

QUANTITY SURVEYING COST REPORT

Steven Wehbe - 0424 784 995

WARRIEWOOD, 2 Macpherson Street

27th July 2017

Karimbla Construction Services (NSW) Pty Ltd
Level 11, 528 Kent Street,
Sydney, NSW, 2000

**RE: WARRIEWOOD, 2 Macpherson Street
Civil Works**

To whom it may concern,

As instructed I have prepared a cost estimate of the proposed civil work at the above address.

The civil works include cut & fill groundworks, construction of a new one way road including associated drainage works and riparian improvement works.

1.0 SCHEDULE OF AREAS

Item	Area	Comments
Site Area	23,270 m2	
New Road Area	2,700 m2	

Table 1 - Schedule of Areas

2.0 CONSTRUCTION COST SUMMARY

The construction cost estimate can be summarised as follows:

Item	Amount	Comments
Total Cost of Works (Clause 255)	\$1,662,877	<i>Incl. GST - See section 3</i>

Table 2 - Cost Estimate Summary

Refer to Appendix B for a Copy of the Elemental Estimate

3.0 DEFINITIONS

Section 255 (EPA Regulation 2000)

In accordance with Section 255 of the EP&A Regulation the development cost includes for goods & services tax, builders margin and all associated preliminaries & labour but excludes any project contingency.

4.0 EXCLUSIONS

The following items have been excluded from this cost estimate:

- Land Costs, Rates, Legals, Stamp Duty & the like
- Interest & Finance Charges
- Marketing, Commissions & the like.
- Rock Excavation
- Remediation / Contamination
- Ground water

5.0 DOCUMENTATION

The estimate has been prepared based on a review of documentation supplied, including:

Consultant	Reference	Drawings:	Issue
Bonacci	20 21791 01	SK02 P4, 03 P1, 04 P1	-

Table 3 - Drawing Register

6.0 DISCALIMER

This cost estimate has been prepared for the pupose of providing an indicative development cost suitable for DA submission to Council. All reasonable professional care and skill have been exercised to validate the accuracy and authenticity of the information supplied. Any form of contractual, tortuous or other form of liability for any consequences, loss or damage, which may result from other persons acting upon or using this estimate, will not be accepted.

Kind Regards,



Steven Wehbe B.Cons (Hons), AAIQS
Quantity Surveyor

ELEMENTAL COST PLAN BREAKUP

Client: Karimbla Construction Services (NSW) Pty Ltd
Project Description: Civil Works
Project Address: **WARRIEWOOD, 2 Macpherson Street**
Date: 27th July 2017

ID	Item	Qty	Unit	Rate	Total
0000	GROUNDWORKS				
	Cut and stockpile material on site.	2,904	m3	\$ 20.00	\$ 58,080.00
	Fill & compact using on site cut material.	2,904	m3	\$ 42.00	\$ 121,968.00
	Fill & compact using imported VENM material.	6,647	m3	\$ 47.00	\$ 312,409.00
0100	RIPARIAN ZONE				
	Stabilize embankment, planting, mulching, etc. to 25m Ded	6,794	m2	\$ 15.00	\$ 101,910.00
	Landscaped setback area	7,277	m2	\$ 10.00	\$ 72,774.00
0200	ROAD WORKS				
	Construction of new road including, subbase, basecourse &	2,687	m2	\$ 120.00	\$ 322,440.00
	Construction of new Kerb & Gutter.	537	m	\$ 110.00	\$ 59,118.40
	Retaining Wall including footings and blockwork.	122	m	\$ 300.00	\$ 36,600.00
0300	STORMWATER				
	Supply & install 900x900 Junction Pits	8	No.	\$ 2,000.00	\$ 16,000.00
	Trench, supply & lay stormwater pipes	252	m	\$ 150.00	\$ 37,800.00
	Supply & install GPT	4	No.	\$ 3,000.00	\$ 12,000.00
	Construction of OSD	4	No.	\$ 21,100.00	\$ 84,400.00
	Concrete headwall with rock scour.	8	No.	\$ 5,000.00	\$ 40,000.00
	Subtotal (Trades)				\$ 1,275,499.40
	Preliminaries & Labour	7.5	%		\$ 95,662.46
	Profit & Overheads	5.0	%		\$ 68,558.09
	Design	5.0	%		\$ 71,986.00
	Subtotal (Consultants)				\$ 236,206.55
	Total (Excluding GST)				\$ 1,511,705.95
	Goods & Services Tax	10.0	%		\$ 151,170.59
	Total (Including GST)				\$ 1,662,876.54