

Registered Quantity Surveyor's Detailed Cost Report

[Development costs are \$ 500,000 or more]

DA Number:	_____	Date:	_____
Applicant's name:	<u>ZTA Architects Pty Ltd</u>	Development name:	<u>Proposed (69) townhouses + (175) mixed commercial & residential units with basement car parking</u>
Applicant's address:	<u>Suite 3.08, 55 Miller Street, Pyrmont NSW 2209</u>	Development address:	<u>Jordan Springs Boulevard</u>

DEVELOPMENT DETAILS

GFA - Commercial (m2):	<u>75</u>	GFA - Parking (m2):	<u>21664</u>
GFA - Residential (m2):	<u>20649</u>	GFA - Other (m2):	<u>0</u>
GFA - Retail (m2):	<u>2497</u>	Total GFA (m2):	<u>44885</u>
Total Development cost:	<u>50,750,000</u>	Total site area (m2):	<u>36330</u>
Total Construction cost:	<u>48,694,625</u>	Total car parking spaces:	<u>367</u>
Total GST of Development Cost	<u>4,613,636</u>		
Total GST of Construction Cost	<u>4,426,784</u>		

ESTIMATE DETAILS

Professional fees (\$):	<u>2,055,375</u>	Construction (Commercial):	_____
% of construction cost:	<u>4.22%</u>	Total construction cost:	<u>75,000</u>
% of development cost:	<u>4.05%</u>	\$/m2 of commercial area:	<u>1,000</u>
Demolition and site preparation:		Construction (Residential):	_____
Total construction cost:	<u>304,500</u>	Total construction cost:	<u>41,047,625</u>
\$/m2 of site area:	<u>8</u>	\$/m2 of residential area:	<u>1,988</u>
Excavation:		Construction (Retail):	_____
Total construction cost:	<u>2,924,640</u>	Total construction cost:	<u>2,497,000</u>
\$/m2 of site area:	<u>81</u>	\$/m2 of retail area:	<u>1,000</u>
Fitout (Residential):		Fitout (Commercial):	_____
Total construction cost:	<u>3,501,750</u>	Total construction cost:	<u>0</u>
\$/m2 of residential area:	<u>170</u>	\$/m2 of commercial area:	<u>0</u>
Fitout (Retail):		Parking:	_____
Total construction cost:	<u>0</u>	Total construction cost:	<u>5,075,000</u>
\$/m2 of retail area:	<u>0</u>	\$/m2 of site area:	<u>140</u>
		\$/space	<u>13,828</u>

I certify that I have:

- Inspected the plans the subject of the application for development consent;
- Prepared and attach an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity surveyors;
- Calculated the developments 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 development cost; and
- Measured Gross Floor Areas in accordance with the Method of Measurement of Building Areas in the AIQS Cost Management Manual Volume 1, Appendix A2.

Signed:	<u>Samuel Najm</u>
Name:	<u>Mr. Samuel Najm (AAIQS Reg No. 2752)</u>
Position and qualifications:	<u>Director, B Build (QS) UTS</u>
Date:	<u>27/02/2014</u>

Archi-QS Pty Ltd

Registered Quantity Surveyors

Suite 4/8-10 The Avenue Hurstville NSW 2220

P: 02 9586-4401 F: 02 9586-4402 E: Admin@archi-qs.com.au

Schedule 2 - Element Cost Summary. This Budget is not to be used for Sale or Marketing purposes. This Budget was prepared for the sole purpose of DA Council Submission related to Section 94 Contribution only. Anyone who is found using this Budget for other than its intended purposes would be subject to prosecution.

Project Address: Jordan Springs VC2				27-Feb-14
CODE	ELEMENT	%	COST \$ / m2	COST \$
01 SB	Substructure - Bulk & Detailed Excavtion, piles, piers, footings, basement walls, etc..	10.4%	117.6	5,278,000
03 UF	Columns +Slabs/Floors + Staircases	15.3%	173.0	7,764,750
05 RF	Roof - Concrete, Metal, Tiles, etc.	2.8%	31.7	1,421,000
06 EW	External Walls - basement walls, all levels of double leaf	4.6%	52.0	2,334,500
07 WW	Windows - incl. Glazed shop fronts, Louvres	4.1%	46.4	2,080,750
08 ED	External Doors	0.4%	5.0	223,300
09 NW	Internal Walls	5.7%	64.4	2,892,750
11 ND	Internal Doors	0.4%	5.0	223,300
12 WF	Wall Finishes - render, plasterboard, paint, etc.	6.2%	70.1	3,146,500
13 FF	Floor Finishes - vinyl, tiles, carpet, grano, etc.	3.8%	43.3	1,943,725
14 CF	Ceiling Finishes - suspended, set, paint, etc.	2.8%	31.7	1,421,000
15 FT	Fitment/Fittings - PC items, appliances, etc.	6.9%	78.0	3,501,750
17 SF	Plumbing	5.0%	56.5	2,537,500
22 VE	Mechanical - basement exhaust, wet area exhaust, A/C	2.9%	32.7	1,466,675
25 FP	Fire Protection - FHR, Hydrant, Sprinklers, smoke, etc.	1.2%	13.6	609,000
26 LP	Electric & Communication - light fittings, intercom, TV intenna, Optus, etc.	4.9%	55.4	2,486,750
27 CM	Transportation - Lifts, Travelators, Esclators, Dumb Waiter, etc.	1.3%	14.1	634,375
32 XP	Site Clearance & Preparation	0.6%	6.8	304,500
34 XN	Boundary Walls, Fencing and Gates	2.8%	31.7	1,421,000
36 XL	Landscaping/Improvements - Retaining walls, footpaths, driveways, council works, paizza, etc.	3.8%	43.0	1,928,500
00 PR	Preliminaries - Site overheads, Builders margin	10.0%	113.1	5,075,000
46 YY	Professional & Authorities fees	4.1%	45.8	2,055,375
	GROSS PROJECT COST (Incl. GST)	100%		50,750,000