

CE-185843

31-May-2018



Elemental Cost Estimate
prepared by Duo Tax Quantity
Surveyors for

Ahmed AL JAMALI
9 Howard Road
Minto Height NSW 2566

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Introduction

Duo Tax Quantity Surveyors Pty Ltd has been instructed by Ahmed AL JAMALI to undertake a cost estimate for the new construction at 9 Howard Road Minto Height NSW 2566.

To this end, Duo Tax has carried out the following:-

1. Review of available relevant documents
2. Independent assessment of construction cost by adopting detailed measurement and pricing based on available documents, market price and/or relevant cost data from our Cost Data Bank of projects of similar nature and magnitude.

Disclaimer

This Cost Estimate has been prepared for the exclusive use by Ahmed AL JAMALI for an indicative market construction cost of the development. Duo Tax Quantity Surveyors Pty Ltd accepts no responsibility to third parties nor does it contemplate that this report can be relied upon by third parties. We invite other parties who may come into possession of this report to seek our written consent to them relying upon this report, and we reserve our rights to review the contents in the event that our consent is sought.

Development Description

This proposed development of a private college.

STRUCTURE

Floors	Concrete slab on ground & suspended concrete slab to level 2 and 3
External Walls	Double brick to external walls
Roof	Metal roof sheeting
Windows	Aluminum framed windows & doors including glazing, frames and hardware
Stairs	Concrete staircase

FINISHES

Floors	Floor tiling to bathroom and other wet areas
Internal Walls	Plasterboard wall lining to external cavity brick wall & internal walls
Ceilings	Plasterboard ceilings to underside of floor framing and roof

SERVICES

Hydraulic	Stormwater drainage, plumbing and installation of PC items
Electrical	General electrical works including light fittings etc
Mechanical	Mechanical ventilation to bathrooms and laundries

Elemental Cost Estimate Summary

30-5-2018 Section 94a
for **A&H Eco Group Pty Ltd**

PROPOSED PRIVATE COLLEGE

Description	Quantity	Unit	Rate	Markup	Total
PRELIMINARIES					\$668,060.00
DEMOLITION					\$31,500.00
EXCAVATION					\$2,627,534.57
CONCRETE WORKS					\$1,701,675.36
MASONRY					\$1,093,187.02
METALWORK					\$240,191.97
ALUMINIUM WINDOWS AND DOORS					\$668,143.84
DOORS & DOOR HARDWARE					\$274,163.50
CARPENTRY					\$184,145.60
HYDRAULIC SERVICES					\$90,610.00
ELECTRICAL SERVICES					\$180,690.00
MECHANICAL SERVICES					\$61,050.00
LIFT SERVICES AND CAR STACKING SYSTEM					\$775,200.00
FIRE PROTECTION SERVICES					\$103,000.00
PLASTERBOARD					\$502,180.39
TILING					\$2,568,517.53
WATERPROOFING					\$423,122.22
SANITARY FIXTURES & TAPWARE					\$77,500.00

Description	Quantity	Unit	Rate	Markup	Total
JOINERY					\$150,000.00
ELECTRICAL APPLIANCES					\$85,000.00
RENDERER					\$148,488.49
PAINTING					\$395,385.49
EXTERNAL WORKS					\$60,000.00
LANDSCAPING					\$884,314.67
OVERHEADS AND PROFIT					\$1,399,366.06
Subtotal					\$15,393,026.70
Adjustment					\$0.00
Post adjustment					\$15,393,026.70
G.S.T [10%]					\$1,539,302.67
Total					\$16,932,329.37

Basis of Elemental Estimate

General

For the completion of our Estimate, we have made certain reasonable assumptions, as the detailed scope of works and standard of finishes/P.C. items are not well defined in the available documents.

Documents

Our Cost Estimate is based on the following documentation:-

- Documents provided via email on the 1 April 2018

Exclusions

The following items are **excluded** from our estimate:-

- Cost escalation beyond April
- Design Contingency
- Construction Contingency
- Council & Authorities Fees, Contributions and Bonds
- Marketing costs and legal fees
- Loose furniture and equipment
- Delay costs/staging costs
- Upgrading, diversion, relocation or encasing of existing services
- New substation
- Any road works outside the boundary
- Rock excavation and / or any substantial soil stabilization works
- Fire Sprinklers
- Works relating to encasement
- Soil remediation works
- Works relating to high water table
- Contaminate spoil removal



DUO TAX QUANTITY SURVEYORS PTY LTD

Tuan Duong (AIQS Affil. 15344)

Principal