



Sidcorp construction services Pty Ltd t/a
Advanced Estimating

ABN: 92 603 464 311

Email: info@advancedestimating.com.au

Web: www.advancedestimating.com.au

Phone: 0417 777 813

Project description: **Construction of 9 units with basement**

Project Address: **166 Marathon Street**

Commissioned By: **Cedat Architecture**

Report Prepared By: **John Malcolm**

Report Date: **30th June 2023**

To Whom it may concern,

To satisfy the requirements of the Development Application to Liverpool City Council, we have pleasure in confirming our opinion of the "cost of development" for the above project.

The estimated cost of development of the project is \$4,103,101.24 including GST and we attach an elemental summary in support of the estimate.

Project Description:

The project is located at Moorebank, and a suburb which falls under Liverpool City Council development control plans and guidelines. The project involves the demolition of existing structures and vegetation as well as general site clearance to make way for construction of 9 residential units with basement.

We have based our estimate on the current market conditions for a development of this type.

Documentation:

The estimate has been prepared based on the documentation provided as listed below:

Consultant: Cedat Architecture

Drawings: **Architect:** Sheet DA01 – DA16 Issue A dated March 2023

Landscape: Sheet 11

Cost Exclusions:

- Rock Excavation;
- Site remediation and decontamination;
- Allowance for shoring;
- Grey water management;
- Allowance for services amplification;
- Escalation Costs;
- Any cost increases associated with the 10% GST;
- All other development costs such as Land costs, Council contributions, design fees, authority fees, bank fees and charges, marketing, leasing and selling costs

Disclaimer

This cost estimate has been prepared for the purpose of providing an indicative development cost suitable for DA submission to Council. All reasonable professional care and skill have been exercised to validate the accuracy and authenticity of the information supplied. Any form of contractual, tortuous or other form of liability for any consequences, loss or damage, which may result from other persons acting upon or using this estimate, will not be accepted.

Regards,

John Malcom : BBCM UNSW

Senior Estimator

ELEMENTAL COST SUMMARY

Client: Cedat Architecture
Project Description: Construction of 9 residential units
Address: 166 Marathon Street
Report Date: 30th June 2023

<u>Description</u>	<u>GFA Rate</u>	<u>% Total</u>	<u>Subtotal Excl GST</u>
PRELIMINARIES	\$461.35	10.91%	\$404,600.00
GROUND WORKS	\$215.46	5.09%	\$188,960.00
CONCRETE WORKS	\$495.02	11.70%	\$434,130.00
MASONRY	\$427.46	10.10%	\$374,880.00
CARPENTRY - FRAMING	\$448.67	10.61%	\$393,485.00
STRUCTURAL STEEL	\$51.72	1.22%	\$45,358.04
CARPENTRY - FIXOUT	\$133.68	3.16%	\$117,234.00
WINDOWS & SLIDING DOORS	\$126.23	2.98%	\$110,700.00
ROOFING & SKYLIGHTS	\$111.04	2.62%	\$97,380.00
PLUMBING	\$202.30	4.78%	\$177,420.00
WALL & CEILING LININGS	\$202.41	4.78%	\$177,512.00
PAINTING & RENDER	\$198.04	4.68%	\$173,678.00
WATERPROOFING	\$20.08	0.47%	\$17,610.00
TILING	\$141.88	3.35%	\$124,430.00
CARPET	\$37.06	0.88%	\$32,500.00
JOINERY	\$183.07	4.33%	\$160,550.00
MECHANICAL	\$185.23	4.38%	\$162,450.00
PROVISIONAL SUMS	\$176.16	4.16%	\$154,490.00
PC ITEMS	\$162.74	3.85%	\$142,725.00
BUILDERS MARGIN	\$250.86	5.93%	\$220,000.00

Total GFA m2	877	100.00%
--------------	-----	---------

Subtotal	\$3,710,092.04
Professional fees:	\$20,000.00
Total Development cost EXCL GST	\$3,730,092.04
Goods & Services Tax [10%]	\$373,009.20
Total cost incl GST	\$4,103,101.24