



CPP

QUANTITY SURVEYORS

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COST SUMMARY REPORT

for **MAITLAND CITY COUNCIL**

PROJECT ADDRESS:	68 LILAC AVENUE AVENUE LOCHINVAR NSW
CLIENT(S):	SIVE PRASAD KAMMA
ISSUE DATE:	22nd JANUARY 2025
REVISION:	0

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1.0 - QUANTITY SURVEYOR QUALIFICATIONS

CPP Quantity Surveyors are registered and certified members (CQS) of the Australian Institute of Quantity Surveyors.

The preparer of this report is: -

Gary B. Uys MAIQS, CQS

Director

Certified Quantity Surveyor (AIQS #3327)



For more information about us, please visit our website <https://cppqs.com.au>.

2.0 – DISCLAIMER

This report has been prepared to provide a Registered Quantity Surveyors' Cost Summary Report suitable to fulfil the DA, CC or CDC requirements for NSW Councils and/or NSW Department of Planning & Environment.

The actual construction costs could vary depending on construction methodology adopted, calibre of contractor, timing of the works, ongoing design decisions, inclusions, specifications, tendering conditions, market conditions, availability of resources, development application and other government and authority conditions.

Therefore, this report is for the benefit and use of the applicable NSW Local Council and/or NSW Department of Planning & Environment only and not to be relied upon by third parties.

3.0 - INTRODUCTION

This report has been prepared to provide a Registered Quantity Surveyors' Cost Summary Report for the residential development located at 68 Lilac Avenue, Lochinvar, NSW.

4.0 - PURPOSE & BASIS OF REPORT

This report has been prepared to determine an indicative development cost for inclusion in the DA/CDC or CC application to **Maitland City Council only**. Costs have been prepared in accordance with council requirements and scope definitions per Clause 208 of the Environmental Planning & Assessment Regulation 2021 and S7.11 and S7.12 of the Development Contributions Plan 2020. **It is not intended to be used for any other purpose such as for owner bank/financing use, client budgeting, planning, sales and marketing.**

Estimated costs contained herein are based on our opinion of current average market construction costs with building work completed by a licensed builder and appropriate suppliers and installers.

5.0 - PROJECT DESCRIPTION

The project comprises the site preparation, excavation and the construction of 3No. new detached residential dwellings including external works and landscaping.

6.0 - DEVELOPMENT COST SUMMARY

Our estimated development cost inclusive of professional fees and GST is **\$1,125,000 (Average of \$3,016/m² GFA)**.

We refer you to the "Elemental Estimate Summary" section for more detailed costing information and cost breakdown.

7.0 - BASIS OF COST ESTIMATE

This cost estimate has been based on the following documentation provided by the client or consultants:

- Architectural DA plans prepared by K2 Design Studio, dated 20.12.24, 5 sheets.

Civil, structural, landscape, services, stormwater, designs have not been provided. We have made reasonable allowances based on our experience with similar projects.

8.0 - PROJECT AREAS

The Gross Floor Area (GFA) has been measured in accordance with the Method of Measurement of Building Areas in the AIQS Cost Management Manual Volume 1, Appendix A2.

GROSS FLOOR AREA (GFA) DEFINITION

The sum of the “Fully Enclosed Covered Area” and “Unenclosed Covered Area” as defined.

FULLY ENCLOSED COVERED AREA (FECA)

The sum of all such areas at all building floor levels, including basements (except unexcavated portions), floored roof spaces and attics, garages, penthouses, enclosed porches and attached enclosed covered ways alongside buildings, equipment rooms, lift shafts, vertical ducts, staircases and any other fully enclosed spaces and usable areas of the building, computed by measuring from the normal inside face of exterior walls but ignoring any projections such as plinths, columns, piers and the like which project from the normal inside face of exterior walls. It shall not include open courts, lightwells, connecting or isolated covered ways and net open areas or upper portions of rooms, lobbies, halls, interstitial spaces and the like which extend through the storey being computed.

UNENCLOSED COVERED AREA (UCA)

The sum of all such areas at all building floor levels, including roofed balconies, open verandahs, porches and porticos, attached open covered ways alongside buildings, undercrofts and usable space under buildings, unenclosed access galleries (including ground floor) and any other trafficable covered areas of the building which are not totally enclosed by full height walls, computed by measuring the area between the enclosing walls or balustrade (i.e. from the inside face of the UCA excluding the wall or balustrade thickness). When the covering element (i.e. roof or upper floor) is supported by columns, is cantilevered or is suspended, or any combination of these, the measurements shall be taken to the edge of the paving or to the edge of the cover, whichever is the lesser. UCA shall not include eaves overhangs, sun shading, awnings and the like where these do not relate to the clearly defined trafficable areas, nor shall it include connecting or isolated covered ways.

The approximate Gross Floor Areas (GFA) in accordance with this definition for this project is as follows:

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Location	Area (m2)	Comment
FECA – Lot A	130	
FECA – Lot B	116	
FECA – Lot C	116	
UCA	11	
GFA (m2)	373	FECA + UCA = GFA

Note: The areas above may differ from the areas calculated for FSR purposes as the definition of inclusions/exclusions in the areas are different.

9.0 - INCLUSIONS, EXCLUSIONS & ASSUMPTIONS

The cost generally includes the following works. This is not a concise list of inclusions. Where information was not provided, we have included allowances / assumption based on our experience with similar projects.

Excavation	Fitments & Fixtures
Site preparation & minor excavation	Kitchen cabinetry / joinery / sinks / tapware
Foundations	Laundry joinery / sinks / tapware
Edge, strip & pad footings	Bedroom joinery
Structure	Bathroom joinery
Reinforced concrete ground slab	Kitchen fixtures
Timber framed roof	Kitchen appliances
Structural steel support elements	Laundry fixtures
External Envelope / Enclosure	Bathroom & ensuite fixtures & fittings
Combination of masonry & timber external wall system	Architraves, trims, fixout, skirtings, etc
Brick veneer	Services
Weatherboard or similar cladding	Plumbing & hydraulic services
Render & paint	Electrical services & light fixtures
Wall insulation	Air-conditioning - Ducted
Metal roof covering	Bathroom / laundry ventilation
Fascia, gutters and downpipes	Water tank(s)
Aluminium framed windows	External electrical & light fixtures
Glazed external sliding, hinged and stacker doors	Smoke detectors
Internal walls & doors	Stormwater reticulation, pits, grates & connection
Timber stud walls	Mains connection
Internal doors & hardware	External works
Wall Finishes	External works (Driveway, Paving, etc)
Plasterboard or render	Landscaping
Paint	Planter and garden walls
Wall tiling	Fencing
Floor Finishes	Miscellaneous
Tiling to wet areas	Builders Preliminaries, Home Warranty Insurance, Margin
Carpet to bedrooms	BASIX provisions
Timber or tiling to living areas	Professional fees
Waterproofing to wet areas	GST
Skirtings, division strips etc	
Tiling or decking to alfresco, patios and balconies	
Ceiling Finishes	
Plasterboard & paint	
Bulkheads, recesses, etc	
Cornices	
Ceiling insulation	

The following items are **excluded** from this cost estimate.

- Escalation beyond February 2025
- Design, construction & other contingencies
- Ground contamination and other hazardous materials
- Asbestos removal & disposal
- Services & works outside side boundary
- All fitout including machinery, equipment, furniture, specialist items, specific user requirements
- Loose fittings & furnishings
- Long service levy (LSL)
- Land & Legal costs
- Marketing and finance costs
- Project management costs
- Insurances other than builder's insurances
- Taxes, levies & charges other than GST

10.0 - ELEMENTAL ESTIMATE SUMMARY

This report is based on our opinion of market costs and pricing levels to provide our opinion on the development costs and may vary from actual final costs.

Costs have been prepared in accordance with Clause 208 of the Environmental Planning & Assessment Regulation 2021 and S7.11 & S7.12 of the Development Contributions Plan.

The estimated construction cost is **\$1,125,000 (Average of \$3,016/m² GFA)** and is summarised as follows:

Elemental Estimate	LOT A GFA=141m ²	LOT B GFA=116m ²	LOT C GFA=116m ²	COMMON Site=818m ²	TOTAL GFA = 373m ²
Demolition & Site Preparation				9,090	9,090
Excavation				16,360	16,360
Substructure, Footings & Ground Slab	27,229	23,580	23,580		74,389
Columns	924	800	800		2,524
Suspended Floors	-	-	-		-
Internal & External Staircases	-	-	-		-
Roof Framing, Covering & Rainwater Goods	34,729	30,075	30,075		94,878
External Walls, Cladding & Finishes	36,164	31,318	31,318		98,800
Windows & Glazed Doors	29,515	25,560	25,560		80,635
Non-Glazed External Doors	5,196	4,500	4,500		14,196
Internal Wall Framing	5,144	4,455	4,455		14,054
Internal Screens & Balustrades	1,848	1,600	1,600		5,048
Internal Doors, Frames & Hardware					
Wall Finishes & Internal Linings	16,467	14,260	14,260		44,987
Floor Finishes & Waterproofing	9,252	8,013	8,013		25,277
Ceiling Finishes	12,322	10,671	10,671		33,664
Internal & External Painting	15,670	13,570	13,570		42,810
Joinery, Fittings, Fixtures & Finish Carpentry	38,210	33,090	33,090		104,390
Plumbing & Drainage	15,012	13,000	13,000		41,012
Vertical Transportation / Lifts			-		
Air Conditioning	15,000	15,000	15,000		45,000
Fire Protection & Detectors	400	400	400		1,200
Electrical Services	9,573	8,291	8,291		26,154
External Works & Landscaping				56,150	56,150
Swimming Pool, Pool Fencing & Enclosure				-	-
External Electrical / Water Supply				3,000	3,000
External Stormwater Drainage				10,000	10,000
TRADE COST (\$)	272,655	238,182	238,182	94,600	843,619
Preliminaries	19,086	16,673	16,673	6,622	59,053
Builder's Margin	29,174	25,485	25,485	10,122	90,267
CONSTRUCTION COST (Excl. GST) (\$)	320,915	280,340	280,340	111,344	992,940
Professional Fees	9,627	8,410	8,410	3,340	29,788
DEVELOPMENT COST (Excl. GST) (\$)	330,543	288,750	288,750	114,685	1,022,728
Goods & Services Tax (GST)	33,054	28,875	28,875	11,468	102,273
DEVELOPMENT COST (Incl. GST) (\$)	363,597	317,625	317,625	126,153	1,125,000
Gross Floor Area (GFA)	141	116	116		373
\$/GFA - Average Across Whole Development	2,579	2,738	2,738		3,016

11.0 - QUANTITY SURVEYOR CERTIFICATION

I CERTIFY THAT I HAVE:

- Inspected the plans subject to the application for development consent or complying development certificate.
- Prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors.
- Measured gross floor area in accordance with the Method of Measuring of Building Area in the Australian Institute of Quantity Surveyor's Cost Management Manual Volume 1, Appendix A2
- Calculated the development costs in accordance with the definition of proposed cost of development in Clause 208 of the Environmental Planning & Assessment Regulation 2021 and S7.11 & S7.12 of the Development Contributions Plan at current prices; and
- Included GST in the calculation of the proposed cost of development.

SIGNED: 

Name: Gary Uys, MAIQS CQS

Position & Qualifications: Director, CPP Quantity Surveyors, Certified Quantity Surveyor (AIQS Member #3327)

Date: 22nd January 2025

COUNCIL FORM

Development Cost in excess of \$500,000

*A member of the Australian Institute of Quantity Surveyors

Development Application No: _____
 Complying Development Certificate No: _____
 Construction Certificate No: _____ Date: _____
 Applicant's Name: Sive Prasad Kamma
 Applicant's Address: _____
 Development Type: Residential (3No.) dwellings
 Development Address: 68 Lilac Avenue, Lochinvar NSW

DEVELOPMENT DETAILS

Gross Floor Area—Commercial	m^2	Gross Floor Area—Other	m^2
Gross Floor Area—Residential	373 m^2	Total Gross Floor Area	373 m^2
Gross Floor Area—Retail	m^2	Total Site Area	Msd 818 m^2
Gross Floor Area Car Parking	Garage Incl. m^2	Total Car Parking Spaces	3
Total Development Cost	\$ 1,125,000		
Total Construction Cost	\$ 992,940		
Total GST	\$ 102,273		

ESTIMATE DETAILS

Professional Fees	\$ 29,788	Excavation	\$ 16,360
% of Development Cost	2.91 %	Cost per m^2 of site area	\$ 20.00 / m^2
% of Construction Cost	3.00 %	Car Park	\$
Demolition and Site Preparation	\$ 9,090	Cost per m^2 of site area	\$ / m^2
Cost per m^2 of site area	\$ 11.11 / m^2	Cost per space	\$
Construction—Commercial	\$	Fit out—Commercial	\$
Cost per m^2 of commercial area	\$ / m^2	Cost per m^2 of commercial area	\$ / m^2
Construction Residential	\$ 967,490	Fit Out Residential	\$
Cost per m^2 of residential area	\$ 2,594 / m^2	Cost per m^2 of residential area	\$ / m^2
Construction—Retail	\$	Fit Out—Retail	\$
Cost per m^2 of retail area	\$ / m^2	Cost per m^2 of retail area	\$ / m^2

I certify that I have:

- Inspected the plans the subject of the application for development consent or construction certificate.
- Prepared and attached an elemental estimate generally prepared 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 and Assessment Regulation 2000 at current prices.
- Included GST in the calculation of development costs.
- Measured gross floor areas in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1, Appendix A2.

Signed:  Date: 22nd January 2025

Name: Gary Uys

Position and Qualifications: Director, CPP Quantity Surveyors, MAIQS CQS #3327