



MCG QUANTITY
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DEVELOPMENT APPLICATION COST PLAN

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Your property, Our expertise

ABN: 40 150 345 654

Suite 1, 29 Smith Street
Charlestown NSW 2290

September 20, 2019

Leonard Allen
Untapped Planning
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Warners Bay NSW 2282

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RE: Development Application Cost Plan - 7 James Street, Argenton NSW 2284

Dear Leonard,

MCG Quantity Surveyors have prepared the following Development Application Cost Plan for Untapped Planning, and not in any other capacity.

1.0 Development Location

Development Type: Educational Facility
Client Details: Untapped Planning
Address: 7 James Street
Suburb: Argenton NSW 2284

1.1 Development Summary

The development consists of the alterations and additions of an existing building.

Please note the attached Indicative Development Application Cost Plan has been calculated from the total development costs. Therefore this only provides a broad indication of the likely percentages of the total development cost against each of the projects trade elements.

2.0 Financial Summary

MCG Quantity Surveyors believe that the attached Development Application Cost Plan and subsequent development cost, reflects a fair and competitive cost to complete the proposed development, based on the material provided to our offices.

The MCG Quantity Surveyors Development Application Cost Plan for construction costs totals \$59,109 exclusive of GST or \$65,020 inclusive of GST, with a further \$2,364 payable in consultants fees.

Trade	Total GST Exclusive	Total GST Inclusive
Total Construction Cost	59,109	65,020
Consultant Fees	2,364	2,601
Total	61,473	67,621

The development consists of a total gross floor area (fully enclosed and unenclosed covered area) of 196 square metres.

3.0 Construction Program

MCG Quantity Surveyors anticipate a period of 1 month to be appropriate for the construction of a development of this scope and nature.

4.0 Descriptive Summary

The development involves the alterations to a Educational Facility located at 7 James Street, Argenton NSW 2284.

An appropriate level of finishes and quality has been allocated to the development.

Please refer to attached Schedule of Finishes and Assumptions which have been included for within the MCG Quantity Surveyors Development Application Cost Plan.

The development construction cost per square metre of gross floor area (fully enclosed covered area and unenclosed covered area) is \$314 exclusive of GST or \$346 inclusive of GST.

5.0 Disclaimer

MCG Quantity Surveyors have prepared this report on the basis of information supplied by Untapped Planning.

Whilst all professional care and skill have been exercised to ensure the accuracy of this report, MCG Quantity Surveyors are unable to provide any guarantee on any estimates relying on information provided by the client or other third party, and will not be liable to any party for any loss arising as a result of any such information subsequently being found to be inaccurate or lacking authenticity.

6.0 Report Conclusion

It is the recommendation of MCG Quantity Surveyors that the contents of the aforementioned report be treated as advice on the likely construction cost of the development, and is not a reflection of the current market valuation of the development.

Please do not hesitate to contact our office should you have any further queries.

Yours Sincerely,



Steve Weeks
Quantity Surveyor
MCG Quantity Surveyors

Schedule of Finishes

The following is a schedule of the finishes assumed by MCG Quantity Surveyors in the preparation of the Development Application Cost Plan.

- Concrete play areas
- Allowance for loose furniture

Schedule of Information

The following is a schedule of the information used by MCG Quantity Surveyors in the preparation of the Development Application Cost Plan.

- Written and verbal information provided by Untapped Planning
- Architectural Drawings - Job Number: 2018 - 1500 ; Drawing Number:A-01, Revision: C Date: 24th October 2018; Drawing Number, A-02, Revision: B, Date: 4th October 2018, as prepared by Denmac Design & Co

Schedule of Exclusions

The following is a schedule of the exclusions within the MCG Quantity Surveyors preparation of the Development Application Cost Plan.

- Design contingency
- Land and legal costs
- Rise and fall
- Holding costs, interest charges and finance costs
- Unknown ground conditions and rock excavation
- Goods and services tax
- Leasing and marketing costs
- Removal of hazardous materials and contaminated soils
- Staging, phasing or delay costs
- Cost increase beyond September 20, 2019
- Works not clearly noted on the provided plan documentation
- All authority fees
- Heritage Work if applicable
- Electrical Sub Station

Indicative Development Application Cost Plan

Indicative Development Application Cost Plan

Development Type: Educational Facility
Development Address: 7 James Street, Argenton NSW 2284
Gross Floor Area: 196 m²

No	Trade Description	% Job	Cost (\$/m ²)	Total Cost Excl GST	Total Cost Incl GST
	Trade Breakup				
1	Preliminaries	5.10	15.42	3,015	3,316
2	Substructure	58.96	178.22	34,851	38,336
	Superstructure				
3	Columns	-	-	-	-
4	Upper Floors	-	-	-	-
5	Staircases	-	-	-	-
6	Roof	-	-	-	-
7	External Walls & Windows	-	-	-	-
8	External Doors	-	-	-	-
9	Internal Walls	-	-	-	-
10	Internal Screens	-	-	-	-
11	Internal Doors	-	-	-	-
	Finishes				
12	Wall	-	-	-	-
13	Floor	2.10	6.35	1,241	1,365
14	Ceiling	-	-	-	-
	Fittings				
15	Fitments	33.84	102.27	20,000	21,999
	Services				
16	Plumbing	-	-	-	-
17	Mechanical	-	-	-	-
18	Fire	-	-	-	-
19	Electrical	-	-	-	-
20	Transportation	-	-	-	-
21	External Works	-	-	-	-
	Sub Total	100.00	302	59,106	65,017
	Consultant Fees	3.64	12.09	2,364	2,601
	Contingency			-	-
	Totals		314	61,470	67,617

Indicative Development Application Cost Plan

Development Type: Educational Facility
Development Address: 7 James Street, Argenton NSW 2284
Gross Floor Area: 196 m2

Trade Description	Total Cost Excl GST	Total Cost Incl GST
Demolition & Alterations		
Excavation		
Structure	34,850.67	38,335.73
External Walls, Windows & Doors		
Internal Walls, Screens & Doors		
Wall Finishes		
Floor Finishes	1,241.29	1,365.42
Ceiling Finishes		
Fittings & Equipment	19,999.53	21,999.48
Hydraulic Services		
Mechanical Services		
Fire Services		
Lift Services		
External Works		
External Services		
Other Related Works		
Sub Total	56,091	61,701
Preliminaries & Margin	3,014.56	3,316.01
Sub Total	59,106	65,017
Consultant Fees	2,364.36	2,600.80
Other Related Development Costs	-	-
Totals	61,470	67,617
Total GST		6,147



Marty Sadlier
 Director - Senior Quantity Surveyor (Associate Member of the Australian Institute of Quantity Surveyors - AAIQS - 9374)
 MCG Quantity Surveyors