



22nd August 2023

**Taleb Construction Pty Ltd
C/o – Designiche
1/45 Crosby Street
GREYSTANES NSW 2145**

PROJECT ADDRESS: **400-404, Cabramatta Road & 2-18 Orange Grove Road and 6 Links Avenue, CABRAMATTA NSW 2166**

PROJECT DESCRIPTION: **Proposed residential development with associated external works (Stages A & B)**

COUNCIL: **Fairfield City Council**



Dear Orhan,

Further to your instructions, please find enclosed RIC-QS' indicative square metre estimate of probable cost in the amount of **\$50,273,658.38** (including Professional Fees & GST) for the development situated in the Fairfield City Council jurisdiction.

Due to the level of documentation RIC-QS have had to make the following assumptions in the preparation of this estimate.



1. Allowances and Assumptions Included

The allowances and assumptions included in the estimate:

- Demolition and general site clearance.
- Bulk and detailed excavation in materials OTR.
- All services connections and associated works.
- Builder's preliminaries and margin.
- Allowance for placing cables underground.
- Allowance for landscaping over site and irrigation system.
- Allowance for lift services.
- Standard quality finishes and fitments.
- Professional fees @ 4.5%.
- Any cost increases associated with the 10% GST.

2. Allowances and Assumptions Excluded

The allowances and assumptions excluded in the estimate:

- Works outside site boundary.
- Rock excavation.
- Site remediation and decontamination.
- Allowance for temporary shoring.
- Grey water management.
- Allowance for services amplification.
- Contingency. We recommend a contingency of 5% be allowed over the entire project.
- Escalation in costs and union enterprise bargaining costs.
- Council contributions, design fees, authority fees, bank fees and charges, marketing, leasing and selling costs.

3. Documentation Reviewed

RIC-QS have prepared the estimate based on the following documentation.

- Architectural Drawings - Project No. 22020, Drawings No. 01 ~ 15, Issue B dated 30th of May 2023 and prepared by Designiche Pty Ltd.
- Architectural Drawings - Project No. 21024, Drawings No. DA00 to DA13, Issue C dated 27th of June 2023 and prepared by Aleksandar Projects Pty Ltd.

4. Disclaimer

RIC-QS advise that this estimate is indicative and may vary due to council conditions under the final council approval. Upon receipt of the approval and the council conditions approval any additional documentation or information RIC-QS reserve the right to review the estimate.

This report is for use by the party to whom it is addressed and for no other purposes. No responsibility is taken for any third party who may use or rely on the whole or any part of this report.

If you have any queries or wish to discuss the matter further please do not hesitate to contact this office.

Yours faithfully



Sam Francis

(AIQS 7467M)

Director

RIC-QS Pty. Ltd.

(Residential, Industrial & Commercial – Quantity Surveyors)



Trade Summary

23/08/2023

230110 Cabramatta M2 - Stage A & B_ R6

400-404, Cabramatta Road, CABRAMATTA WEST & 2-18 Orange Grove Road and 6 Links Avenue, CABRAMATTA

Proposed residential development with associated external works - Stages A & B

Description	Quantity	Unit	Rate	Markup	Total
NOTES					
BASEMENT 2	2,312	m2	\$1,249.31		\$2,888,400.00
BASEMENT 1	3,795	m2	\$1,321.57		\$5,015,350.00
GROUND FLOOR PLAN	5,392	m2	\$1,533.28		\$8,267,450.00
FIRST FLOOR PLAN	3,651	m2	\$1,794.32		\$6,551,050.00
TYPICAL LEVEL 2-4	4,300	m2	\$1,633.74		\$7,025,100.00
LEVEL 5	1,325	m2	\$1,632.75		\$2,163,400.00
LEVEL 6	1,318	m2	\$1,614.30		\$2,127,650.00
ATTIC PLAN	973	m2	\$1,541.73		\$1,500,100.00
ROOF	6,173	m2	\$688.93		\$4,252,750.00
LIFT SERVICES	3	No	\$136,666.67		\$410,000.00
EXTERNAL WORKS	9,611	m2	\$341.32		\$3,280,400.00
DEMOLITION	2	Item	\$126,795.00		\$253,590.00
PROFESSIONAL FEES	1	Item	\$1,968,085.80		\$1,968,085.80



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Subtotal	\$45,703,325.80
Adjustment	\$0.00
Post adjustment	\$45,703,325.80
G.S.T [10%]	\$4,570,332.58
Total	\$50,273,658.38



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Trade Breakup

23/08/2023

230110 Cabramatta M2 - Stage A & B_ R6

400-404, Cabramatta Road, CABRAMATTA WEST & 2-18 Orange Grove Road and 6 Links Avenue, CABRAMATTA

Proposed residential development with associated external works - Stages A & B

Description	Quantity	Unit	Rate	Markup	Total
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NOTES

DRAWINGS

This indicative square metre estimate was prepared by applying functional rates against indicative areas from the following drawings and documentation:

Note

Architectural Drawings - Project No. 22020, Drawings No. 01 ~ 15, Issue B dated 30th of May 2023 and prepared by Designiche Pty Ltd.

Note

Architectural Drawings - Project No. 21024, Drawings No. DA00 to DA13, Issue C dated 27th of June 2023 and prepared by Aleksandar Projects Pty Ltd.

Note

INCLUSIONS

Demolition and general site clearance.

Note

Bulk and detailed excavation in materials OTR.

Note

All services connections and associated works.

Note

Allowance for placing cables underground.

Note

Allowance for landscaping over site and irrigation system.

Note

Allowance for lift services.

Note



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Description	Quantity	Unit	Rate	Markup	Total
Standard quality finishes and fitments.		Note			
Builder's preliminaries and margin.		Note			
Professional fees at 4.5%		Note			
Any cost increases associated with the 10% GST.		Note			

EXCLUSIONS

Works outside site boundary.		Note			
Rock excavation.		Note			
Site remediation and decontamination.		Note			
Allowance for temporary shoring.		Note			
Grey water management.		Note			
Allowance for services amplification		Note			
Contingency. We recommend a contingency of 5% be allowed over the entire project.		Note			
Escalation in costs and union enterprise bargaining costs.		Note			
Council contributions, design fees, authority fees, bank fees and charges, marketing, leasing and selling costs.		Note			
Fitout to Retail / Childcare / Commercial - allowed as cold shell only.		Note			

DISCLAIMER

This report is for use by the party to whom it is addressed and for no other purposes. No responsibility is taken for any third party who may use or rely on the whole or any part of this report.		Note			
All quantities are approximate only.		Note			
Under no circumstances are the quantities or rates to form part of the building contract.		Note			
Our costs include no provision for any change in costs associated with amendments to current tax laws and/or for the introduction of a goods and services tax (GST).		Note			

BASEMENT 2	2,312 m2	\$1,249.31	\$2,888,400.00
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STAGE B			\$2,888,400.00
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Carparking areas incl. ramp, motorbike, bicycle parking, storage areas	2,280 m2	\$1,250.00	\$2,850,000.00
Lift and fires stairs including services	32 m2	\$1,200.00	\$38,400.00



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Description	Quantity	Unit	Rate	Markup	Total
BASEMENT 1	3,795	m2	\$1,321.57		\$5,015,350.00
STAGE A					\$2,154,350.00
Carparking areas incl. ramp, motorbike, bicycle parking, storage areas	1,427	m2	\$1,450.00		\$2,069,150.00
Lift and fire stairs incl. services	49	m2	\$1,200.00		\$58,800.00
Bin storage areas	22	m2	\$1,200.00		\$26,400.00
STAGE B					\$2,861,000.00
Carparking areas incl. ramp, motorbike, bicycle parking, storage areas	2,092	m2	\$1,250.00		\$2,615,000.00
Lift and fires stairs including services	96	m2	\$1,200.00		\$115,200.00
Bin storage areas	109	m2	\$1,200.00		\$130,800.00
GROUND FLOOR PLAN	5,392	m2	\$1,533.28		\$8,267,450.00
STAGE A					\$6,457,750.00
BLOCK A					\$1,314,300.00
Garage areas	239	m2	\$1,200.00		\$286,800.00
Residential living areas	534	m2	\$1,750.00		\$934,500.00
Residential wet areas	37	m2	\$2,250.00		\$83,250.00
Porch areas	13	m2	\$750.00		\$9,750.00
BLOCK B					\$952,850.00
Garage areas	173	m2	\$1,200.00		\$207,600.00
Residential living areas	386	m2	\$1,750.00		\$675,500.00
Residential wet areas	28	m2	\$2,250.00		\$63,000.00
Porch areas	9	m2	\$750.00		\$6,750.00
BLOCK C					\$1,045,150.00
External stair	4	m2	\$1,200.00		\$4,800.00
Garage areas	168	m2	\$1,200.00		\$201,600.00
Residential living areas	421	m2	\$1,750.00		\$736,750.00
Residential wet areas	39	m2	\$2,250.00		\$87,750.00
Porch areas	19	m2	\$750.00		\$14,250.00
BLOCK D					\$804,450.00
Garage areas	131	m2	\$1,200.00		\$157,200.00
Residential living areas	333	m2	\$1,750.00		\$582,750.00
Residential wet areas	23	m2	\$2,250.00		\$51,750.00
Porch areas	17	m2	\$750.00		\$12,750.00
BLOCK E					\$945,450.00



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Description	Quantity	Unit	Rate	Markup	Total
Stair / fire exit & lift area incl. services	4	m2	\$1,200.00		\$4,800.00
Garage areas	17	m2	\$1,200.00		\$20,400.00
Residential living areas	474	m2	\$1,750.00		\$829,500.00
Residential wet areas	35	m2	\$2,250.00		\$78,750.00
Porch areas	16	m2	\$750.00		\$12,000.00
BLOCK F					\$137,150.00
Garage areas	37	m2	\$1,200.00		\$44,400.00
Residential living areas	44	m2	\$1,750.00		\$77,000.00
Residential wet areas	6	m2	\$2,250.00		\$13,500.00
Porch areas	3	m2	\$750.00		\$2,250.00
BLOCK G					\$882,800.00
Garage areas	164	m2	\$1,200.00		\$196,800.00
Residential living areas	332	m2	\$1,750.00		\$581,000.00
Residential wet areas	37	m2	\$2,250.00		\$83,250.00
Porch areas	29	m2	\$750.00		\$21,750.00
BLOCK H					\$375,600.00
Garage areas	63	m2	\$1,200.00		\$75,600.00
Residential living areas	153	m2	\$1,750.00		\$267,750.00
Residential wet areas	13	m2	\$2,250.00		\$29,250.00
Porch areas	4	m2	\$750.00		\$3,000.00
STAGE B					\$1,809,700.00
Stair / fire exit & lift area incl. services	118	m2	\$1,200.00		\$141,600.00
Wasterooms	22	m2	\$1,200.00		\$26,400.00
Residential lobby area	141	m2	\$1,600.00		\$225,600.00
Residential living areas	697	m2	\$1,450.00		\$1,010,650.00
Residential wet areas	94	m2	\$1,800.00		\$169,200.00
Alfresco area (UCA)	162	m2	\$750.00		\$121,500.00
Entry area (UCA)	30	m2	\$750.00		\$22,500.00
Entry area (non-UCA)	22	m2	\$750.00		\$16,500.00
Gym / community space (UCA)	101	m2	\$750.00		\$75,750.00
FIRST FLOOR PLAN	3,651	m2	\$1,794.32		\$6,551,050.00
STAGE A					\$6,551,050.00
BLOCK A					\$1,365,450.00
Residential living areas	588	m2	\$1,750.00		\$1,029,000.00
Residential wet areas	125	m2	\$2,250.00		\$281,250.00



Description	Quantity	Unit	Rate	Markup	Total
Residential staircase	46	m2	\$1,200.00		\$55,200.00
BLOCK B					\$1,015,750.00
Residential living areas	433	m2	\$1,750.00		\$757,750.00
Residential wet areas	96	m2	\$2,250.00		\$216,000.00
Residential staircase	35	m2	\$1,200.00		\$42,000.00
BLOCK C					\$1,095,300.00
Residential living areas	459	m2	\$1,750.00		\$803,250.00
Residential wet areas	109	m2	\$2,250.00		\$245,250.00
Residential staircase	39	m2	\$1,200.00		\$46,800.00
BLOCK D					\$851,000.00
Residential living areas	368	m2	\$1,750.00		\$644,000.00
Residential wet areas	76	m2	\$2,250.00		\$171,000.00
Residential staircase	30	m2	\$1,200.00		\$36,000.00
BLOCK E					\$936,350.00
Residential living areas	371	m2	\$1,750.00		\$649,250.00
Residential wet areas	94	m2	\$2,250.00		\$211,500.00
Residential staircase	63	m2	\$1,200.00		\$75,600.00
BLOCK F					\$127,000.00
Residential living areas	55	m2	\$1,750.00		\$96,250.00
Residential wet areas	11	m2	\$2,250.00		\$24,750.00
Residential staircase	5	m2	\$1,200.00		\$6,000.00
BLOCK G					\$740,950.00
Residential living areas	325	m2	\$1,750.00		\$568,750.00
Residential wet areas	60	m2	\$2,250.00		\$135,000.00
Residential staircase	31	m2	\$1,200.00		\$37,200.00
BLOCK H					\$419,250.00
Residential living areas	174	m2	\$1,750.00		\$304,500.00
Residential wet areas	43	m2	\$2,250.00		\$96,750.00
Residential staircase	15	m2	\$1,200.00		\$18,000.00
TYPICAL LEVEL 2-4	4,300	m2	\$1,633.74		\$7,025,100.00
STAGE B					\$7,025,100.00
Stair / fire exit & lift area incl. services	123	m2	\$1,200.00		\$147,600.00
Residential lobby area	305	m2	\$1,600.00		\$488,000.00
Residential living areas	2,848	m2	\$1,750.00		\$4,984,000.00



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Description	Quantity	Unit	Rate	Markup	Total
Residential wet areas	425	m2	\$2,250.00		\$956,250.00
Balcony area (UCA)	599	m2	\$750.00		\$449,250.00
LEVEL 5	1,325	m2	\$1,632.75		\$2,163,400.00
STAGE B					\$2,163,400.00
Stair / fire exit & lift area incl. services	41	m2	\$1,200.00		\$49,200.00
Residential lobby area	102	m2	\$1,600.00		\$163,200.00
Residential living areas	880	m2	\$1,750.00		\$1,540,000.00
Residential wet areas	123	m2	\$2,250.00		\$276,750.00
Balcony area (UCA)	179	m2	\$750.00		\$134,250.00
LEVEL 6	1,318	m2	\$1,614.30		\$2,127,650.00
STAGE B					\$2,127,650.00
Stair / fire exit & lift area incl. services	41	m2	\$1,200.00		\$49,200.00
Residential lobby area	102	m2	\$1,600.00		\$163,200.00
Residential living areas	863	m2	\$1,750.00		\$1,510,250.00
Residential wet areas	114	m2	\$2,250.00		\$256,500.00
Balcony area (UCA)	198	m2	\$750.00		\$148,500.00
ATTIC PLAN	973	m2	\$1,541.73		\$1,500,100.00
STAGE A					\$1,500,100.00
BLOCK A					\$851,200.00
Residential living areas	322	m2	\$1,750.00		\$563,500.00
Residential wet areas	54	m2	\$2,250.00		\$121,500.00
Residential staircase	46	m2	\$1,200.00		\$55,200.00
Balcony areas (UCA)	148	m2	\$750.00		\$111,000.00
BLOCK B					\$648,900.00
Residential living areas	228	m2	\$1,750.00		\$399,000.00
Residential wet areas	38	m2	\$2,250.00		\$85,500.00
Balcony areas (UCA)	102	m2	\$1,200.00		\$122,400.00
Residential staircase	35	m2	\$1,200.00		\$42,000.00
ROOF	6,173	m2	\$688.93		\$4,252,750.00
STAGE A					\$2,331,500.00
BLOCK A					\$486,500.00
Metal roof	973	m2	\$500.00		\$486,500.00
BLOCK B					\$364,500.00



Description	Quantity	Unit	Rate	Markup	Total
Metal roof	729	m2	\$500.00		\$364,500.00
BLOCK C					\$359,500.00
Metal roof	719	m2	\$500.00		\$359,500.00
BLOCK D					\$278,500.00
Metal roof	557	m2	\$500.00		\$278,500.00
BLOCK E					\$328,000.00
Metal roof	656	m2	\$500.00		\$328,000.00
BLOCK F					\$58,500.00
Metal roof	117	m2	\$500.00		\$58,500.00
BLOCK G					\$316,500.00
Metal roof	609	m2	\$500.00		\$304,500.00
Skylights	6	No	\$2,000.00		\$12,000.00
BLOCK H					\$139,500.00
Metal roof	267	m2	\$500.00		\$133,500.00
Skylights	3	No	\$2,000.00		\$6,000.00
STAGE B					\$1,921,250.00
Assumed non-trafficable roof area including lift overrun	1,537	m2	\$1,250.00		\$1,921,250.00
LIFT SERVICES	3	No	\$136,666.67		\$410,000.00
STAGE A					\$50,000.00
Residential Passenger lift (servicing 2 levels) B-GF	1	No	\$50,000.00		\$50,000.00
STAGE B					\$360,000.00
Residential Passenger lift (servicing 8 levels) B2-L6	2	No	\$180,000.00		\$360,000.00
EXTERNAL WORKS	9,611	m2	\$341.32		\$3,280,400.00
STAGE A					\$2,652,600.00
Landscaping areas	4,389	m2	\$300.00		\$1,316,700.00
Driveway areas	2,963	m2	\$400.00		\$1,185,200.00
Car parking spots	413	m2	\$300.00		\$123,900.00
External walkway areas	67	m2	\$400.00		\$26,800.00
STAGE B					\$627,800.00
Landscaping areas including POS	1,334	m2	\$300.00		\$400,200.00



Description	Quantity	Unit	Rate	Markup	Total
Driveway areas including ramp and visitor carpark	444	m2	\$400.00		\$177,600.00
Pool	1	Item	\$50,000.00		\$50,000.00
DEMOLITION	2	Item	\$126,795.00		\$253,590.00
STAGE A					\$169,600.00
Demolition of existing structures	1	Item	\$50,000.00		\$50,000.00
Site Clearance	11,960	m2	\$10.00		\$119,600.00
STAGE B					\$83,990.00
Demolition of existing structures	1	Item	\$50,000.00		\$50,000.00
Site Clearance	3,399	m2	\$10.00		\$33,990.00
PROFESSIONAL FEES	1	Item	\$1,968,085.80		\$1,968,085.80
Professional fees (say 4.5%)	1	Item	\$1,968,085.80		\$1,968,085.80
Subtotal					\$45,703,325.80
Adjustment					\$0.00
Post adjustment					\$45,703,325.80
G.S.T [10%]					\$4,570,332.58
Total					\$50,273,658.38



MEMBER