



REGISTERED QUANTITY SURVEYOR'S REPORT

**Benbow Environmental Resource Recovery Facility
14-16 Kiora Crescent, Yennora**

7 December 2020

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excellence**

I INTRODUCTION

As per the request from benbow environmental DCWC has prepared the attached Development Application Estimate and report as required by City of Fairfield

The purpose of this assessment is to determine the current construction cost value of the development for council purposes only and is not to be used for project budgeting, finance, insurance, sale, mortgage or any other purposes.

I certify that I have;

1. Inspected the plans subject of the application for development consent, complying development or construction certificate
2. Prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors (AIQS)
3. Included GST in the calculation of the developments costs
4. Measured Gross Floor Area (GFA) in accordance with the Method of Measurement Building Area in the AIQS Cost Management Manual Volume, Appendix A2.

2 DRAWINGS AND INFORMATION USED

Architectural Drawings Prepare by Baini Design
Scoping Document dated 29th October 2020

Registered Quantity Surveyor's Detailed Cost Report

DA Number: 0
 Complying Development Application No:
 Construction Certification Number:

Date: 7 December 2020

Applicant's name:

Development name:

Benbow Environmental
 Resource Recovery
 Facility

Applicant's address: 0

Development address:

14-16 Kiara Crescent,
 Yennora

DEVELOPMENT DETAILS

GFA – Commercial (m2):	0	GFA – Parking (m2):	0
GFA – Residential (m2):	0	GFA – Other (m2):	0
GFA – Retail (m2):	0	Total GFA (m2):	0
Total development cost:	445,491	Total site area (m2):	19,193
Total construction cost:	278,432	Total car parking spaces:	0
Total GST:	40,499		

ESTIMATE DETAILS

Professional fees (\$):	167,059	Construction (Commercial):	
% of construction cost:	60%	Total construction cost:	108,416
% of development cost:	38%	\$/m ² of commercial area:	0
Demolition and Site Preparation:		Construction (Residential):	
Total construction cost:	165,088	Total construction cost:	0
\$/m ² of site area:	9	\$/m ² of residential area:	0
Excavation:		Construction (Retail):	
Total construction cost:	0	Total construction cost:	0
\$/m ² of site area:	0	\$/m ² of retail area:	0
Fit out (Residential):		Fit out (Commercial):	
Total construction cost:	0	Total construction cost:	4,928
\$/m ² of residential area:	0	\$/m ² of commercial area:	0
Fit out (Retail):		Parking:	
Total construction cost:	0	Total construction cost:	0
\$/m ² of retail area:	0	\$/m ² of parking area:	0
		\$/space:	0

I certify that I have:

- Inspected the plans the subject of the application for development consent or for a complying development certificate;
- 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:
 Position and qualifications:
 Date:

Yogendra Sumithiran (DCWC)
 Associate, MRICS, CQS, MAIQS
 7 December 2020

	\$
Demolition & Site Preparatory Works	5,500
Substructure	0
Columns	0
Upper Floors	0
Staircases	0
Roof	0
External Walls	0
Windows And External Doors	0
Internal Walls, Screens And Doors	8,000
Wall Finishes	0
Floor Finishes	4,000
Ceiling Finishes	0
Fitments	0
Hydraulic Services	0
Mechanical Services	0
Fire Protection Installation	0
Electrical Installation	0
Special Equipment	80,000
Lift Installation	0
BWIC	0
External Services	100,000
External Works	28,500
SUBTOTAL	226,000
CONTRACTOR'S PRELIMINARIES & MARGIN	27,120
TOTAL ESTIMATED CONSTRUCTION COST - excl. GST	253,120
PROFESSIONAL FEES	151,872
TOTAL ESTIMATED DEVELOPMENT COST - excl GST	404,992
GOODS & SERVICES TAX	40,499
TOTAL ESTIMATED DEVELOPMENT COST - incl. GST	445,491