

30 July 2025
Our File: 2555088919/MT-DA

Michael Antoun
Antouns Construction Pty Ltd
44 Pearson Street
SOUTH WENTWORTHVILLE NSW 2145

Dear Michael

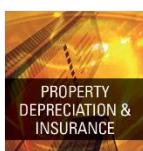
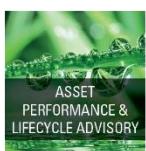
**55 Martin Road, Badgery's Creek (Stage 2) – DA-263/2018/D
Registered Quantity Surveyor's Cost Estimate Report for Liverpool City Council**

We have prepared a Development Application Elemental Cost Estimate for the construction of a 2-storey office development including a geo-tech laboratory and excludes the laboratory equipment. The works also include the demolition of an existing building and all associated external works. There is one lift which serves the building.

Furthermore, the works relate to the modification to development consent DA-263/2018 under section 4.55(2) of the EPA Act 1979, to amend the architectural plans for the approved single storey office/administration building and associated staff and visitor parking to be replaced with a two-storey building, with an additional five (5) car parking spaces.

Our cost estimate for the uplift of the construction works is **\$1,553,908 (excl GST)** and the development cost is **\$1,811,856 (incl GST)**. An analysis of the estimated cost is summarised below:

Item		DA263/2018/D COST (EXCL GST) (A)	DA263/2018 COST (EXCL GST) (B)	UPLIFT (EXCL GST) (A) - (B)
Preliminaries	(12.0%)	\$ 256,470	\$ 98,697	\$ 157,773
Demolition		\$ 40,000	\$ 15,393	\$ 24,607
Substructure		\$ 118,043	\$ 45,426	\$ 72,617
Superstructure		\$ 899,908	\$ 346,309	\$ 553,599
Finishes		\$ 259,235	\$ 99,761	\$ 159,474
Fittings		\$ 113,158	\$ 43,546	\$ 69,612
Services		\$ 353,325	\$ 135,969	\$ 217,356
External Works		\$ 263,579	\$ 101,432	\$ 162,147
External Services		\$ 90,000	\$ 34,634	\$ 55,366
Unmeasured Works Allowance	(0.5%)	\$ 11,969	\$ 4,606	\$ 7,363
Profit & Overheads	(5.0%)	\$ 120,284	\$ 46,289	\$ 73,996
Total Construction Cost (Excl GST)		\$ 2,525,971	\$ 972,063	\$ 1,553,908
Add: Professional Fees	(6.0%)	\$ 151,558	\$ 58,324	\$ 93,234
Total Development Cost (Excl GST)		\$ 2,677,529	\$ 1,030,387	\$ 1,647,142
Add: Total GST	(10.0%)	\$ 267,753	\$ 103,039	\$ 164,714
Total Development Cost (Incl GST)		\$ 2,945,282	\$ 1,133,426	\$ 1,811,856
Total Site Area		1,718m ²	1,718m ²	0m ²
Total Gross Floor Area		725m ²	279m ²	446m ²



Sydney

Adelaide

Melbourne

Perth

Brisbane

Singapore



We certify that we have:

- Inspected Architectural DWG 02_B, DWG 03_B, DWG 04_B, DWG 05_B, DWG 06_B, DWG 07_B, DWG 08_B, DWG 09_B, DWG 10_B, DWG 11_B, DWG 12_B AND DWG 13_B dated 23 January 2025 as prepared by PTI Architecture.
- Prepared and attached an elemental estimate generally in accordance with the Australian Cost Management Manuals from Australian Institute of Quantity Surveyors
- Calculated the development costs at current prices
- Included GST in the calculation of the development cost
- Measured Gross Floor Area (GFA) in accordance with the Method of Measurement of Building Areas in the AIQS Cost Management Manual Volume 1, Appendix A2
- Included works as indicated on the drawings and within the site boundary.
- Prepared this estimate as a requirement for a DA submission. This is not a tender estimate.

If you should wish to discuss this matter further, please contact Peter Hammond of this office.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Peter Hammond'.

Peter Hammond MCIOB FRICS AAIQS No. 9898
Director
Napier & Blakeley Pty Ltd

ENCL



Report Parameters

This report is the opinion of Napier & Blakeley Pty Ltd (**Napier & Blakeley**) and is to be read together with and is subject to the term and conditions of our engagement. Our opinions in this report are based on the information referred to in this report that has been made available to us by or on behalf of the addressee (**Information**).

Napier & Blakeley has not obtained independent verification of the Information. As such, our opinion may be different if the Information is incorrect or inaccurate in any way. This report was prepared solely for the addressee and its use is limited to the purpose for which it was provided. No third party may rely on this report without first obtaining the prior written consent of Napier & Blakeley.

Napier & Blakeley does not warrant the accuracy or completeness of the Information, and to the maximum extent permitted by law, does not accept any responsibility or liability for any loss suffered by any person or entity as a result of or in connection with error, inaccuracy, misrepresentation, incompleteness or similar defect in the Information and/or this report or any default, negligence or lack of care in relation to the preparation or provision of the Information and/or this report.

© Copyright Napier & Blakeley Pty Ltd. All rights reserved. Reproduction, distribution or transmission of this report is prohibited.

PROJECT:	55 Martin Road, Badgery's Creek	Description: The construction of a single storey office development. The works also include the demolition of an existing building and all associated external works.						
JOB NUMBER:	2555088919							
DATE:	9-Jul-25							
12.0%	PRELIMINARIES	12.0%	Insert					
0.5%	UNMEASURED WORKS ALLOWANCE	0.5%	Insert					
5.0%	PROFIT & OVERHEADS	5.0%	Insert					
6.0%	PROFESSIONAL FEES	6.0%	Insert					
						AREA NOT IN TOTAL		
	FUNCTIONAL AREA =	Office - FECA (m2)	Terrace / Balconies - UCA (m2)	External Works (m2)	TOTAL WORKS			
		Area sqm = 279	Area sqm =	Area sqm = 1,311	Area sqm = 279			
		\$/SQM	\$/SQM	\$/SQM	\$/SQM	\$/SQM	\$	
O1	SB SUBSTRUCTURE	\$ 162.82	\$45,426	-		\$ 162.82	\$45,426	
O2	CL Columns	\$ 29.39	\$8,199	-		\$ 29.39	\$8,199	
O3	UF Upper Floors	\$ 166.68	\$46,503	-		\$ 166.68	\$46,503	
O4	SC Staircase	\$ 17.86	\$4,984	-		\$ 17.86	\$4,984	
O5	RF Roof	\$ 363.86	\$101,518	-		\$ 363.86	\$101,518	
O6	EW External Walls	\$ 544.52	\$151,920	-		\$ 544.52	\$151,920	
O7	WW Windows	-	-	-		\$ 11.38	\$3,175	
O8	ED External Doors	\$ 11.38	\$3,175	-		\$ 89.64	\$25,009	
O9	NW Internal Walls	\$ 89.64	\$25,009	-		\$ 2.07	\$577	
O10	NS Internal Screens & B/L	\$ 2.07	\$577	-		\$ 15.86	\$4,426	
O11	ND Internal Doors	\$ 15.86	\$4,426	-				
TOTAL	SUPERSTRUCTURE	\$ 1,241.25	\$346,309	-		\$ 1,241.25	\$346,309	
12	WF Wall Finishes	\$ 142.24	\$39,684	-		\$ 142.24	\$39,684	
13	FF Floor Finishes	\$ 119.22	\$33,262	-		\$ 119.22	\$33,262	
14	CF Ceiling Finishes	\$ 96.11	\$26,815	-		\$ 96.11	\$26,815	
TOTAL	FINISHES	\$ 357.57	\$99,761	-		\$ 357.57	\$99,761	
15	FT Fitments	\$ 150.84	\$42,084	-		\$ 150.84	\$42,084	
16	SE Special Equipment	\$ 5.24	\$1,462	-		\$ 5.24	\$1,462	
TOTAL	FITTINGS	\$ 156.08	\$43,546	-		\$ 156.08	\$43,546	
17	SF Sanitary Fixtures	-	-	-		-	-	
18	PD Sanitary Plumbing	\$ 49.41	\$13,786	-		\$ 49.41	\$13,786	
19	WS Water Supply	-	-	-		-	-	
20	GS Gas Service	-	-	-		-	-	
21	SH Space Heating	-	-	-		-	-	
22	VE Ventilation	\$ 4.34	\$1,212	-		\$ 4.34	\$1,212	
23	EC Evaporative Cooling	-	-	-		-	-	
24	AC Air Conditioning	\$ 131.59	\$36,713	-		\$ 131.59	\$36,713	
25	FP Fire Protection	\$ 21.93	\$6,119	-		\$ 21.93	\$6,119	
26	LP Electric Light & Power	\$ 139.38	\$38,887	-		\$ 139.38	\$38,887	
27	CM Communications	\$ 2.76	\$770	-		\$ 2.76	\$770	
28	TS Transportation Systems	-	-	-		-	-	
29	SS Special Services	\$ 137.93	\$38,483	-		\$ 137.93	\$38,483	
TOTAL	SERVICES	\$ 487.34	\$135,969	-		\$ 487.34	\$135,969	
30	CE CENTRALISED ENERGY SYSTEMS	-	-	-		-	-	
31	AR DEMOLITION	-	-	-	\$ 11.74	\$15,393	\$ 55.17	\$15,393
	SUB-TOTAL - BUILDING	\$ 2,405.06	\$671,012	-	\$ 11.74	\$15,393	\$ 2,460.23	\$686,405
	PRELIMINARIES - BUILDING	\$ 288.61	\$80,521	-	\$ 1.41	\$1,847	\$ 295.23	\$82,369
	UNMEASURED WORKS ALLOWANCE -	\$ 13.47	\$3,758	-	\$ 0.07	\$86	\$ 13.78	\$3,844
	SUB-TOTAL - BUILDING	\$ 2,707.14	\$755,291	-	\$ 13.22	\$17,326	\$ 2,769.24	\$772,618
32	XP Site Preparation incl. excavation	-	-	-	\$ 1.51	\$1,983	\$ 7.11	\$1,983
33	XR Roads, Footpaths & Paved Areas	-	-	-	\$ 46.92	\$61,507	\$ 220.46	\$61,507
34	XN Boundary Walls, Fencing & Gates	-	-	-	\$ 19.32	\$25,329	\$ 90.79	\$25,329
35	XB Pool, Outbuilding & Covered Ways	-	-	-	-	-	-	-
36	XL Landscaping & Improvements	-	-	-	\$ 9.62	\$12,613	\$ 45.21	\$12,613
TOTAL	SITE WORKS	-	-	-	\$ 77.37	\$101,432	\$ 363.56	\$101,432
37	XK Ext Stormwater Drainage	-	-	-	\$ 10.27	\$13,469	\$ 48.28	\$13,469
38	XD Ext Sewer Drainage	-	-	-	\$ 4.40	\$5,772	\$ 20.69	\$5,772
39	XW Ext Water Supply	-	-	-	\$ 1.91	\$2,501	\$ 8.97	\$2,501
40	XG Ext Gas	-	-	-	\$ 1.03	\$1,347	\$ 4.83	\$1,347
41	XF Ext Fire Protection	-	-	-	\$ 0.73	\$962	\$ 3.45	\$962
42	XE Ext Electrical	-	-	-	\$ 7.34	\$9,621	\$ 34.48	\$9,621
43	XC Ext Communications	-	-	-	\$ 0.73	\$962	\$ 3.45	\$962
44	XS Ext Special Services	-	-	-	-	-	-	-
TOTAL	EXTERNAL SERVICES	-	-	-	\$ 26.42	\$34,634	\$ 124.14	\$34,634
45	XX EXTERNAL ALTERATIONS	-	-	-			-	-
	SUB-TOTAL - EXTERNAL WORKS	-	-	-	\$ 103.79	\$136,067	\$ 487.70	\$136,067
	PRELIMINARIES - EXTERNAL	-	-	-	\$ 12.45	\$16,328	\$ 58.52	\$16,328
	UNMEASURED WORKS ALLOWANCE -	-	-	-	\$ 0.58	\$762	\$ 2.73	\$762
TOTAL	EXTERNAL WORKS	-	-	-	\$ 116.82	\$153,157	\$ 548.95	\$153,157
46	YY PROFIT & OVERHEADS	\$ 135.36	\$37,765	-	\$ 6.50	\$8,524	\$ 165.91	\$46,289
TOTAL	BUILDING + EXTERNAL WORKS + SPECIAL PROVISIONS	\$ 2,842.49	\$793,056	-	\$ 136.54	\$179,008	\$ 3,484.10	\$972,063
	PROFESSIONAL FEES	\$ 170.55	\$47,583	-	\$ 8.19	\$10,740	\$ 209.05	\$58,324
TOTAL	GROSS WORKS	\$ 3,013.04	\$840,639	-	\$ 144.74	\$189,748	\$ 3,693.14	\$1,030,387