



QPC & C Pty Limited
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REGISTERED QUANTITY SURVEYORS COST REPORT

Prepared for: 17 The Evans Trust

Project Description: 10 Units & 1 Commercial Suite with Ground Floor Parking

Project Address: 17 McDonald Place, Evans Head, NSW 2473

QPC&C Reference No: Q2024-CR25

Date of Assessment: 29th February, 2024

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1.0 Introduction

An instruction was received on 20th February, 2024 to complete a cost estimate for submission to Council. To this end we have carried out the following:

2.0 Development Description

The development proposes the construction of 10 x residential units & 1 x commercial suite with ground floor car parking level.

Item	Area	Comments
Parking Areas	542 m ²	14 x Car Spaces
Residential Areas	931 m ²	10 x Units
Commercial Area	154 m ²	1 x Suite
Balcony Areas	428 m ²	Measured to inside face on enclosing balustrades & walls
Total Areas	2,055 m²	

Table 1 - Development Information

- Note: Areas above exclude any vertical shafts (i.e. lifts, stairs, services etc).

3.0 Construction Cost Summary

The construction cost estimate as calculated by our firm can be summarised as follows:

Item	Amount	Comments
Estimated Development Cost	\$4,518,220	<i>See section 4.1</i>
Development Cost (Incl. GST)	\$4,970,042	

Table 2 - Cost Estimate Summary

4.0 Basis of Estimate

We advise that this is a genuine estimate of the construction costs prepared in accordance with the DA issue Architectural Plans and draft Schedule of Finishes only. A more detailed estimate can be prepared upon receipt of Structural Engineering and Services Documentation.

4.1 Estimated Development Cost (EP&A Amendment Regulation 2023)

The proposed cost of carrying out the development is determined in accordance with 'Section 6' of the EP&A Regulation 2023 (EDC Reg) as stipulated:

Estimated Development Cost

In this regulation, the estimated development cost, of proposed development, means the estimated cost of carrying out the development, including the following—

- the design and erection of a building and associated infrastructure,
- the carrying out of a work,
- the demolition of a building or work,
- fixed or mobile plant and equipment.

The estimated development cost does not include the following—

- amounts payable, or the cost of land dedicated or other benefit provided, under a condition imposed under the Act, Division 7.1 or 7.2 or a planning agreement,
- costs relating to a part of the development that is the subject of a separate development consent or approval,
- land costs, including costs of marketing and selling land,
- costs of the ongoing maintenance or use of the development,
- GST.

4.2 Quality

A schedule has been prepared to establish a quality basis to determine the costs of finishes. The finishes nominated are of a reasonable standard which is appropriate for the projects type and location.

The finishes and therefore costs may be subject to change based on future selections made by the developer or builder.

4.3 Exclusions

The following items have been excluded from this cost estimate:

- Land Costs, Rates, Legals, Stamp Duty & the like
- Marketing costs
- Interest & Finance Charges
- Project Management Costs
- Decontamination or Remediation
- Building Insurance
- Rock Excavation
- Acoustic treatments exceeding the nominal allowance
- National Broadband Network Implications

5.0 Review of Documentation

The estimate has been prepared based on a review of documentation supplied, including:

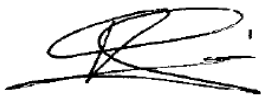
Consultant	Reference	Drawings:	Issue
Barker Architects	2205	A200 - A202; A400; A500 - A501	A

Table 3 - Drawing Register

6.0 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 consequential loss or damage, which may result from other persons acting upon or using this estimate, will not be accepted.

Kind Regards,



Tony Sassine B.App.Sci (Hons), AAIQS
 Managing Director



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Appendix A

COUNCIL FORM

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Registered Quantity Surveyor's Detailed Cost Report

for development costs in excess of \$1,000,000

DATE OF REPORT:

29th February, 2024

DEVELOPMENT APPLICATION No.

CONSTRUCTION CERTIFICATE No.

APPLICANT'S NAME:

APPLICANT'S ADDRESS:

DEVELOPMENT DESCRIPTION:

10 Units & 1 Commercial Suite with Ground Floor Parking

DEVELOPMENT ADDRESS:

17 McDonald Place, Evans Head, NSW 2473

DEVELOPMENT DETAILS

Gross Floor Area - Commercial	154	m2
Gross Floor Area - Residential	1,359	m2
Gross Floor Area - Retail		m2
Gross Floor Area - Car Parking	542	m2
Gross Floor Area - Other	0	m2

Total Gross Floor Area	2,055	m2
Total Site Area	826	m2
Total Car Parking Spaces	14	No.

Total Development Cost	\$	4,970,042
Total Construction Cost	\$	4,872,590
Total GST (Included Above)	\$	451,822

ESTIMATE DETAILS

Excavation	\$	61,460
Cost per m2 of site area	\$	74.37 /m2
Demolition & Site Prep	\$	51,291
Cost m2 metre of site area	\$	62.06 /m2
Construction - Commercial	\$	122,114
Cost per m2 of commercial area	\$	790.59 /m2
Construction - Residential	\$	2,136,301
Cost per m2 of residential area	\$	1572.49 /m2
Construction - Retail	\$	
Cost per m2 of retail area	\$	
Car Park	\$	441,727
Cost per m2 of site area	\$	534.49 /m2
Cost per space	\$	31,552 /space

Fit-Out - Commercial	\$	
Cost per m2 of commercial area	\$	
Fit-Out - Residential	\$	1,961,363
Cost per m2 of residential area	\$	1443.72 /m2
External Works / Landscaping	\$	98,334
Cost per m2 of site area	\$	118.98 /m2
Professional Fees	\$	97,452
% of Development Cost	%	1.96
% of Construction Cost	%	2.00

Total Development Cost: <i>Incl GST</i>	\$	4,970,042
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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.
- ✓ Referred to 'Section 6' of the Environmental Planning & Assessment Amendment (Estimated Development Cost) Regulation 2023.
- ✓ Included GST in the calculation of development cost
- ✓ 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:



Name: Tony Sassine

AIQS Membership Number: 1565

Position & Qualifications:

Managing Director, B.App.Sci (Hons), AAIQS



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Appendix B

ELEMENTAL ESTIMATE

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ELEMENTAL COST PLAN SUMMARY

Client: 17 The Evans Trust
Project Description: 10 Units & 1 Commercial Suite with Ground Floor Parking
Project Address: 17 McDonald Place, Evans Head, NSW 2473
Date: 29th February, 2024

ELEMENT	GFA Rate	% TOTAL	ELEMENTAL COST
SITE PREPARATION	\$18.20	0.84%	\$37,397
EXCAVATION	\$21.80	1.01%	\$44,811
SUBSTRUCTURE	\$156.71	7.27%	\$322,065
SUPERSTRUCTURE			
Upper Floors	\$258.16	11.98%	\$530,554
Roof	\$163.98	7.61%	\$337,003
External Walls	\$210.80	9.78%	\$433,214
Windows	\$48.31	2.24%	\$99,276
External Doors	\$11.58	0.54%	\$23,800
Internal Walls	\$79.42	3.68%	\$163,213
Internal Screens	\$10.46	0.49%	\$21,500
Internal Doors	\$18.52	0.86%	\$38,060
FINISHES			
Wall Finishes	\$117.99	5.47%	\$242,481
Floor Finishes	\$74.67	3.46%	\$153,462
Ceiling Finishes	\$36.56	1.70%	\$75,136
FITTINGS			
Fitments	\$106.97	4.96%	\$219,838
Sanitary Fixtures	\$16.20	0.75%	\$33,300
SERVICES			
Water & Gas Supply	\$94.30	4.38%	\$193,800
Heating, Ventilation & AC	\$58.51	2.71%	\$120,238
Fire Protection	\$66.30	3.08%	\$136,260
Electrical Light & Power	\$87.84	4.08%	\$180,524
Transportation Systems	\$36.49	1.69%	\$75,000
Special Services	\$0.00	0.00%	\$0
EXTERNAL WORKS	\$34.89	1.62%	\$71,696
Subtotal - Elements			\$3,552,626
Preliminaries	\$267.08	12.39%	\$548,881
Profit & Overheads	\$159.66	7.41%	\$328,121
Total Construction Cost	2,055 m2	\$2,155.40	100%
Professional Fees			\$88,593
Total Development Cost (Excluding GST)			\$4,518,220
Goods & Services Tax			\$451,822
Total Development Cost (Including GST)			\$4,970,042

ELEMENTAL COST PLAN BREAKUP

Client: 17 The Evans Trust
Project Description: 10 Units & 1 Commercial Suite with Ground Floor Parking
Project Address: 17 McDonald Place, Evans Head, NSW 2473
Date: 29th February, 2024

Item	Qty	Unit	Rate	Total
SITE PREPARATION				
Demolition	1	Item	\$ 25,000.00	\$ 25,000.00
Site Clearance	826	m2	\$ 15.00	\$ 12,396.75
EXCAVATION				
Basement Excavation in OTR		Excl.		\$ -
Trim, level and compact entire building area.	542	m2	\$ 25.00	\$ 13,553.00
Detailed Foundation Excavation	125	m3	\$ 250.00	\$ 31,257.90
SUBSTRUCTURE				
Concrete, Reo & Labour to Footings	125	m3	\$ 750.00	\$ 93,773.70
Parking Perimeter Walls	395	m2	\$ 250.00	\$ 98,730.00
Extra over for shoring		Excl.		\$ -
Parking Internal Walls	124	m2	\$ 250.00	\$ 30,982.50
Concrete Slab on Ground	542	m2	\$ 120.00	\$ 65,054.40
Suspended Concrete Slabs		Excl.		\$ -
Driveway to Parking	51	m2	\$ 150.00	\$ 7,687.50
Subsoil Drainage				
Car Wash Pit		Excl.		\$ -
Stormwater Pits within Parking Level	542	m2	\$ 8.00	\$ 4,336.96
Discharge Control Pit	1	No.	\$ 6,500.00	\$ 6,500.00
Detention Tank	10	Units	\$ 1,500.00	\$ 15,000.00
SUPERSTRUCTURE				
Upper Floors				
Concrete Suspended Slabs	1,513	m2	\$ 295.00	\$ 446,337.95
Extra over for Transfer Areas		Excl.		\$ -
Internal Stairs to units		Excl.		\$ -
Stairs & Shaft (GF - Terrace)	1	No.	\$ 39,382.96	\$ 39,382.96
Lift Shaft 2 (GF-L2)	1	No.	\$ 44,833.51	\$ 44,833.51
Termite Protection to Perimeter Wall		Excl.		\$ -
Roof				
Concrete Roof Structure	658	m2	\$ 350.00	\$ 230,240.50
Gravel to Roof areas where nominated	363	m2	\$ 40.00	\$ 14,518.00
Roof Lining & Plumbing		Excl.		\$ -
Skylight		Excl.		\$ -
Awnings	154	m2	\$ 600.00	\$ 92,244.00
External Walls				
Perimeter Walls	743	m2	\$ 265.00	\$ 196,961.32
Nib Walls	101	m2	\$ 340.00	\$ 34,374.00
Extra over for Cladding	507	m2	\$ 300.00	\$ 151,983.05
External louvres / Screens	143	m2	\$ 350.00	\$ 49,896.00
Windows				
Aluminium framed windows & doors	183	m2	\$ 450.00	\$ 82,390.50
Skylights		Excl.		\$ -
Commercial Glazing	1	Item	\$ 16,885.00	\$ 16,885.00
External Doors				
Doors in Shop Fronts		Excl.	\$ -	\$ -
Fly Doors	10	Units	\$ 480.00	\$ 4,800.00
Garage Roller Doors		Excl.		\$ -
Main Roller Doors / Tilt Doors	2	No.	\$ 9,500.00	\$ 19,000.00
Internal Walls				
Party Walls	475	m2	\$ 200.00	\$ 95,040.21
Internal Walls	974	m2	\$ 70.00	\$ 68,172.87
Internal Screens				
Storage Cages	10	Units	\$ 950.00	\$ 9,500.00
Semi Framed Shower Screen	16	No.	\$ 750.00	\$ 12,000.00

Internal Doors				
Unit Entry Doors	10	No.	\$ 1,100.00	\$ 11,000.00
Internal Unit Doors	44	No.	\$ 350.00	\$ 15,400.00
Hardware to above	44	No.	\$ 90.00	\$ 3,960.00
Parking/Lobby Fire Doors	7	No.	\$ 1,100.00	\$ 7,700.00
FINISHES				
Wall Finishes				
Plasterboard to Perimeter Walls	743	m2	\$ 28.00	\$ 20,811.01
Plasterboard to Party Walls	950	m2	\$ 28.00	\$ 26,611.26
Insulation to above	1,694	m2	\$ 10.00	\$ 16,936.52
Plasterboard to Internal Walls	1,948	m2	\$ 28.00	\$ 54,538.30
Cornice to above	1,301	m	\$ 15.00	\$ 19,507.76
Painting to above	3,641	m2	\$ 15.00	\$ 54,621.73
Wall tiles to Bathrooms	16	No.	\$ 2,400.00	\$ 38,400.00
Skirting within unit	1,301	m	\$ 8.50	\$ 11,054.40
Floor Finishes				
Carpet to bedroom areas	340	m2	\$ 50.00	\$ 16,982.10
Tiling to lobby areas	119	m2	\$ 95.00	\$ 11,346.80
Waterproofing to Wet Areas	16	No.	\$ 400.00	\$ 6,400.00
Tiling to bathroom areas	147	m2	\$ 95.00	\$ 13,965.00
Timber Flooring to living, dining & kitchen areas	324	m2	\$ 95.00	\$ 30,820.66
Waterproofing to Balconies & Roof Terrace	493	m2	\$ 55.00	\$ 27,113.90
Tiling to Roof Terrace	65	m2	\$ 95.00	\$ 6,169.30
Tiling to Balconies	428	m2	\$ 95.00	\$ 40,663.80
Ceiling Finishes				
Plasterboard to ceiling	931	m2	\$ 55.00	\$ 51,178.05
Bulkheads, stacks, access hatches	10	No.	\$ 1,000.00	\$ 10,000.00
Painting to above	931	m2	\$ 15.00	\$ 13,957.65
FITTINGS				
Fitments				
Sliding Mirror Wardrobe	18	No.	\$ 1,000.00	\$ 18,000.00
Kitchen Joinery	10	No.	\$ 4,800.00	\$ 48,000.00
Kitchen Benchtops	10	No.	\$ 1,800.00	\$ 18,000.00
Kitchen Splashback	10	No.	\$ 900.00	\$ 9,000.00
Vanity Joinery Custom Made	20	No.	\$ 750.00	\$ 15,000.00
Mirror above Vanity	20	No.	\$ 100.00	\$ 2,000.00
Stair Handrails	1	Item	\$ 7,601.66	\$ 7,601.66
Tactile Indicators	1	No.	\$ 2,500.00	\$ 2,500.00
Balcony Balustrades	1	Item	\$ 67,416.30	\$ 67,416.30
Mail Boxes	11	No.	\$ 120.00	\$ 1,320.00
Required Signage	1	Item	\$ 6,500.00	\$ 6,500.00
Appliances				
Oven 600mm	10	No.	\$ 800.00	\$ 8,000.00
Cooktop 600mm	10	No.	\$ 500.00	\$ 5,000.00
Rangehood 600mm	10	No.	\$ 350.00	\$ 3,500.00
Dishwasher 600mm	10	No.	\$ 800.00	\$ 8,000.00
Microwave	N/A	No.	N/A	N/A
Sanitary Fixtures				
Toilet Suite Dual Flush	20	No.	\$ 450.00	\$ 9,000.00
Bath Tubs & Tapware		Excl.		\$ -
Vanity Basin & Mixer	20	No.	\$ 250.00	\$ 5,000.00
Shower Mixer & Rose	20	No.	\$ 350.00	\$ 7,000.00
Kitchen Sink & Tapware	10	No.	\$ 380.00	\$ 3,800.00
Laundry Tub & Tapware	10	No.	\$ 350.00	\$ 3,500.00
Bathroom Accessories	20	No.	\$ 250.00	\$ 5,000.00

SERVICES				
Water & Gas Supply				
Sanitary plumbing and drainage (Units)	10	No.	\$ 16,000.00	\$ 160,000.00
Sanitary plumbing and drainage (Commercial)	1	Item	\$ 10,000.00	\$ 10,000.00
Stormwater Pits, OSD, Etc.	1	Item	\$ 4,800.00	\$ 4,800.00
Electronic water meters	10	No.	\$ 650.00	\$ 6,500.00
Allowance for sewer & water connection	1	Item	\$ 3,500.00	\$ 3,500.00
Supply of Hot Water Units	10	No.	\$ 900.00	\$ 9,000.00
Gas Reticulation		Incl.		\$ -
Heating, Ventilation & AC				
Air Conditioning Ducted System	10	No.	\$ 6,500.00	\$ 65,000.00
Ventilation to Wet Areas	30	No.	\$ 500.00	\$ 15,000.00
Ventilation to Kitchen	10	No.	\$ 500.00	\$ 5,000.00
Stair Pressurisation		Excl.		\$ -
Mechanical Ventilation to Basement	542	m2	\$ 65.00	\$ 35,237.80
Fire Protection				
Booster - Sprinkler		Excl.		\$ -
Fire Sprinklers to Basement	542	m2	\$ 55.00	\$ 29,816.60
Fire Sprinklers to Upper Levels	1,085	m2	\$ 55.00	\$ 59,673.35
Booster - Hydrant	1	Item	\$ 20,000.00	\$ 20,000.00
Grease Arrestor	1	Item	\$ 6,500.00	\$ 6,500.00
Diesel Pump - Hydrant		Excl.		\$ -
Fire Hydrant Points	4	No.	\$ 3,000.00	\$ 12,000.00
Fire Hose Reels	3	No.	\$ 750.00	\$ 2,250.00
Fire Extinguishers	14	No.	\$ 250.00	\$ 3,500.00
Fire Indicator Panel (FIP)		Excl.		\$ -
Emergency Warning & Intercommunication System (EWIS)		Incl.		\$ -
Smoke Detectors to Units, Commercial & Lobbies	14	No.	\$ 180.00	\$ 2,520.00
Electrical Light & Power				
Electrical Services (Units)	10	Units	\$ 12,500.00	\$ 125,000.00
Electrical Services (Commercial)	1	Item	\$ 7,500.00	\$ 7,500.00
Temporary Electrical Boards	4	No.	\$ 1,000.00	\$ 4,000.00
Connection Fees	10	No.	\$ 250.00	\$ 2,500.00
Electrical Substation		Excl.		\$ -
Allowance for solar panels	1	Item	\$ 20,000.00	\$ 20,000.00
Light fittings to Units & Commercial	11	No.	\$ 1,500.00	\$ 16,500.00
Light fittings to Parking	542	m2	\$ 6.50	\$ 3,523.78
Light fittings to Common External Areas	1	Item	\$ 1,500.00	\$ 1,500.00
Transportation Systems				
Passenger Lift 3 Levels	1	Item	\$ 75,000.00	\$ 75,000.00
Wheel chair lift		Excl.		\$ -
Car Lift		Excl.		\$ -
Turn Tables		Excl.		\$ -
Special Services				
Garbage Chute Per Level		Excl.		\$ -
Garbage Carousel & Compactor		Excl.		\$ -
Bin Tug		Excl.	\$ -	\$ -
EXTERNAL WORKS				
Landscaping	79	m2	\$ 95.00	\$ 7,475.55
Planterbox/Retaining Walls	64	m	\$ 400.00	\$ 25,737.60
External Pathways		Excl.		\$ -
Outside Boundary Works	79	m	\$ 400.00	\$ 31,740.00
Front Fence		Excl.		\$ -
Boundary/ Divisional Fencing	56	m	\$ 120.00	\$ 6,742.80
Subtotal (Trades)				\$ 3,552,626.26
Preliminaries & Labour	15.45%	%		\$ 548,880.76
Profit & Overheads	8.00%	%		\$ 328,120.56
Total Construction Cost (Excluding GST)				\$ 4,429,627.58



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Appendix C

FINISHES SCHEDULE

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SCHEDULE OF FINISHES

Client:	17 The Evans Trust
Project Description:	10 Units & 1 Commercial Suite with Ground Floor Parking
Project Address:	17 McDonald Place, Evans Head, NSW 2473
Date:	29th February, 2024

BASEMENT

Perimeter Walls:	Double Brick
Mechanical Ventilation	Included
Fire Sprinklers	Included

STRUCTURE

Generally	Concrete Framed Structure
Perimeter Walls	Face Brickwork / Cladding / Rendered Finish
Upper Levels	Concrete Slabs
Roof Type	Concrete Roof Structure
Roof Finish	N/A
Windows & Doors:	Powdercoated Aluminium Framed
Balcony Balustrades:	Powdercoated Aluminium Framed
Passenger Lift	Included

INTERNAL

Doors:	Hollow doors
Door Furniture:	Satin Chrome Lever
Wardrobes:	Sliding Mirror Wardrobe
Walls:	Plasterboard & Paint
Ceilings:	Plasterboard & Paint
Cornice:	Shadowline
Skirting/Architrave:	92mm MDF (Selected Profile)
Air Conditioning:	Ducted System
Blinds:	Roller Blinds
Intercom:	Included
Alarm:	Excluded

FLOOR FINISHES

Bedrooms:	Carpet
Living & Dining:	Timber Flooring
Kitchens:	Timber Flooring
Bathroom, Ensuite, Laundry:	Tiles
Balcony:	Tiles

KITCHEN

Joinery:	Polyurethane Finish Floor & Wall Cupboards
Cupboard Hardware:	Stainless steel handles or concealed
Benchtop:	20mm Caesarstone or similar
Splashback:	Vitrified Tile
Sink:	Double Bowl Drop In

APPLIANCES

Oven:	60cm Stainless steel oven with digital clock.
Cooktop:	60cm Stainless steel 4 burner incl wok.

Registered Quantity Surveyors Detailed Cost Report

Rangehood:	60cm Stainless steel slide out range.
Dishwasher:	60cm Stainless steel dishwasher.
Microwave:	Excluded
Dryer:	4kg Dryer
Hot Water System:	Gas Instantaneous fixed in recess box.

BATHROOM & ENSUITE

Vanity:	Polyurethane Cabinet with 20mm stone top.
Basin:	Semi Recessed Square
Mirror:	Full width of vanity hung on wall.
Shower Screen:	Semi Framed Shower Screen
Toilet Suite:	Vitreous china suite with dual flush.
Accessories:	All accessories to be chrome.
Floor Waste:	Brass with Polished Chrome Finish

LAUNDRY

Tub:	45 Litre tub and cabinet
Tapware:	Flick mixer with telescopic spout.
Splashback:	Vitrified Tile