

REGISTERED QUANTITY SURVEYOR'S COST REPORT

PREPARED FOR: Michele & Trevor Mathews
C/- Maccormick & Associates Architects

PROJECT DESCRIPTION: Rumpus room and a secondary dwelling

PROPERTY ADDRESS: 13A Ocean Road PALM BEACH, NSW

DATE OF REPORT: 7th July 2016

REPORT REFERENCE No.: 8054

PURPOSE OF REPORT: Council Section94 Levies & Contributions In Accordance
with Section 255 (EPA Regulation 2000)



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1.0 SCOPE OF WORKS

The works covered by this construction budget estimate relates to the proposed construction of a *“rumpus room, a secondary dwelling, swimming pool, and lift to access both rumpus room and secondary dwelling”*.

This report has been prepared in accordance with Clause 25J of the Environmental Planning and Assessment Regulation 2000. Our construction cost estimate as calculated by this firm in accordance with the above Code equates to **\$691,020.10 including GST**.

1.2 Schedule of Quantities

Please note that the below quantities are estimates only and should not be construed to be exact quantities.

1.3 Mark Ups & Allowances

No provision for Escalation has been included. Prices and rates throughout are held to include all labour, materials, workshop drawings, waste plant & equipment. The rates in this document are estimated and have NOT been confirmed by Suppliers or Subcontractors unless otherwise noted.

1.4 Preliminaries

Preliminaries covers on-site costs not applicable to any particular trade and include site personnel, non-productive labour, site accommodation, scaffolding, waste bins, and plant hire etc. Any estimated percentage may vary subject to the type of builder contracted.

1.5 Overheads / Margin

Overheads & Profit Margin: Covers off-site overheads and builder's profit. This percentage may vary subject to the builder contracted. Our estimate has been prepared on a Developer/Builder procurement allowing for reduced preliminaries and margin.

1.6 Reference Documents

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

- Architectural Drawings prepared by Maccormick & Associates Architects, Job No. 1408, dated 04.07.2016.

2.0 AREA ANALYSIS

SITE AREA	= 986.00m ²
FECA (<i>Fully Enclosed Covered Area</i>)	= 120.81 m ²
Total Development Costs (Incl. GST)	= \$691,020.10
Rate per m ² of the FECA:	= \$5,719.89

3.0 EXCLUSIONS

- a) Land Costs
- b) Finance Costs
- c) Legal Fees
- d) Electrical Sub-Station
- e) Sydney Water Amplification Costs
- f) Escalation Costs
- g) Loose furniture & equipment
- h) Site Remediation Costs
- i) Works Outside Boundary
- j) Authority Fees

4.0 DISCLAIMER

This estimate has been prepared for the purpose of providing an indicative development budget suitable for the purpose of a DA submission to Council and for no other purpose. This report has been prepared for the exclusive use of the *Customer and Council* and should not be relied upon by any other third party for any other purpose. Property & Building Assessments Pty Ltd (PBA) does not accept any contractual, tortious or other form of liability for any consequences, loss or damage which may arise as a result of any other person acting upon or using this report. PBA reserves the right to revise this report upon review of any additional information. PBA and its employees have no association with the parties concerned nor share any interest in the proposed development, thus eliminating any conflict of interest. No structural drawings were available at the time of this report. Assumptions have been made on professional judgment. Our estimate summary has been prepared on an elemental basis and is subject to final structural drawings and specifications.

5.0 REGISTERED QUANTITY SURVEYOR'S DETAILED COST REPORT

Section 94A Development Contribution Plan

For Development costs in excess of \$1,000,000

APPLICATION DETAILS:

Development Application No.:

Complying Development Certificate Application No.:

Construction Certificate No.:

APPLICANTS DETAILS:

Name (or Company Name ACN): MICHELE & TREVOR MATTHEWS C/O VAUGHAN MILLIGAN DEVELOPMENT CONSULTING PTY LTD

Address: PO BOX 49 NEWPORT BEACH NSW 2106

Phone.: 9999 4922

Email: vmdc@bigpond.net.au

DEVELOPMENT DESCRIPTION:

Construction of a rumpus room, a secondary dwelling, swimming pool with lift access.

PROPERTY ADDRESS:

13A Ocean Road PALM BEACH, NSW

ANALYSIS OF DEVELOPMENT COSTS

<u>Item</u>		
Gross Floor Area – Residential:	m ²	120.81
Gross Floor Area – Car Parking:	m ²	n/a
Gross Floor Area – Other:	m ²	
Total Site Area:	m ²	986.00
Total Car Parking Spaces:		
Total Construction Costs:	\$	609,903.00 (excl. GST & Professional Fees)
Total Development Costs:	\$	691,020.10 (incl. GST & Professional Fees)
Total GST:	\$	62,820.00

DECLARATION:

I certify that I have:

- ✓ Inspected the plans the subject of the application for development consent;
- ✓ Prepared an elemental estimate in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors
- ✓ Calculated the development costs in accordance with the definition of development costs in clause 25J of the Environmental Planning & Assessment Regulation at current prices;
- ✓ Included GST in the calculation of development costs; and
- ✓ Measured the Gross Floor Area in accordance with the Method of Measurement of Building Areas in the AIQS Cost Management Manual.



Approved for issue by: _____

Name: Angelo Antidormi

Position & Qualifications: Managing Director - B.Build. (CM), AIQS Membership No. 6901

Date: 7th July 2016

6.0 ELEMENTAL ESTIMATE SUMMARY

ITEM	ELEMENT	%	COST P/M2	TOTAL \$
1	Substructure	8.2%	\$ 413.97	\$ 50,012.05
2	Structure	17.2%	\$ 868.33	\$ 104,903.32
3	External Walls, Windows & Doors	13.9%	\$ 701.73	\$ 84,776.52
4	Internal Walls, Screens & Doors	2.9%	\$ 146.40	\$ 17,687.19
5	Wall Finishes	3.3%	\$ 166.60	\$ 20,126.80
6	Floor Finishes	4.2%	\$ 212.03	\$ 25,615.93
7	Ceiling Finishes	2.8%	\$ 141.36	\$ 17,077.28
8	Roofing	5.3%	\$ 267.57	\$ 32,324.86
9	Fixtures & Equipment	6.2%	\$ 313.00	\$ 37,813.99
10	Hydraulic Services	4.2%	\$ 212.03	\$ 25,615.93
11	Mechanical Services	4.1%	\$ 206.99	\$ 25,006.02
12	Fire Services	0.0%	\$ -	\$ -
13	Electrical Services	4.1%	\$ 206.99	\$ 25,006.02
14	Lift Services	6.6%	\$ 333.20	\$ 40,253.60
15	External Works	6.8%	\$ 343.29	\$ 41,473.40
16	External Services	0.4%	\$ 20.19	\$ 2,439.61
17	Other Related Works	0.0%	\$ -	\$ -
18	Sub Total		\$ 4,553.70	\$ 550,132.51
19	Preliminaries	9.8%	\$ 494.75	\$ 59,770.49
20	Sub Total	100.0%	\$ 5,048.45	\$ 609,903.00
21	Consultant Fees	3.0%	\$ 151.45	\$ 18,297.09
22	Other Related Development Costs	0.0%	\$ -	\$ -
23	Sub Total		\$ 5,199.90	\$ 628,200.09
24	Goods & Services Tax	10.0%		\$ 62,820.01
25	TOTAL DEVELOPMENT COST		\$ 5,719.89	\$ 691,020.10
M2	120.81			