

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: 25th November 2019																																					
APPLICANT'S NAME APPLICANT'S ADDRESS	Built Development Group Pty Ltd Level 7, 343 George St., Sydney NSW 2000	DEVELOPMENT NAME DEVELOPMENT ADDRESS	Liverpool Civic Place 52 Scott Street, Liverpool NSW 2170																																				
OCCUPIER'S NAME Liverpool City Council and Others																																							
DESCRIPTION OF WORKS Demolition of existing structures, site retention system and bulk excavation in preparation for new buildings																																							
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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: 25th November 2019

LCP Early Works

Job Name :	<u>LCP EARLY WORKS</u>	Job Description
Client's Name:	<u>Built Developments Pty Ltd</u>	Demolition of Existing Structures, Excavation and Retention

Trd No.	Trade Description	Trade %	Cost/m2	Trade Total
1	Site Preparation	47.45	82.74	6,584,970
2	Substructure	23.57	41.10	3,271,220
3	Builders Preliminaries and Supervision	10.65	18.58	1,478,429
4	Subtotal			<u>11,334,619</u>
5	Design	4.90	8.54	680,078
6	Overhead Recovery & Margin	4.33	7.55	600,735
7	Subtotal			<u>12,615,432</u>
8	GST	9.09	15.85	1,261,544
9	Subtotal			<u>13,876,976</u>
GFA: 79,588 m2.		100.00	174.36	13,876,976

Final Total : \$ 13,876,976

LCP Early Works

Job Name :	LCP EARLY WORKS	Job Description
Client's Name:	Built Developments Pty Ltd	Demolition of Existing Structures, Excavation and Retention

Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> 1 <u>Site Preparation</u>					
	<u>DEMOLITION & EXCAVATION</u>				
1	Allowance for clearing including existing structures and at grade improvements	7,197.00	m2	210.00	1,511,370.00
2	Bulk excavation in VENM	67,648.00	m2	75.00	5,073,600.00
3	EO allowance for treatment of top layers of soils as "general solid"	7,197.00	m2		EXCL
<u>Site Preparation</u> Total :					6,584,970.00
<i>Trade :</i> 2 <u>Substructure</u>					
	<u>SUBSTRUCTURE</u>				
1	Basement retention system and perimeter retaining wall complete	3,530.00	m2	850.00	3,000,500.00
2	Capping beam to top of retention system	376.00	m	720.00	270,720.00
<u>Substructure</u> Total :					3,271,220.00
<i>Trade :</i> 3 <u>Builders Preliminaries and Supervision</u>					
<u>Builders Preliminaries and Supervision</u> Total :					
<i>Trade :</i> 4 <u>Subtotal</u>					
1					
<u>Subtotal</u> Total :					
<i>Trade :</i> 5 <u>Design</u>					
1					
<u>Design</u> Total :					
<i>Trade :</i> 6 <u>Overhead Recovery & Margin</u>					
1					
<u>Overhead Recovery & Margin</u> Total :					
<i>Trade :</i> 7 <u>Subtotal</u>					
1					

LCP Early Works

Job Name :	<u>LCP EARLY WORKS</u>	<u>Job Description</u>
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Item No.	Item Description	Quantity	Unit	Rate	Amount
<u>Subtotal</u> Total :					
<i>Trade :</i> 8 <u>GST</u>					
1					
<u>GST</u> Total :					
<i>Trade :</i> 9 <u>Subtotal</u>					
1					
<u>Subtotal</u> Total :					