

79-85 Albert Ave. Chatswood

Job Name :	PR113955ALBERT CHAT2	Job Description
Client's Name:	Meriton	Multi unit residential and commercial development with underground parking

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade :</i> 29 SCHEDULE OF INFORMATION						
1	Architectural Drawings prepared by PTW Architects numbered: A-0090, A-100, A-101 - A-125 all issue B.		Note			
2	Project approval number MP09_0066 dated 28 Sep. 2010		Note			
<u>SCHEDULE OF INFORMATION</u>						Total :

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<i>Trade :</i> 30 <u>SCHEDULE OF EXCLUSIONS</u>						
1	Land costs and legal fees		Note			
2	Holding costs and interest charges		Note			
3	Soil remediation		Note			
4	Unknown ground conditions		Note			
5	Excavation in rock		Note			
6	Loose furniture and equipment		Note			
7	Delay costs		Note			
8	Site allowance		Note			
9	Works outside site boundary		Note			
10	Building maintenance unit		Note			
11	Garbage bins		Note			
12	Structural Drawings		Note			
13	Architectural details and Finishes Schedule		Note			
14	Geotechnical survey		Note			
15	Carbon Tax		Note			
<u>SCHEDULE OF EXCLUSIONS</u>					Total :	

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 PO Box 57, Chatswood NSW 2057
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 Email: email@willoughby.nsw.gov.au
 Web: www.willoughby.nsw.gov.au
 ABN 47 974 826 099



REGISTERED* QUANTITY SURVEYOR'S DETAILED COST REPORT

Development Cost in excess of \$500,000

*A member of the Australian Institute of Quantity Surveyors

Development Application No: _____ Reference: _____
 Complying Development Certificate Application No: _____
 Construction Certificate No: _____ Date: _____
 Applicant's Name: _____
 Applicant's Address: _____
 Development Name: _____
 Development Address: _____

DEVELOPMENT DETAILS:

Gross Floor Area - Commercial	27,991 m ²	Gross Floor Area - other	786 m ²
Gross Floor Area - Residential	29,158 m ²	Total Gross Floor Area	81,097 m ²
Gross Floor Area - Retail	2,517 m ²	Total Site Area	4,329 m ²
Gross Floor Area - Car Parking	20,645 m ²	Total Car Parking Spaces	526
Total Development Cost	\$	163,414,566	
Total Construction Cost	\$	151,319,000	
Total GST	\$	14,855,870	

ESTIMATE DETAILS:

Professional Fees	\$12,104,783	Excavation	\$ 770,986
% of Development Cost	7.4 %	Cost per square metre of site area	\$ 178/m ²
% of Construction Cost	8 %	Car Park	\$ 20,645,000
Demolition and Site Preparation	\$ 153,488	Cost per square metre of site area	\$ 4,769/m ²
Cost per square metre of site area	\$ 35.45 /m ²	Cost per space	\$ 39,249/space
Construction - Commercial	\$68,068,409	Fit out - Commercial	\$1,400,000
Cost per square metre of commercial area	\$2432 /m ²	Cost per m ² of commercial area	\$ 50/m ²
Construction Residential	\$51,901,250	Fit-out - Residential	\$4,200,000
Cost per square metre of residential area	\$ 1,780/m ²	Cost per m ² of residential area	\$ 144 /m ²
Construction - Retail	\$3,727,650	Fit-out - Retail	\$ 440,000
Cost per square metre of retail area	\$ 148/m ²	Cost per m ² of retail area	\$ 175/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 the S94A Development Contributions Plan of the Council of Willoughby City 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: 06/08/2012

Name: GREGORY GIBSON

Position and Qualifications: SENIOR Q.S. B. BUILD. A. BSc(QS) AAIQS.