



Mitchell Brandtman

5D Quantity Surveyors & Construction Expert Opinion

DA Cost Report

88 Eurabba Road, Duffys Forest NSW

Prepared for:

Yehan Koo

Contact:	James Brandtman
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Email:	jbrandtman@mitbrand.com
Date:	22 nd December 2021
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 \$1,973,206 (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 H. Y. Koo received December 2021.

Dwg. No.	DWG Name	Rev.
10130	Overall Site Plan 1	-
10131	Overall Site Plan 2	-
10121	Site Plan	-
10122	Basement Plan	-
10123	Ground Floor Plan	-
10124A	1 st Floor Plan	-
10126A	Sections & East Elevation	-
10127	Elevations	-



3 Design

The works covered by this estimate relates to the proposed construction of a three (3) storey residential dwelling with associated external and landscape works.

The subject development has a Gross Floor Area of 469 m2.

The works include but are not limited to:

FOUNDATIONS:	Reinforced concrete slab on ground with a combination of strip and pad footings.
STRUCTURE:	Reinforced concrete ground and suspended slabs supported by loadbearing walls / columns.
ENVELOPE:	Combination of selected cladding and off-form concrete walls with glazed aluminium framed windows and doors, metal roof sheeting.
INTERNAL WALLS:	Combination of structural and lightweight stud framed walls with plasterboard linings.
CEILINGS:	Suspended plasterboard and feature ceilings and bulkheads throughout with moisture resistant linings to wet areas.
FINISHES:	Selected floor finishes generally. Tiling to wet area floors and walls. Medium quality finishes and selections.
SERVICES:	Hydraulic services including water, plumbing and drainage. Electric light and power, smoke detection throughout. Air conditioning to entire dwelling.
EXTERNAL WORKS:	External paving pathways. Landscaping to nominated areas. In-ground pool. Landscaping to selected 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
-) Tennis court
-) 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 estimate has been prepared for the purposes of a DA Council submission only. The use of this estimate for budgeting, sales or marketing purposes is strictly prohibited.

Yours Sincerely

MITCHELL BRANDTMAN

James Brandtman
Associate

BCMP, CQS AAIQS (#9246)

Attachment – Elemental Summary

Disclaimer: This report is provided solely for the client named on the cover of this report and is intended to be read in full. This report does not imply any form of obligation for duty of care to that party unless specifically agreed prior to such provision, or as contained in a signed agreement, commission or contract relevant to this project. This report cannot be relied upon by any other party.~ Mitchell Brandtman shall not be liable for any loss or damage of any kind, howsoever caused, whether direct or consequential, including but not limited to negligence, suffered or incurred by any such party.

Elemental Summary



Project: 31706

Details: DA Estimate

Building: 88 Eurabba Road, Duffys Forest

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
SB	Substructure				92,210		92,210
UF	Upper Floors				80,981		80,981
SC	Staircases				21,000		21,000
RF	Roof				103,018		103,018
EW	External Walls				315,363		315,363
WW	Windows - Included in EW				0		0
ED	External Doors				28,307		28,307
NW	Internal Walls				105,076		105,076
NS	Internal Screens				7,133		7,133
ND	Internal Doors				15,569		15,569
WF	Wall Finishes				57,230		57,230
FF	Floor Finishes				77,901		77,901
CF	Ceiling Finishes				46,990		46,990
FT	Fitments				208,872		208,872
SF	Sanitary Fixtures				41,025		41,025
PD	Sanitary Plumbing				71,857		71,857
VE	Ventilation				3,600		3,600
AC	Air Conditioning				22,827		22,827
FP	Fire Protection				1,000		1,000
LP	Electric Light and Power				68,224		68,224
TS	Transportation Services				50,000		50,000
XP	Site Preparation				25,000		25,000
XR	Roads, Footpaths, Paved Areas				35,806		35,806
XL	Landscaping & Improvements				96,615		96,615
PR	Preliminaries				157,560		157,560
YY	Special Provisions (Consultant's Fees)				60,661		60,661
	TOTAL (EXCL GST)						1,793,824
	GST						179,382
	TOTAL						1,973,206
	GFA	954	m2				
	Residential Cost/m2	2,255	/m2				
	Basement Cost/m2	1,428	/m2				

1,973,206


I certify that I have:			
<ul style="list-style-type: none"> • Provided the genuine costs of the development proposed by this application. These costs are based on industry recognised process, • Included GST in the calculation of the development costs, • Referred to Section 25J and / or Section 2555 of the Environmental Planning & Assessment Regulation, 2000, • Acknowledge that Council may review the information provided and may see further information or make its own fee determination. 			
Print Name			
Qualification/Builder's Licence No.		Phone number	
Contact Address			
Signature		Date	

Part 2B: Quantity Surveyors Declaration (Development with an estimated cost of \$1,000,001.00 or greater.)

A Quantity Surveyor's report is required for all developments over \$1,000,000 and must be provided at time of lodgement.

Please note the Quantity Surveyor must be a member of the Australian Institute of Quantity Surveyors.


Estimate Details	
Excavation	\$
Cost per square metre of site area	\$/m2
Demolition and Site Preparation	\$
Cost per square metre of site area	\$/m2
Construction – Commercial	\$
Cost per square metre of commercial area	\$/m2
Construction – Residential	\$
Cost per square metre of residential area	\$/m2
Construction – Retail	\$
Cost per square metre of retail area	\$/m2
Car Park	\$
Cost per square metre of site area	\$/m2
Cost per space	\$/m2
Fit-out – Commercial	\$
Cost per m2 of commercial area	\$/m2
Fit-out – Residential	\$
Cost per m2 of residential area	\$/m2
Fit-out – Retail	\$
Cost per m2 of retail area	\$/m2
Professional Fees	\$
% of Development Cost	%
% of Construction Cost	%

I certify that I have:			
<ul style="list-style-type: none"> • Provided the genuine costs of the development proposed by this application. These costs are based on industry recognised process, • Included GST in the calculation of the development costs, • Referred to Section 25J and / or Section 2555 of the Environmental Planning & Assessment Regulation, 2000, • Acknowledge that Council may review the information provided and may see further information or make its own fee determination. 			
Print Name			
Qualification/Builder's Licence No.		Phone number	
Contact Address			
Signature		Date	22/12/2021

Disclaimer

The information provided on this form will be used by Northern Beaches Council or its agents to process the application. Once collected by Council, the information can be accessed by you in accordance with Council's Access to Information Policy and Privacy Management Plan or in special circumstances, where Commonwealth legislation requires or where you give permission for third party access.

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	22/12/2021
Print Name			
Qualification/Builder's Licence No.			