



8 October 2020

**Besol Pty Ltd**

c/- SummitCare Australia  
17 Frenchmans Rd  
RANDWICK NSW 2031  
Attention: Glenn Scott

**SUBJECT: DA Cost Estimate No02  
11-19 FRENCHMANS ROAD RANDWICK NSW 2031**

Dear Glenn,

Please find the attached our DA cost estimate prepared by Centurion Quantity Surveying which is based on the detailed DA design drawings prepared to date.

Please do not hesitate to contact us should you require any further or more detailed information on this report.

Kind Regards

Nick Winberg  
Director

For and on behalf of  
Centurion Group Pty Ltd



## GROSS FLOOR AREA CALCULATION

Fully Enclosed Covered Area (F.E.C.A.)	Total
Lower Basement	484m <sup>2</sup>
Basement	1,479m <sup>2</sup>
Ground Floor	1,272m <sup>2</sup>
Level 1	1,323m <sup>2</sup>
Level 2	1,274m <sup>2</sup>
Level 3	363m <sup>2</sup>
<b>Total F.E.C.A.</b>	<b>6,195m<sup>2</sup></b>
Unenclosed Covered Area (U.C.A.)	Total
Level 1	94m <sup>2</sup>
Level 2	70m <sup>2</sup>
Level 3	41m <sup>2</sup>
<b>Total U.C.A.</b>	<b>205m<sup>2</sup></b>
<b>G.F.A. = F.E.C.A. + U.C.A.</b>	
<b>Total G.F.A.</b>	<b>6,400m<sup>2</sup></b>

\*F.E.C.A (Fully Enclosed Covered Area): 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 projections 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.

\*\*U.C.A (Unenclosed Covered Area): 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 enclosing walls or balustrade (ie. From the inside face of the UCA excluding the wall or balustrade thickness). When the covering element (ie. 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 to 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.

\*\*\* G.F.A (Gross Floor Area): The sum of the 'Fully Enclosed Covered Area' and 'Unenclosed Covered Area' as defined.



## **Appendix A:**

### **DA Cost Estimate (Elemental Cost Summary)**

Prepared by:	Centurion Quantity Surveying Pty Ltd
Registered Quantity Surveyor:	Andy Wing Chau Lau
Registration Details:	CQS/AAIQS Reg. 8102, MRICS Reg. 1268697
Reference:	CG-Q19007
Date:	8th October 2020
Revision:	02

# Trade Summary

**Project:** Summit Care Randwick  
**Building:** Summit Care Randwick

**Details:** Proposed Residential Aged Care Facility  
 and Independent Living Units  
 At 11-19 Frenchmans Road, Randwick,  
 NSW 2031  
 Elemental Cost Plan  
 8th October 2020

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
1	General				0		0
2	Demolition and Site Preparation	1.46	%	79.41	508,198		508,198
3	Substructure	9.88	%	536.59	3,434,152		3,434,152
4	Columns	0.98	%	53.24	340,725		340,725
5	Upper Floors	5.34	%	289.79	1,854,676		1,854,676
6	Staircases	0.32	%	17.58	112,500		112,500
7	Roof	1.74	%	94.37	603,961		603,961
8	External Walls	4.43	%	240.45	1,538,852		1,538,852
9	Windows	2.29	%	124.59	797,400		797,400
10	External Doors	0.10	%	5.34	34,200		34,200
11	Internal Walls	5.51	%	299.06	1,913,963		1,913,963
12	Internal Doors	0.72	%	38.94	249,200		249,200
13	Internal Screens	0.14	%	7.45	47,650		47,650
14	Wall Finishes	1.53	%	83.10	531,858		531,858
15	Floor Finishes	1.55	%	84.34	539,750		539,750
16	Ceiling Finishes	1.11	%	60.20	385,276		385,276
17	Fitments	3.22	%	174.64	1,117,680		1,117,680
18	Appliances	2.09	%	113.59	727,000		727,000
19	Special Equipment	1.47	%	79.69	510,000		510,000
20	Hydraulic Services	4.22	%	228.96	1,465,360		1,465,360
21	Electrical Services	5.84	%	316.98	2,028,670		2,028,670
22	Mechanical Services	3.70	%	200.83	1,285,285		1,285,285
23	Fire Protection Services	1.12	%	61.05	390,725		390,725
24	Vertical Transportation	0.90	%	48.91	313,000		313,000
25	BWIC (3%)	0.47	%	25.70	164,491		164,491
26	Landscaping	2.11	%	114.48	732,694		732,694
27	External Works and Services	3.10	%	168.44	1,078,000		1,078,000
28	Fitout and Loose Furniture	4.24	%	230.31	1,474,000		1,474,000
29	Preliminaries	12.87	%	698.93	4,473,164		4,473,164
30	Builder Margin	4.12	%	223.85	1,432,621		1,432,621
	<b>TOTAL CONSTRUCTION COST (EXCL. PROFESSIONAL FEES AND GST)</b>	<b>86.58</b>	<b>%</b>	<b>4,700.79</b>	<b>30,085,051</b>		<b>30,085,051</b>

## Trade Summary

**Project:** Summit Care Randwick  
**Building:** Summit Care Randwick

**Details:** Proposed Residential Aged Care Facility  
 and Independent Living Units  
 At 11-19 Frenchmans Road, Randwick,  
 NSW 2031  
 Elemental Cost Plan  
 8th October 2020

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
31	Professional Fees	4.33	%	235.04	1,504,253		1,504,253
	<b>TOTAL CONSTRUCTION COST (INCL. PROFESSIONAL FEES, BUT EXCL. GST)</b>	<b>90.91</b>	<b>%</b>	<b>4,935.83</b>	<b>31,589,303</b>		<b>31,589,303</b>
32	GST (10%)	9.09	%	493.58	3,158,930		3,158,930
	<b>TOTAL DEVELOPMENT COST (INCL. PROFESSIONAL FEES AND GST)</b>	<b>100.00</b>	<b>%</b>	<b>5,429.41</b>	<b>542,941</b>		<b>34,748,234</b>

# Cost Report Form

APPLICATION/REFERENCE NUMBER: \_\_\_\_\_

DATE: \_\_\_\_\_

## ABOUT THIS FORM

A development application is to be accompanied by a report setting out an estimate of the proposed cost of carrying out the development.

The type of report required depends on the estimated cost of the development:

- If the estimated cost of the development is less than \$500,000 - a Cost Summary Report is required.
- If the estimated cost of the development is \$500,000 or more - a Detailed Cost Report (prepared by a quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors) is required.

This form provides the templates for submitting your cost report. Depending on the cost of works (as detailed above) you are required to complete either:

- Attachment 1 (Cost Summary Report); OR
- Attachment 2 (Registered Quantity Surveyor's Detailed Cost Report)

Note: upon reviewing a cost summary report or detailed cost report, the Council may, at the applicant's cost, require a further estimate to be provided by a registered quantity surveyor.

## HOW TO LODGE THIS FORM

This form must be submitted to Council with the relevant development application.

## DEVELOPMENT APPLICATION DETAILS

Development Address: \_\_\_\_\_

Description of proposed development \_\_\_\_\_

## APPLICANT'S DETAILS

Applicant's name: \_\_\_\_\_ Phone: \_\_\_\_\_

Applicant's address: \_\_\_\_\_

## DETAILS OF PERSON PROVIDING THE COST REPORT

Title: ☒ Mr ☐ Mrs ☐ Ms ☐ Other: \_\_\_\_\_

Name: Andy Wing Chau Lau Position: Senior Quantity Surveyor

Qualification AAIQS 8102

## GET IN CONTACT

Randwick City Council  
30 Frances Street  
Randwick NSW 2031  
ABN: 77 362 844 121

Phone 1300 722 542  
Fax (02) 9319 1510  
[council@randwick.nsw.gov.au](mailto:council@randwick.nsw.gov.au)  
[www.randwick.nsw.gov.au](http://www.randwick.nsw.gov.au)

**Attachment 1: Cost Summary Report**  
**(Development cost of less than \$500,000)**

**ESTIMATE DETAILS**

	(\$)
Demolition and alterations:	508,198
Structure:	6,346,015
External walls, windows and doors:	2,370,452
Internal walls, screens and doors:	2,210,813
Wall finishes:	531,858
Floor finishes:	539,750
Ceiling finishes:	385,276
Fittings and equipment:	2,354,680
Hydraulic services:	1,509,321
Mechanical services:	1,323,844
Fire services:	402,447
Electrical services:	2,089,530
Lift services:	322,390
External works:	882,694
External services:	928,000
Other related work:	1,474,000
<b>Sub-total:</b>	<b>24,179,265</b>
Preliminaries and Margin:	5,905,786
<b>Sub-total:</b>	<b>30,085,051</b>
Consultant Fees:	1,504,423
Other related development costs:	n/a
<b>Sub-total:</b>	<b>31,589,303</b>
Goods and Services Tax:	3,158,930
<b>TOTAL DEVELOPMENT COST:</b>	<b>34,748,234</b>

**DECLARATION**

I certify that I have:

- Inspected the plans the subject of the application for development consent
- Calculated the development 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

Signature: 

Date: **8 October 2020**

Name: **Andy Wing Chau Lau**

Position and Qualification : **Senior Quantity Surveyor, AAIQS 8102**