I certify that I have:

- Inspected the plans the subject of the application for development consent or construction certificate
- Prepared and attach an **elemental estimate** generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors.
- Calculated the development costs as required under Item 7 of Liverpool City Council Development Application Form: "Estimated cost of works"
- Included GST in the calculation of development cost
- Measured Gross Floor Areas in accordance with the Method of Measurement of Building Areas in the AIQS Cost Management Manual Volume 1, Appendix A2

Prepared by (name of organisation): Mr Stephen Brown

Signed:

Name: Stephen Brown

Position and Qualifications: AAIQS - Member ID 1368

Date: 29th September 2020

## Stage 2 DA

Job Name :	STAGE 2 QS	Job Description
Client's Name:	Liverpool City Council	

Trd No.	Trade Description	Trade %	Cost/m2	Trade Total
1	SB - SUBSTRUCTURE	7.85	260.32	11,859,091
2	E/O Ground Contamination Provisional Allowance	0.79	26.34	1,200,000
3	CL - COLUMNS	2.16	71.82	3,271,980
4	UF - UPPER FLOORS	12.27	406.97	18,539,590
5	SC - STAIRCASES	0.91	30.06	1,369,180
6	RF - ROOF	1.67	55.41	2,524,410
7	EW - EXTERNAL WALLS	10.90	361.66	16,475,571
8	ED - EXTERNAL DOORS	0.24	7.96	362,500
9	NW - INTERNAL WALLS	5.69	188.67	8,595,025
10	NS - INTERNAL SCREENS AND BORROWED LIGHTS	0.28	9.25	421,300
11	ND - INTERNAL DOORS	0.26	8.51	387,600
12	WF - WALL FINISHES	1.12	37.07	1,688,605
13	FF - FLOOR FINISHES	1.63	53.95	2,457,708
14	CF - CEILING FINISHES	1.47	48.85	2,225,476
15	FT - FITMENTS	1.02	33.87	1,542,888
16	PD - SANITARY PLUMBING	2.41	79.98	3,643,423
17	AC - AIR CONDITIONING	7.79	258.36	11,769,737
18	FP - FIRE PROTECTION	2.73	90.74	4,133,789
19	LP - ELECTRIC LIGHT AND POWER	7.24	240.26	10,945,064
20	TS - TRANSPORTATION SERVICES	2.22	73.60	3,352,748
21	SS - SPECIAL SERVICES - Client Instructed	0.40	13.17	600,000
22	XP - SITE PREPARATION	1.16	38.56	1,756,450
23	XR - ROADS, FOOTPATHS, PAVED AREAS	1.26	41.77	1,902,775
24	XL - LANDSCAPING AND IMPROVEMENTS	0.59	19.47	886,850
25	SUBTOTAL TRADES			<u>111,911,760</u>
26	PRELIMINARIES & SUPERVISION	15.74	522.12	23,785,184
27	PROFESSIONAL FEES	6.47	214.70	9,780,471
28	D & C CONTINGENCY	1.48	49.13	2,238,236
29	OH&P	4.89	162.13	7,385,783
30	TOTAL (EXCL GST)			<u>155,101,434</u>
31	LESS Stage 1 Early Works	-11.70	-388.23	-17,685,790
32	GST	9.09	301.65	13,741,565
<b>GFA: 45,555 m2.</b>		<b>100.00</b>	<b>3,318.13</b>	<b>151,157,209</b>

# Stage 2 DA

Job Name :	STAGE 2 QS	Job Description
Client's Name:	Liverpool City Council	

Trd No.	Trade Description	Trade %	Cost/m2	Trade Total
			Final Total : \$	151,157,209