



Mitchell Brandtman

5D Quantity Surveyors & Construction Expert Opinion

DA Cost Report

**44 KOOLOORA AVENUE, FRESHWATER
NSW 2096**

Prepared for:

Brewster Hjorth Architects Pty. Ltd.

Contact: James Brandtman
Phone: 02 9541 8000
Email: jbrandtman@mitbrand.com
Date: 3rd September 2020
Issue: 1.0



1 Introduction

As requested, we have reviewed the available documentation in order to express an opinion regarding an achievable construction budget for the works presented.

Based on rates set against specific areas set out in your supplied documentation, we believe a construction budget of approximately \$3,745,930 (Incl. GST) should apply.

The costs are inclusive of builders work, labour, materials and plant, preliminaries, profit and overheads and consultant's fees.

2 Documentation

The following documents/drawings have been used in the preparation of this Cost estimate:

Design drawings prepared by Brewster Hjorth Architects dated September 2020.

Dwg. No.	DWG Name	Rev.
DA 01	DEMOLITION PLAN AND CONSTRUCTION WASTE MANAGEMENT	-
DA 03	SITE PLAN AND ROOF PLAN	-
DA 04	BASEMENT PLAN	-
DA 05	LEVEL 1 PLAN	-
DA 06	LEVEL 2 PLAN	-
DA 07	NORTH EAST AND SOUTH EAST ELEVATION	-
DA 08	SOUTH WEST AND NORTH WEST ELEVATION	-
DA 09	SECTIONS	-
SHEET 9	SECTIONS	-



3 Design

The works covered by this estimate relates to the proposed construction of a 3-storey residential dwelling including an underground garage, outdoor pool, and external works and landscaping.

The subject development has a Gross Floor Area of 453 m²

The works include but are not limited to:

FOUNDATIONS:

Combination of strip and pad footings with retaining walls at lower level.

STRUCTURE:

Reinforced concrete slabs on ground with suspended slabs to upper floors supported by masonry loadbearing walls. Selected Colorbond roof sheeting on steel framing.

ENVELOPE:

Combination of rendered and face-brick finish to external walls with off-form concrete panels. Aluminium framed double glazed windows and doors to external envelope.

INTERNAL WALLS:

Combination of loadbearing masonry and lightweight walling system with rendered finish.

CEILINGS:

Rendered concrete soffits and feature ceilings in nominated areas.

FINISHES:

Ceramic tiles and timber flooring generally throughout with carpet to bedrooms. Tiling to wet area floors and walls. Selected in-built joinery throughout. High standard finish throughout.

SERVICES:

Hydraulic services including water, plumbing and drainage. Electric light and power, security system and smoke detection throughout. Air conditioning throughout.

EXTERNAL WORKS:

New driveway, access stairs, external paving. Landscaping to nominated planter boxes and external areas.



4 Exclusions

- Escalation from the date of this report
- Loose furniture & equipment
- Curtains & Blinds
- Land costs including legal fees and stamp duty
- Interest, holding costs & finance costs
- Works beyond site boundaries
- Decontamination or remediation works
- Long service levy
- Works to existing areas of the site other than that noted on the plans
- Statutory fees and charges and contributions
- Contingency

6 Qualifications

We note that the above estimate is considered preliminary only and we recommend a full detailed assessment be carried out as the design documentation progresses.

This budget has been prepared for the purposes of a DA submission only. The use of this budget for Sales or Marketing purposes is strictly prohibited.

Yours Sincerely

MITCHELL BRANDTMAN

James Brandtman
Associate

Attachment – Elemental Summary

Elemental Summary



Mitchell Brandtman
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Project: 26735

Details: DA Estimate

Building: 44 Kooloora Avenue, FRESHWATER

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
	DEMOLITION			66.23	30,000.00		30,000
	EXCAVATION			216.96	98,284.00		98,284
	PILING/PIERS AND CAPPING BEAM			232.45	105,300.00		105,300
	CONCRETE			665.70	301,563.00		301,563
	WATERPROOFING			115.96	52,532.00		52,532
	MASONRY & WALL SYSTEMS			701.07	317,583.00		317,583
	STRUCTURAL STEEL			337.75	153,000.00		153,000
	METALWORK			270.46	122,519.00		122,519
	CARPENTRY WORKS			193.02	87,438.00		87,438
	JOINERY			411.70	186,500.00		186,500
	GLAZED PARTITIONS			62.25	28,200.00		28,200
	DOORS			61.94	28,061.00		28,061
	WINDOWS & GLAZING			486.98	220,600.00		220,600
	ROOF & ROOF PLUMBING			148.71	67,365.00		67,365
	PLASTERING			275.77	124,922.00		124,922
	CEILINGS & CEILING LININGS			173.49	78,590.00		78,590
	TILING & PAVING - Installation Only			73.93	33,490.00		33,490
	CARPET- Lay Only			9.49	4,300.00		4,300
	RESILIENT FINISHES			18.87	8,550.00		8,550
	PAINTING			88.30	40,000.00		40,000
	HYDRAULIC SERVICES			194.27	88,005.00		88,005
	ELECTRICAL			221.30	100,250.00		100,250
	MECHANICAL / AC			145.70	66,000.00		66,000
	EXTERNAL WORKS			208.11	94,275.00		94,275
	SOFT LANDSCAPING			132.45	60,000.00		60,000
	PC ITEMS			433.57	196,408.00		196,408
	Subtotal						2,693,735
	BUILDERS PRELIMINARIES				354,719.00		354,719
	BUILDERS OVERHEADS & PROFIT MARGIN				271,952.00		271,952
	CONSULTANT'S FEES				84,985.00		84,985
	Estimate Total - Excl. GST						3,405,391
	GST						340,539
	Estimate Total - Incl. GST						3,745,930
	GFA	453.00	m2				
	Cost/m2 - Excl. GST	7,517	/m2				

3,745,930



If you need help lodging your form, contact us		Office use only	
Email	council@northernbeaches.nsw.gov.au	Form ID	2080
Phone	1300 434 434	TRIM Ref	
Customer Service Centres	Manly Town Hall, 1 Belgrave Street Manly NSW 2095	Dee Why Civic Centre, 725 Pittwater Road Dee Why NSW 2099	Last Updated
	Mona Vale 1 Park Street Mona Vale NSW 2103	Avalon 59A Old Barrenjoey Road Avalon Beach NSW 2107	Business Unit
			Development Assessment
		Application No.	

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Intended recipients:	Northern Beaches Council staff
Supply:	If you choose not to supply your personal information, it may result in Council being unable to provide the services you seek
Access/Correction:	Please contact Customer Service on 1300 434 434 to access or correct your personal information

General Notice
This form is to be completed and lodged with a Development Application, where the estimated cost of works is greater than \$100,000.

Part 1: Applicant Details

Title	<input type="radio"/> Mr <input type="radio"/> Mrs <input type="radio"/> Ms <input type="radio"/> Other:		
First Name			
Last Name			
Company Name			
Address			Postcode
Phone			Mobile
Email			

Part 2: Development Analysis

Note: Labour costs are to be included in the below Development Analysis items.

Development Analysis	Cost	Development Analysis	Cost
1. Demolition and Alterations	\$	13. External works	\$
2. Structure	\$	14. External services	\$
3. External walls, windows and doors	\$	15. Excavation works	\$
4. Internal walls, screens and doors	\$	16. Preliminaries and margin	\$
5. Wall finishes	\$	17. Consultant Fees	\$
6. Floor finishes	\$	Other development works (specify below):	
7. Ceiling finishes	\$	18.	\$
8. Fittings and Equipment	\$	19.	\$
9. Hydraulic services	\$	20.	\$
10. Mechanical services	\$	21.	\$
11. Electrical & Fire services	\$	22.	\$
12. Lift services	\$	23.	\$
Subtotal	\$	Total Development Cost	\$

Part 3: Declaration

I certify that I have:			
Inspected the plans, subject of the application for development consent or construction certificate			
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 Total Development Cost			
Signature of Qualified Person Certifying the Value of Work		Date	03/09/2020
Print Name			
Qualification/Builder's Licence No.			