

Registered Quantity Surveyors Detailed Cost Report

| To accompany Development Application to Council

DCR24.0006

Date

27/02/2024

Revision

00

Property Address

46-54 Court Rd, Fairfield NSW 2165

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1. Introduction

1.1 Instructions

Instructions were received from Level 33 dated 27/02/2024, to complete a Registered Quantity Surveyors Detailed Cost Report to accompany the Development Application (DA) to the consent authority named herewithin for the proposed development located at 46-54 Court Rd, Fairfield NSW 2165.

1.2 Purpose

This report is prepared for the sole purpose of providing a proposed cost of development to accompany the DA submission to the consent authority to enable to provision of the Section 7.12 levy (formerly section 94A levy) in accordance with Clause 25J Section 7.12 levy of the Environmental Planning and Assessment Regulation 2000 (The Regulation). The purpose of the levy is to provide funding for the administration and enforcement of the Environmental Planning and Assessment Act 1979 (The Act). It is essential to emphasise that the Quantity Surveyor operates with integrity and in good faith, ensuring the impartiality and accuracy of the report.

1.3 Limitations

The following limitations apply for this project:

- This report is limited to the consent authority named here within.
- The proposed cost of development is limited to accompany the DA submission to the consent authority to enable to provision of the Section 7.12 levy (formerly section 94A levy) only. It is not to be used for sales, marketing, nor by bank/financial institutions, the Long Service Levy Corporation, and the likes.
- The proposed cost of development is limited to the analysis of the drawings furnished at the time of compiling this report. The proposed cost of development is subject to change once all consultant documentation and design development has been finalised following development consent.

1.4 Assumptions

The following assumptions apply for this project:

- The proposed development will enter into a tender process and be constructed by a third-party contractor;
- The Schedule of Finishes have been assumed and are subject to change once they are fixed following development consent.

1.5 Exclusions

The following costs and expenses are excluded from the proposed cost of the development:

- The cost of the land on which the development is to be carried out;
- The costs of any repairs to any building or works on the land that are to be retained in connection with the development;
- The costs associated with marketing or financing the development (including interest on any loans);
- The costs associated with legal work carried out or to be carried out in connection with the development;
- Project management costs associated with the development;
- The cost of building insurance in respect of the development;
- The costs of loose fittings and furnishings, including any refitting or refurbishing, associated with the development (except where the development involves an enlargement, expansion or intensification of a current use of land);
- The costs of commercial stock inventory;
- Any taxes, levies or charges (other than GST) paid or payable in connection with the development by or under any law;
- The costs of enabling access by disabled persons in respect of the development;
- The costs of energy and water efficiency measures associated with the development;
- The cost of any development that is provided as affordable housing;
- The costs of any development that is the adaptive reuse of a heritage item.

2. Basis of Construction Cost Estimate

The construction cost estimate is based on the assessment of the documents tabled below.

Document	Document No.	Issue Date	Prepared By	Revision
Site Survey	-	-	-	-
Architectural Drawings	MA000-MA308	14/02/2024	LEVEL 33 ARCHITECTURAL DIA	

3. Development Description

Address	46-54 Court Rd, Fairfield NSW 2165
Development type	New development
Building type	Mixed-use high-rise development
No. of lots	91
No. of additional storeys	4 storeys to Building A, 3 storeys to Building D, and 3 storeys to Buildings B and C
No. of additional car parking lots	60
Consent authority	Fairfield City Council

4. Schedule of Areas

The schedule of areas are calculated in square meters and summarised as follows (refer to Appendix A for area definitions):

Site Area	9,234
NLA	0
FECA	8,138
UCA	1,134
GFA	9,271
CPA	1,863
UTA	194
BA	11,328

5. Schedule of Finishes

The finishes included are assumed to be consistent with the area context and market average within the Sydney region. The finishes are considered typically as good quality and suitable for the subject proposal. They are subject to change once the schedule of finishes become fixed.

6. Construction Cost Estimate

The construction cost estimate is summarised below. Refer to Appendix C for the elemental breakdown.

Construction Cost (excl. GST)	\$26,481,000
Professional Fees	\$819,000
Capital Investment Value (CIV)	\$27,300,000
GST	\$2,730,000
Proposed Cost of Development (Section 7.12 levy)	\$30,030,000

7. Methodology

7.1 Council Regulation: Detailed Cost Report

The proposed cost of development is prepared in keeping with the requirements of the consenting authority for the subject proposal. We confirm that the assessment has been provided by a certified quantity surveyor whom has the training, study and experience to provide such advice as per the consent authority's requirements. Refer to Appendix B for the required council form.

7.2 State Regulation: Capital Investment Value (CIV)

The Capital Investment Value (CIV) is in accordance with NSW Planning Circular PS 21-020. It includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment.

The following costs and expenses are excluded in accordance with the Planning Circular:

- ☐ Amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 7.1 or 7.2 of the Act or a planning agreement under that Division;
- ☐ Costs relating to any part of the development or project that is the subject of a separate development consent or project approval;
- ☐ Land costs (including any costs of marketing and selling land);
- ☐ GST (within the meaning of A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth).

7.3 State Regulation: Section 7.12 Levy

The Proposed Cost of Development (Section 7.12 levy) is in accordance with Clause 25J of the Environmental Planning and Assessment Regulation 2000. Please note that the Section 7.12 levy was formerly known as the Section 94A levy (The Act was updated on 1 March 2018). It is calculated by adding up all the costs and expenses that have been or are to be incurred by the applicant in carrying out the development, in accordance with The Act.

The proposed cost of carrying out development may be adjusted before payment, in accordance with a contributions plan, to reflect quarterly or annual variations to readily accessible index figures adopted by the plan (such as a Consumer Price Index) between the date the proposed cost was determined by the consent authority and the date the levy is required to be paid.

We trust you find this report in order.

Yours truly,



SAMUEL STAR

Principal

FAIQS, CQS No. 2752

QS Tax Agent no. 82624000

Registered Strata Defects Inspector Panel Member AIQS

Registered Defect Rectification Costs Panel Member AIQS

Registered Expert Witness Panel Member AIQS

Appendix A: References and Definitions

References

1. Environmental Planning and Assessment Act 1979 No 203 (The Act). Retrieved from <https://legislation.nsw.gov.au/view/html/inforce/current/act-1979-203#statusinformation>
2. Environmental Planning and Assessment Regulation 2000 (The Regulation). Retrieved from <https://legislation.nsw.gov.au/view/html/inforce/current/sl-2000-0557>
3. Environmental Planning and Assessment Regulation 2000 - Reg 25J Section 7.12 levy - determination of proposed development cost. Retrieved from http://classic.austlii.edu.au/au/legis/nsw/consol_reg/epaar2000480/s25j.html
4. Planning Circular Calculation of capital investment value. Retrieved from <https://www.planning.nsw.gov.au/sites/default/files/2023-03/planning-circular-ps-21-020-calculation-of-capital-investment-value.pdf>
5. Australian Cost Management Manual Appendix A Cost Analysis Format and Definitions

Area Definitions

Fully Enclosed Covered Areas (FECA)	The sum of all such areas at all building floor levels, including basements (except unexcavated portions), floored roof spaces and attics, garages, penthouses, enclosed porches and attached enclosed covered ways alongside building, equipment rooms, lift shafts, vertical ducts, staircases and any other fully enclosed spaces and useable areas of the building, computed by measuring from the normal inside face of exterior walls but ignoring any projects such as plinths, columns, piers, and the like which project from the normal inside face of exterior walls. It shall not include open courts, light wells, connecting or isolated covered ways and net open areas of upper portions of rooms, lobbies, halls interstitial spaces and the like which extend through the storey being computed.
Unenclosed Covered Areas (UCA)	The sum of all such areas at all building floor levels, including roofed balconies, open verandahs, porches and porticos, attached open covered ways alongside buildings, undercrofts and useable space under buildings, unenclosed access galleries (including ground floor) and any other trafficable covered areas of the building which are not totally enclosed by full height walls, computed by measuring the area between the closing walls or balustrade (i.e., from the inside face of the UCA excluding the wall or balustrade thickness). When the covering element (i.e., roof or upper floor) is supported by columns, is cantilevered or is suspended, or any combination of these, the measurements shall be taken to the edge of the paving or the edge of the cover, whichever is the lesser. UCA shall not include eaves overhangs, sun shading, awnings and the like where these do not relate to clearly defined trafficable covered areas, nor shall it include connecting or isolated covered ways.
Gross Floor Area (GFA)	The sum of the FECA and UCA as defined. The GFA definition used here is different to the Gross Building Area defined in the ANZRPNG 4 Methods of Measurement used by Valuation and Property Industry Professionals.
Net Rentable Area (NRA)	The sum of all rentable areas within a commercial type building, measured from the inside face of exterior walls and windows at a height of 1.5 m above floor level and including the area occupied by structural columns, all in accordance with the 'Recommended Guide for Measurement of Buildings' issued by the Building Owners and Managers Association of Australia Limited, excluding all stairs, toilets, cleaners cupboards, lift shafts, escalators and tea rooms where provided as standard facilities in the building, lobbies between lifts facing other lifts serving the same floor, areas set aside as public space or thoroughfares and not used exclusively by occupiers of the building, areas set aside as plant and lift motor rooms or for the provision of facilities or services to the building and not for the exclusive use of an occupier or occupiers of the building, areas set aside for use by service vehicles and for delivery of goods and access ways thereto, areas set aside for car parking and access ways thereto
Building Area (BA)	The total enclosed and unenclosed area of the building at all building floor levels measured between the normal outside face of any enclosing walls, balustrades and supports.

Trade Definitions

Code	Trade	Includes
SB	Substructure	Footings, underpinning, foundation works, bulk excavation, basement slabs, basement walls, and the likes.
UF	Superstructure	Loadbearing framework, such as floor slabs, floor framing, columns, stairs, and the likes.
RF	Roof	Roof slabs, roof planterboxes, roof framing, roof cladding, rain water goods, skylights, and the likes.
EW	External Walls	External enclosing walls above ground level and finishes such as louvres, cladding, screens, sunhoods, their associated systems, and the likes.
WW	Windows	All windows and sliding doors, including all openings in the external walls for the purpose of ventilation and light.
ED	External Doors	All doors in the external walls, such as garage doors, entry doors, natural fire egress doors, and the likes.
NW	Internal Walls	All internal walls, such as partitions, dividers, screens, and the likes.
ND	Internal Doors	Doors, hatches and other openings in internal walls, partitions, and screens.
WF	Wall Finishes	Preparatory work and finishes to surfaces of walls and other vertical surfaces internally, all applied finishes, such as render, tiles, paint, signage, and the likes.
FF	Floor Finishes	Preparatory work and finishes to internal floor surfaces, such as, tiles, carpet, vinyl, toppings, tactiles, nosings, skirtings, and the likes.
CF	Ceiling Finishes	Preparatory work and finishes to internal ceiling surfaces, such as false ceilings, finishes, suspended ceilings, bulkheads, pelmets, paint, hatches, and the likes.
FT	Fitments	Fittings, joinery, Prime Cost (PC) items, appliances, and the likes.
SF	Plumbing and Sanitary Fixtures	Sanitary, water and hydraulic installations, such as sewer diversion, encasement, stormwater easement, and the likes.
VE	Mechanical Services	Mechanical installations, such as air conditioning, mechanical exhaust, mechanical ventilation, and the likes.
FP	Fire Services	Fire proofing systems, fire fighting installations, lightning protection installations, such as fire alarms, smoke alarms, fire exits, hydrant, fire hose reels, extinguishers, fire splay, fire check, fire screens, fire drenchers, and the likes.
LP	Electrical and Telecommunications Services	Electrical sources and mains, power distribution, electric light distribution and fittings, such as lights, substation, NBN, phones, intercoms, power lines, and the likes.
TS	Transportation	Lifts, hoists, escalators, moving pavements, stair lifts, conveyors, cranes, and the likes.
XP	Demolition/Site Preparation	Demolition, site preparation, clearance, asbestos, contamination, and the likes.
XR	Council Works	Driveways, footpaths, and the likes.
XL	Landscaping/ Fencing/ Pool/ Site Works	Planting, hard and soft landscaping, fences, retaining walls, footpaths, swimming pools, cabanas, gates, and the likes.
PR	Preliminaries incl. Builder's Margin	Builders overheads.
	Preliminaries incl. Builder's Margin	Development Application (DA), Construction Certificate (CC), tender, and construction fees associated with consultants excluding authorities fees. Includes Builder's Profit Margin which is a percentage of the total construction cost.

Appendix B: Council Form

**Consent Authority Form:
Registered Quantity Surveyor's Detailed Cost Report**

DA Number:	_____	Date:	27/02/2024
Applicant's name:	_____	Development name:	_____
Applicant's address:	_____	Development address:	46-54 Court Rd, Fairfield NSW 2165

DEVELOPMENT DETAILS

GFA - Commercial (m2):	0	GFA - Parking (m2):	0
GFA - Residential (m2):	9,271	GFA - Other (m2):	194
GFA - Retail (m2):	0	Total GFA (m2):	9,466
Total Development Cost:	30,030,000	Total site area (m2):	9,234
Total Construction Cost:	26,481,000	Total car parking spaces:	60
Total GST:	2,730,000		

ESTIMATE DETAILS

Professional fees (\$):	819,000	Construction (Commercial):	
% of Construction cost:	3.09%	Total construction cost:	0
% of Development cost:	3.00%	\$/m2 of commercial area:	0
Demolition and site preparation:		Construction (Residential):	
Total demolition and site preparation cost:	0	Total construction cost:	24,679,200
\$/m2 of site area:	0	\$/m2 of residential area:	2,607
Excavation:		Construction (Retail):	
Total excavation cost:	0	Total construction cost:	0
\$/m2 of site area:	0	\$/m2 of retail area:	0
Fitout (Residential):		Fitout (Commercial):	
Total construction cost:	1,801,800	Total construction cost:	0
\$/m2 of residential area:	190	\$/m2 of commercial area:	0
Fitout (Retail):		Parking:	
Total construction cost:	0	Total construction cost:	0
\$/m2 of retail area:	0	\$/m2 of parking area:	0
		\$/space	0

I certify that I have:

- Inspected the plans the subject of the application for development consent;
- 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 developments costs in accordance with the definition of development costs in clause 25J of the *Environmental Planning and Assessment Regulation 2000* at current prices;
- Included GST in the calculation of development cost; and
- Measured Gross Floor Areas in accordance with the Method of Measurement of Building Areas in the AIQS Cost Management Manual Volume 1, Appendix A2.

Signed:

Name:

Samuel Star

Position and qualifications:

Principal | FAIQS, CQS 2752 | B. Build (QS) UTS

Date:

27/02/2024

Appendix C: Elemental Summary

ELEMENTAL SUMMARY				
Code	Trade	%	Total (\$)	
SB	Substructure	0.0%	\$	-
UF	Superstructure	15.7%	\$	4,286,100
RF	Roof	6.0%	\$	1,638,000
EW	External Walls	7.0%	\$	1,911,000
WW	Windows	6.0%	\$	1,638,000
ED	External Doors	0.8%	\$	218,400
NW	Internal Walls	8.0%	\$	2,184,000
ND	Internal Doors	1.5%	\$	409,500
WF	Wall Finishes	6.8%	\$	1,856,400
FF	Floor Finishes	4.0%	\$	1,092,000
CF	Ceiling Finishes	3.8%	\$	1,037,400
FT	Fitments	6.6%	\$	1,801,800
SF	Plumbing and Sanitary Fixtures	4.6%	\$	1,255,800
VE	Mechanical Services	2.2%	\$	600,600
FP	Fire Services	2.9%	\$	791,700
LP	Electrical and Telecommunications Services	4.0%	\$	1,092,000
TS	Transportation	2.2%	\$	600,600
XP	Demolition/Site Preparation	0.0%	\$	-
XR	Council Works	0.0%	\$	-
XL	Landscaping/ Fencing/ Pool/ Site Works	0.9%	\$	245,700
PR	Preliminaries incl. Builder's Margin	14.0%	\$	3,822,000
Construction Cost (excl. GST)			\$	26,481,000
	Professional Fees	3.0%	\$	819,000
Capital Investment Value (CIV)		100.00%	\$	27,300,000
	GST	10.0%	\$	2,730,000
Proposed Cost of Development (Section 7.12 levy)			\$	30,030,000