

DUO TAX COST CONSULTANTS

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COST CONSULTANTS



**Preliminary Cost Estimate** prepared  
by Duo Tax Quantity Surveyors for  
David Sharp

5 Woolgoolga St North Balgowlah

17 November 2023

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## 1.0 Introduction

Duo Tax Quantity Surveyors Pty Ltd has been instructed by David Sharp to undertake a cost assessment for the development at **5 Woolgoolga St North Balgowlah NSW 2093**

To this end, Duo Tax has carried out the following:-

- 1 Review of available relevant documents
- 2 Independent assessment of construction cost by adopting detailed measurement and pricing based on available documents, market price and/or relevant cost data from our Cost Data Bank of projects of similar nature and magnitude.

## Disclaimer

This Cost Estimate has been prepared for an indicative market construction cost of the development. Duo Tax Quantity Surveyors Pty Ltd accepts no responsibility to third parties nor does it contemplate that this report can be relied upon by third parties. We invite other parties who may come into possession of this report to seek our written consent to them relying upon this report, and we reserve our rights to review the contents in the event that our consent is sought.

## 2.0 Executive Summary

### 2.1 Project Description

The project under review is located at 5 Woolgoolga St North Balgowlah NSW 2093 and consists of a alteration and addition to an existing single storey dwelling.

### 2.2 Construction Cost

Duo Tax Quantity Surveyors assessment of the project is \$450,637.12 (including GST).

### 2.3 General

For the completion of our Estimate, we have made certain reasonable assumptions, as the detailed scope of works and standard of finishes/ P.C. items are not well defined in the available documents.

## 3.0 Basis of Cost Estimate

### 3.1 Exclusions

The following items are excluded from our estimate:-

- Cost escalation beyond October.
- Council & Authorities Fees, Contributions and Bonds
- Marketing costs and legal fees
- Loose furniture and equipment
- Delay costs/staging costs
- Upgrading, diversion, relocation or encasing of existing services
- New substation
- Any road works outside the boundary
- Rock excavation and / or any substantial soil stabilization works
- Fire Sprinklers
- Works relating to encasement
- Soil remediation works
- Works relating to high water table
- Contaminate spoil removal



**DUO TAX QUANTITY SURVEYORS PTY LTD**

Tuan Duong (AIQS Affil. 15344)

Principal

Description	Cost per Unit	Total
DUO TAX QUANTITY SURVEYORS		27,972.00
PRELIMINARY DOCUMENTATION AND FEES		28,400.00
SITE ESTABLISHMENT, WASTE AND MAINTENANCE		6,139.00
DEMOLITION WORKS		10,469.00
STRUCTURAL WORKS INC STEEL		18,031.00
ALUMINIUM WINDOWS AND DOORS INC SKYLIGHTS		2,432.00
DOORS & DOOR HARDWARE		76,080.63
CARPENTRY		37,615.00
ROOFING AND ROOF PLUMBING inc ROOF GUTTER AND FASCIA REPLACEMENT		7,000.00
DRAINAGE WORKS		10,650.00
HYDRAULIC SERVICES		13,800.69
ELECTRICAL SERVICES		5,450.00
MECHANICAL SERVICES		18,016.10
PLASTERBOARD		10,805.00 `
TILING AND TILE SUPPLY		6,784.00 \$106/m2 installed inc GST
FLOOR FINISHES		4,712.74
WATERPROOFING		11,505.00 Upper mid range allowed
SANITARY FIXTURES & TAPWARE		
BATHROOM ACCESSORIES AND SHOWER SCREENS		
JOINERY INC STAIRS		21,527.78 I have allowed for a MID-HIGH END staircase
CLADDING		17,987.77
PAINTING		9,542.40 Internal and External.
OVERHEADS AND PROFIT		64,750.00
Subtotal		409,670.11
Adjustment		0.00
G.S.T		40,967.01
<b>Total</b>		<b>450,637.12</b>