



20th April 2015

Mr Simon Elias

C/o JS Architects (info@jsarchitects.com.au)

Attention: Mr Simon Elias

PROJECT ADDRESS: 41-43 Barber Avenue, PENRITH

PROJECT DESCRIPTION: Proposed 6 Levels Residential Flat Development + 2 Basements & Associated works

COUNCIL: Penrith City Council

Dear Simon,

Further to your instructions, please find enclosed our square metre estimate of probable cost in the amount of **\$13,136,333.00** (excl. GST) for the development situated in the Penrith City Council jurisdiction.

Due to the level of documentation we have had to make the following assumptions in the preparation of our estimate.

ALLOWANCES & ASSUMPTIONS INCLUDED:

1. Demolition and general site clearance including a provisional sum for remediation and decontamination.
2. Bulk and detailed excavation in materials OTR.
3. All services connections and associated works.
4. Allowance for placing cables underground.
5. Allowance for landscaping over site and irrigation system.
6. Standard quality finishes and fitments.
7. Builder's preliminaries and margin in the order of approximately 15% of the construction cost which we believe are generally fair and reasonable for a third party builder in current market conditions.
8. Professional fees in the order of 5%.



ALLOWANCES & ASSUMPTIONS EXCLUDED:

- Rock excavation.
- Services Amplification and the like allowance
- Shoring or anchoring.
- Grey water management.
- Contingency. We recommend a contingency of 5% be allowed over the entire project.
- Council contributions, authority fees, bank fees and charges, marketing, leasing and selling costs.

Documentation Reviewed:

We have prepared our estimate based on the following documentation.

- Architectural Drawings prepared by JS Architects

Drawing	Issue	Date
03/24	A	17/03/2015
04/24	A	17/03/2015
05/24	A	17/03/2015
06/24	A	17/03/2015
07/24	A	17/03/2015
08/24	A	17/03/2015

Disclaimer:

We advise that this estimate is indicative and may vary due to council conditions under the final council approval. Upon receipt of the approval and the council conditions approval any additional documentation or information we reserve the right to review our estimate.

This report is for use by the party to whom it is addressed and for no other purposes. No responsibility is taken for any third party who may use or rely on the whole or any part of this report.

If you have any queries or wish to discuss the matter further please do not hesitate to contact this office.

Yours faithfully

Sam Francis

**Director
RIC-QS Pty. Ltd.**

(Residential, Industrial & Commercial – Quantity Surveyors)



150419 Penrith - Summary

Job Name : 150419 PENRITH

Job Description

Client's Name: Simon Elias

53 Units Including 2 x Basement Carpark and Associated External Works

Trd No.	Trade Description	Trade Qty	Trade Unit	Trade Rate	Sub Total	Mark Up %	Trade Total
1	NOTES						
2	BASEMENT LEVEL 2	1,261	m2	964.16	1,215,800		1,215,800
3	BASEMENT LEVEL 1	1,223	m2	972.16	1,188,950		1,188,950
4	GROUND LEVEL	835	m2	1,942.16	1,621,700		1,621,700
5	LEVEL 1-2	1,755	m2	1,536.35	2,696,300		2,696,300
6	LEVEL 3-5	2,253	m2	1,641.28	3,697,800		3,697,800
7	ROOF	1,015	m2	451.63	458,400		458,400
8	Subtotal						<u>10,878,950</u>
9	PRELIMINARIES PROFIT & OVERHEAD	1	it	1,631,843.00	1,631,843		1,631,843
10	Subtotal						<u>12,510,793</u>
11	PROFESSIONAL FEES	1	it	625,540.00	625,540		625,540
GFA: 7,327 m2.					13,136,333		13,136,333

Final Total : \$ **13,136,333**

150419 Penrith - Trade Breakup

Job Name : 150419 PENRITH

Job Description

Client's Name: Simon Elias

53 Units Including 2 x Basement Carpark and
Associated External Works

Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> 1 <u>NOTES</u>					
	<u>DRAWINGS & OTHER DOCUMENTATION REVIEWED</u>				
1	This indicative square metre estimate was prepared by applying functional rates against indicative areas from the following drawings and documentation:		Note		
2	Architectural Drawings Project No: 27-14-15 Drawing No. 03/24 to 08/24 as prepared by JS Architects Pty Ltd Issue date: MARCH 2015				
3					
	<u>ALLOWANCES & ASSUMPTIONS INCLUDED</u>				
4	Demolition and general site clearance.				
5	Bulk and detailed excavation in materials OTR.				
6	All services connections and associated works.				
7	Allowance for placing cables underground.				
8	Allowance for landscaping over site and irrigation system.				
9	Allowance for lift services.				
10	Builder's preliminaries and margin.				
11	Standard quality finishes and fitments.				
12	Professional fees 5%				
13					
	<u>ALLOWANCES & ASSUMPTIONS EXCLUDED</u>				
14	Rock excavation.				
15	Grey water management.				
16	Amplification of existing services				
17	Temporary or Permanent sewer or storm water diversion				
18	Allowance for temporary shoring.				
19	Contingency. We recommend a contingency of 5% be allowed over the entire project.				
20	Escalation in costs and union enterprise bargaining costs.				

150419 Penrith - Trade Breakup

Job Name : 150419 PENRITH	Job Description
Client's Name: Simon Elias	53 Units Including 2 x Basement Carpark and Associated External Works

Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> 1 <u>NOTES</u> <i>(Continued)</i>					
21	Any cost increases associated with the 10% GST.				
22	Site remediation and decontamination.				
23	Council contributions, design fees, authority fees, bank fees and charges, marketing, leasing and selling costs.				
24					
	<u>RICOS DISCLAIMER</u>				
25	This report is provided for construction finance purposes and is for use by the party to whom it is addressed only. No responsibility is taken for any third party who may use or rely on the whole or any part of this report.				
26	All quantities measured in this estimate are approximate only.				
27	Quantities or rates in this report are not to form part of any future building contract.				
28	Our costs exclude GST.				
29	This estimate and or rates provided will expire after a period of 3 months based on current market conditions				
30	Builder is to complete their own due diligence prior to submission of final tender				
<u>NOTES</u> Total :					
<i>Trade :</i> 2 <u>BASEMENT LEVEL 2</u>					
1	Carparking areas incl. ramp	1,180.00	m2	950.00	1,121,000.00
2	Storage areas	13.00	m2	1,100.00	14,300.00
3	Lift /fire exit & stair area	36.00	m2	1,150.00	41,400.00
4	Lobby	26.00	m2	1,250.00	32,500.00
5	Basement walkway	6.00	m2	1,100.00	6,600.00
<u>BASEMENT LEVEL 2</u> Total :					1,215,800.00
<i>Trade :</i> 3 <u>BASEMENT LEVEL 1</u>					
1	Carparking areas incl. ramp	1,112.00	m2	950.00	1,056,400.00

150419 Penrith - Trade Breakup

Job Name : 150419 PENRITH

Job Description

Client's Name: Simon Elias

53 Units Including 2 x Basement Carpark and
Associated External Works

Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade : 3 <u>BASEMENT LEVEL 1</u></i> <i>(Continued)</i>					
2	Lift /fire exit & stair area	34.00	m2	1,150.00	39,100.00
3	Lobby	45.00	m2	1,250.00	56,250.00
4	Basement walkway	20.00	m2	1,100.00	22,000.00
5	Cleaner's toilet	5.00	m2	1,500.00	7,500.00
6	Electrical and Data Room	7.00	m2	1,100.00	7,700.00
<u>BASEMENT LEVEL 1</u> Total :					1,188,950.00
<i>Trade : 4 <u>GROUND LEVEL</u></i>					
1	Lobby	76.00	m2	1,250.00	95,000.00
2	Lift /fire exit & stair area	44.00	m2	1,150.00	50,600.00
3	Living area	631.00	m2	1,700.00	1,072,700.00
4	Wet area	79.00	m2	2,000.00	158,000.00
5	Private open space (non-UCA)	259.00	m2	450.00	116,550.00
6	Outdoor footpath incl communal area	250.00	m2	300.00	75,000.00
7	Disabled access ramp	29.00	m2	1,000.00	29,000.00
8	Balcony Terrace	5.00	m2	650.00	3,250.00
9	Planter Boxes	48.00	m2	450.00	21,600.00
<u>GROUND LEVEL</u> Total :					1,621,700.00
<i>Trade : 5 <u>LEVEL 1-2</u></i>					
1	Lift /fire exit & stair area	60.00	m2	1,150.00	69,000.00
2	Living area	1,180.00	m2	1,700.00	2,006,000.00
3	Wet area	165.00	m2	2,000.00	330,000.00
4	Balcony area	234.00	m2	650.00	152,100.00
5	Lobby area	116.00	m2	1,200.00	139,200.00
<u>LEVEL 1-2</u> Total :					2,696,300.00
<i>Trade : 6 <u>LEVEL 3-5</u></i>					

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Job Name : <u>150419 PENRITH</u>	Job Description
Client's Name: <u>Simon Elias</u>	53 Units Including 2 x Basement Carpark and Associated External Works

Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> 6 <u>LEVEL 3-5</u>					
1	Lift /fire exit & stair area	89.00	m2	1,150.00	102,350.00
2	Living area	1,597.00	m2	1,700.00	2,714,900.00
3	Wet area	158.00	m2	2,000.00	316,000.00
4	Balcony area	257.00	m2	650.00	167,050.00
5	Lobby area	152.00	m2	1,200.00	182,400.00
6	Concrete roof	239.00	m2	900.00	215,100.00
LEVEL 3-5 Total :					3,697,800.00
<i>Trade :</i> 7 <u>ROOF</u>					
1	Steel Roof with 3 Degree Slope	878.00	m2	450.00	395,100.00
2	Pergolas	100.00	m2	300.00	30,000.00
3	Concrete	37.00	m2	900.00	33,300.00
ROOF Total :					458,400.00
<i>Trade :</i> 8 <u>Subtotal</u>					
Subtotal Total :					
<i>Trade :</i> 9 <u>PRELIMINARIES PROFIT & OVERHEAD</u>					
1	Allow 15% for Preliminaries Profit & Overhead	0.15	%	10,878,950.00	1,631,842.50
2		1.00	item		
PRELIMINARIES PROFIT & OVERHEAD Total :					1,631,842.50
<i>Trade :</i> 10 <u>Subtotal</u>					
Subtotal Total :					
<i>Trade :</i> 11 <u>PROFESSIONAL FEES</u>					

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Job Name :	<u>150419 PENRITH</u>	<u>Job Description</u>
Client's Name:	<u>Simon Elias</u>	53 Units Including 2 x Basement Carpark and Associated External Works

Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> 11 <u>PROFESSIONAL FEES</u>					
1	Professional fees (say 5%)	0.05	%	12,510,793.00	625,539.65
2		1.00	item		
<u>PROFESSIONAL FEES</u> Total :					625,539.65