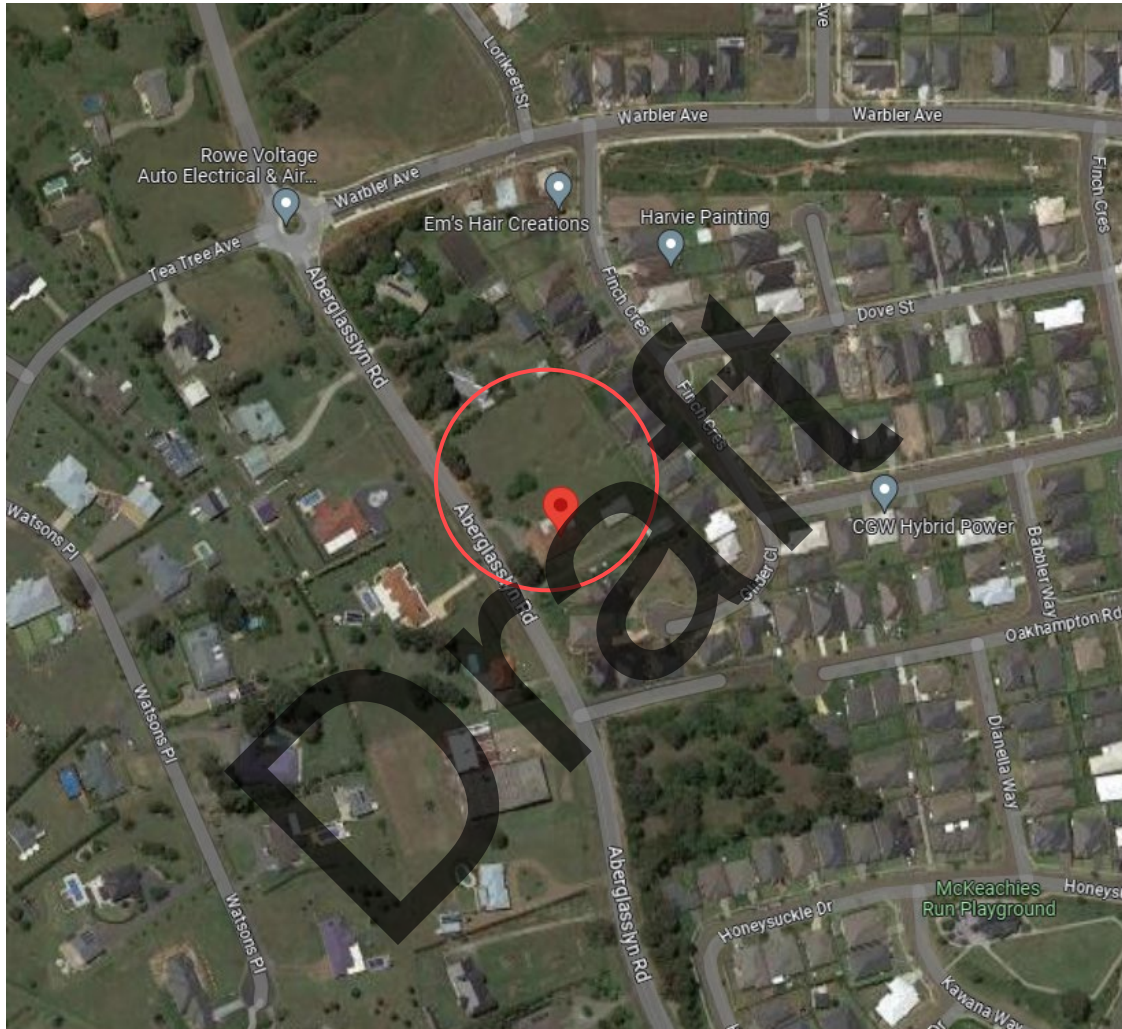


QUANTITY SURVEY REPORT

Not for Bank Use



Source: Google Maps

Project: Proposed Townhouse Development
At No. 262 Aberglasslyn Rd,
Aberglasslyn NSW 2320

Applicant: MHM Group

Builder: Developer Managed

Job Code: Q23C035

Revised Report Date: 31 May 2023

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Appendix A

Council Schedule

Appendix B

Elemental Cost Estimate Summary

Appendix C

Assumed Schedule of Finishes

Appendix D

Reduced Architectural Drawings

Draft

1. Instruction

We have undertaken a study of the probable cost of construction for the above project, based on the supplied architectural drawings and other information provided.

We have also taken into consideration the proposed method of procurement (Developer Managed).

2. Brief Development Description

The proposed development comprises the demolition of existing structure(s) and the construction of Twenty four (24) townhouses with associated ground floor car parking, at No. 262 Aberglasslyn Rd, Aberglasslyn NSW 2320.

3. Construction Cost Estimate

Description	Amount (\$)
Total Construction Cost	7,525,568
Add Consultants Fees	230,146
Total Development Cost (excl. GST)	7,755,714
Add GST	775,571
Total Development Cost (incl. GST)	8,531,285

The required Council Schedule, titled "Registered Quantity Surveyor's Report" is attached in *Appendix A*. Also, please refer to *Appendix B* for an Elemental Cost Estimate Summary prepared in accordance with the Environmental Planning and Assessment Regulation 2021 (Section 208) - Section 7.12A Levy - Determination of proposed cost of Development. A detailed report may be obtained upon request.

Our Construction Cost Estimate may be considered as reasonable, based on the proposed level of finishes and in the absence of the Structural and Services drawings, the Contract Documents and DA Conditions.

4. Areas

According to the architectural drawings, the proposed approximate Floor Areas may be presented as follows:

Building Level	Description	F.E.C.A* (m2)	U.C.A** (m2)	G.F.A*** Total (m2)
Ground Floor	Garage	561		561
Ground Floor	Living area	2,152	458	2,609
Ground Floor	Common	34		34
First Floor	Living area	71.3		71
Total		2,818	458	3,275

**F.E.C.A (Fully Enclosed Covered Area): 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 building, equipment rooms, lift shafts, vertical ducts, staircases and any other fully enclosed spaces and useable 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, light wells, connecting or isolated covered ways and net open areas of upper portions of rooms, lobbies, halls interstitial spaces and the like which extend through the storey being computed.*

***U.C.A (Unenclosed Covered Area): 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 useable 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 clearly defined trafficable covered areas, nor shall it include connecting or isolated covered ways.*

****G.F.A (Gross Floor Area): The sum of the 'Fully Enclosed Covered Area' and 'Unenclosed Covered Area' as defined. The G.F.A definition used here is different to the Gross Building Area defined in the ANZRPNG 4 Methods of Measurement used by Valuation and Property Industry Professionals.*

5. Quality of Finishes

Finishes may be considered of Standard quality, as described in the attached Schedule of Finishes (*Appendix C*), prepared by *Construction Consultants (QS)* and based on information supplied by the Developer.

The quality of finishes proposed, are appropriate to the type, scale and location of this project.

6. Exclusions

Our Cost Estimate does not include the following:

- Land Acquisition;
- Marketing and financing;
- Legal costs;
- Project Management;
- Building insurance costs;
- Major services diversions, external connections and /or improvement;
- Taxes, levies and charges;
- Disabled access;
- Underfloor heating;
- Fireplace;
- Loose Furniture;
- CBUS home automation;
- Amplification / amendment to existing services;
- Underpinning of existing structure;
- Energy and water efficiency;
- Electrical Substation allowance;
- Solar panels;
- Underfloor Heating;
- Decontamination works (Asbestos Removal, etc.);
- Rock excavation;
- Dewatering;
- Drainage Pit & Pump-out;
- Public Domain and External Road Works;
- Authorities Fees (S7.11 & S7.12 Contribution and the like);
- Contingency allowance.

7. Documentation

Our Cost Estimate was based on Architectural Drawings prepared by MHM Group, Project No. not specified, Drawing Nos. DA001-005, DA100-110, DA200-202, DA300-304, DA400-401, DA500-501, DA600-601, DA700-701, DA800-801, DA900-901. Revision 4, Dated 03/04/2023.

Please refer to *Appendix D* for a reduced copy of the Architectural Drawings.

8. Design Assumptions / Parameters

In the absence of engineering drawings, the structure of the proposed building was assumed of conventional nature, comprising the following:

- Masonry construction;
- Reinforced concrete strip / pad footings;
- Reinforced concrete columns and floor slabs (framed structure).

Our Indicative Cost Estimate was based on the assumption that the whole development will be constructed in a single stage (i.e. not a staged development). If the building is to be completed in stages, the cost of preliminaries and Building services may increase.

This Cost Estimate may provide no more than a rough guide to the probable cost of the proposed development. Costs may vary considerably, due to a range of variables:

- Further Geotechnical investigation;
- Structural and services documentation;
- Contract conditions;
- Final PC Items and Provisional Allowances;
- Variations in the proposed fixtures and finishes;
- DA Conditions.

9. Contingency Allowance

A Contingency Allowance (generally between 5% and 10%) will not be included for the purpose of this report.

10. Disclaimer

This Report is prepared in accordance with the *Environmental Planning and Assessment Regulation 2021 (EPA)* and must **NOT** be used for Construction Loan / Financial Purposes as it does not address the requirements set by financial institutions and their instruction brief. Should a Report be required for Construction Loan / Financial Purposes please contact *Construction Consultants (QS)* directly.

This Certificate has been prepared for the sole purpose of providing an Initial Cost Plan for DA Council Submission only (not for bank use). This Quantity Survey Certificate is not to be used for any other purpose. This Report is confidential to the developer. The Writer 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.

Report and estimate prepared by



Michael M. Dakhoul *B. Build (Hons. 1) FAIQS CCS MAIB MCIOB ICECA*
FAIQS Reg. No. 3618

Draft

Registered Quantity Surveyors Report

Complete this Registered Quantity Surveyor's Report if your Development costs are **\$500,000 or more**

DA Number:		Date:	
Applicant's name: MHM Group		Development address: 262 Aberglasslyn Rd, Aberglasslyn NSW 2320	
Applicant's address:			
DEVELOPMENT DETAILS Proposed Townhouse Development with ground floor car parking			
GFA – Commercial (m2):	N/A	GFA – Parking (m2):	561
GFA – Residential (m2):	2,714	GFA – Other (m2):	N/A
GFA – Retail (m2):	N/A	Total GFA (m2):	3,275
Total development cost:	\$7,755,714 + GST	Total site area (m2):	6,365
Total construction cost:	\$7,525,568 + GST	Total car parking spaces:	55
Total GST:	\$775,571		
ESTIMATE DETAILS			
		Refer 'Appendix B'	
Professional fees (\$):		Construction (Commercial):	
% of construction cost:		Total construction cost:	
% of demolition cost:		\$/m ² of site area:	
Demolition and site preparation:		Construction (Residential):	
Total construction cost:		Total construction cost:	
\$/m ² of site area:		\$/m ² of site area:	
Excavation:		Construction (Retail):	
Total construction cost:		Total construction cost:	
\$/m ² of site area:		\$/m ² of site area:	
Fitout (Residential):		Fitout (Commercial):	
Total construction cost:		Total construction cost:	
\$/m ² of site area:		\$/m ² of site area:	
Fitout (Retail):		Parking:	
Total construction cost:		Total construction cost:	
\$/m ² of site area:		\$/m ² of site area:	
\$/space			

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 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 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:

Name: Michael M. Dakhouli

Position and qualifications FAIQS No. 3618

Date: 31.05.2023

Draft

Elemental Summary

[Q23C035] 262 Aberglasslyn Road, Aberglasslyn

Code	Item	%	Cost (\$) / m2	Total Cost (\$)
PR	Preliminaries	12.29	291	952,906
AR	Demolition	0.56	13	43,504
XP	Site Preparation	0.47	11	36,253
SB	Substructure (Excavation, Footings & Ground Floor Slab)	3.00	71	232,816
CL	Columns	1.77	42	137,041
UF	Upper floors	3.72	88	288,547
SC	Staircases	1.37	32	106,055
RF	Roof	6.14	145	475,840
EW	External Walls	9.33	221	723,770
WW	Windows	5.97	141	462,854
ED	External Doors	1.99	47	154,725
NW	Internal Walls	4.77	113	369,605
NS	Internal Screens	2.35	56	182,277
ND	Internal Doors	2.36	56	182,782
WF	Wall Finishes	3.66	87	283,787
FF	Floor Finishes	3.61	86	280,072
CF	Ceiling Finishes	2.68	63	207,565
FT	Fitments	4.90	116	380,041
PB	Hydraulic Services (incl. External Services)	3.86	91	299,118
AC	Mechanical Services (Wet Areas Ventilation, Air Conditioning and Vacuum System if applicable)	2.36	56	182,782
LP	Electrical Services	4.12	97	319,319
XR/XN	Siteworks (Boundary walls, Fencing and Gates, etc.)	1.40	33	108,760
XL	Landscaping and Improvements	4.21	100	326,281
BM	Builder's Margin	10.17	241	788,865
	Total Construction Cost (excl. GST)			7,525,568
	Add Consultants Fees	2.97	70	230,146
	Total Development Cost (excl. GST)	100.00	2,368	7,755,714
	Add GST			775,571
	Total Development Cost (incl. GST)			8,531,285

Draft

Proposed Townhouse Development
[Q23C035] 262 Aberglassyn Road, Aberglassyn NSW
ASSUMED SCHEDULE OF FINISHES

FIXTURES AND FINISHES

Kitchen Appliances

Cabinet and Cook top
 Wall Oven
 Rangehood
 Dishwasher
 Sink/ Mixer tap

Gas cook top
 Electric multi-function
 Re-circulating
 Free standing
 Stainless Steel 1& ½ bowl

Laundry Fittings

Clothes Dryer
 Laundry Tub

Excluded
 45 Liter tub / cabinet

Tapware

Kitchen
 Vanity Units
 Bath
 Shower

Single Lever Mixer / chrome
 Chrome
 Chrome
 Chrome

Bathroom Fittings

Main Bathroom
 Ensuite
 Shower Screens
 Mirror

Standard
 Standard
 Powder coated aluminum frame / safety glass
 Wall mounted mirror above each vanity unit

Bathroom Sanitary ware

Bath
 WC Suites
 Vanity Unit

Stylus acrylic bath
 Vitreous China Suite with 6/3 dual flush
 Laminated top with Semi-recessed basin

Internal finishes and Fittings

Cornices
 Internal Doors
 Front Doors
 Door Handles

Standard Cove
 Hollow core - plain
 Basic feature
 Lockset to entry doors
 Metal lever to internal doors
 Stone benchtop and laminated doors
 Mirrored doors
 Plasterboard / painted
 Plasterboard / painted
 Excl.

Kitchen
 Wardrobes
 Walls
 Ceilings
 Blinds

Construction Consultants (QS)

31/05/2023

Floor Finishes

Entry, Living / Dining
Bedrooms
Kitchen
Laundry
Bathroom / Ensuite / WC
Porch

Ceramic tiles
Carpet
Ceramic tiles
Ceramic tiles
Ceramic tiles
Ceramic tiles

Fixtures

Hot water unit
Intercom
Air conditioning
Transportation

Gas
Not applicable
Split System
N/A

BUILDING EXTERIOR

External walls
Windows and sliding doors
Handrails / balustrades
Roof
Individual garage door
Driveway / paths
Letterboxes

Refer to Architectural Drawing
Powdercoat / aluminum framed
Powdercoated metal / glass infills
Refer to Architectural Drawing
Panel lift
Plain concrete
Powdercoated classic

Draft