ESTIFLOW

AUTOMATED QUANTITY SURVEYING

PRELIMINARY COST ESTIMATE

DA-STAGE QUANTITY SURVEYOR'S REPORT

Sample Duplex Project NSW

Sample Duplex Project NSW

Attached dual-occupancy duplex — 2 × 4-bedroom dwellings

TOTAL CONTRACT VALUE · INC GST

$1,520,945

Inclusive of 15% builder margin and 10% GST · a design-stage risk reserve is discussed at §7 as off-contract advisory

NET CONSTRUCTION	RATE PER M²	PRICED AREA	PROGRAMME
$1,202,328	**$4,308**	**279.1 m²**	**34 weeks**
ex GST · ex margin	Net ÷ 279.1 m² priced area · $5,450/m² inc GST	FSR-regulated GFA: 245 m²	Site establishment to handover

PREPARED FOR	Sample Builder
REFERENCE	EF-SAMPLE-001
REPORT DATE	28 April 2026
SITE	Sample lot - NSW LGA
ARCHITECT	Sample Architect
BASIX CERTIFICATE	Sample BASIX certificates

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This estimate is issued in seventeen sections plus cover. Sections 1 to 3 establish the commercial position and scope envelope. Sections 4 to 6 set the evidence base, site narrative, and compliance commitments. Sections 7 to 8 deliver the commercial opinion, rate positioning and trade breakdown. Sections 9 to 14 carry the provisional, RFI, value-engineering, risk, programme and assumption registers. Sections 15 to 17 close on subcontractor panels, methodology, source citations and the standard disclaimer every QS-issued report includes.

HEADLINE POSITION

02 · Executive Summary

NET CONSTRUCTION	RATE PER M²	MEASURED TOTAL	PROVISIONAL + ALLOWANCE
$1,202,328	**$4,308**	**$905,148**	**$297,180**
ex GST · ex margin	279.1 m² priced area · 2 dwelling(s)	Taken off drawings	Disclosed at §09 for confirmation

Commercial Stack

Net Construction (ex GST)	**$1,202,328**
Builder Margin (15%)	**$180,349**
Subtotal (ex GST)	**$1,382,677**
GST (10%)	**$138,268**
Total Contract Value (inc GST)	**$1,520,945**

WHAT IS IN THE NUMBER

03 · Scope of Estimate

The Total Contract Value of **$1,520,945** is an all-inclusive inc-GST figure covering the priced scope plus the commercial stack shown at §2. The two blocks below distinguish explicitly between items the client can treat as *priced* in this estimate and items the client must budget for *separately*. Read this page before any other page in the report.

Within this estimate

PRICED AT §02

- Full architectural shell to both dwellings — substructure, framing, masonry, render, lightweight cladding, low-pitch Colorbond roofing, glazing and external doors
- BASIX-compliant thermal envelope — R2.0 wall insulation, R4.0 ceiling insulation, sarking, and aluminium-framed windows per BASIX commitment text
- Two complete kitchens, two main bathrooms, two ensuites, two laundries — all with cabinetry, stone benchtops, tapware and tiling at the standard residential band
- Two ducted reverse-cycle air-conditioning systems with zone control and bathroom exhaust — sized per dwelling conditioned area
- Reticulated services to both dwellings — gas, water, electrical, NBN — including Sydney Water Section 73 application and Section 138 kerb-crossing application
- 60/60/60 fire-rated party wall (BCA D2.3) and Granitgard graded-stone termite barrier system to AS 3660.1
- Statutory contributions mid-band sum for NSW Council Section 7.11 ($45,000) and strata-or-Torrens subdivision certificate ($18,000)

Not in this estimate

CLIENT OR BUILDER TO BUDGET

- Section 4.55 modification — basement addition is not in the DA-approved scheme and is excluded from the base contract value pending customer confirmation; price exposure approximately $130,000 if instructed (refer Information Request 1)
- Goods and Services Tax beyond the 10% line shown in the commercial summary — quoted ex-GST throughout the bill of quantities
- Construction-cost escalation beyond the report date — no escalation allowance for programmes that commence later than September 2026
- Premium customer-supplied items — premium tapware, premium tiles, premium appliances, designer joinery hardware (carried at standard residential band only)
- Soft furnishings, blinds upgrades beyond the $5,000 per dwelling allowance, art, removalist and customer move-in costs
- Customer-side professional fees — finance, legal, valuation, conveyancing and any client-side project management
- Underpinning of neighbouring boundary structures, dilapidation report, and any party-wall agreement with adjoining owners

- Demolition of existing single-storey rendered brick dwelling, rear fibro garage, brick garage, metal shed, boundary walls and fencing
- Asbestos survey and licensed Class B asbestos removal premium for the pre-1990 fibro garage, plus air-monitoring during removal
- Bulk excavation, cut-to-level and spoil cartage to address the approximately 1.5 metre fall across the lot (approximately 50 cubic metres allowed)
- Charged-line on-site detention (OSD) tank and stormwater connection per NSW DCP §C12 (allowance basis)
- Standard preliminaries — site management, scaffolding, sediment control, builder clean, surveyor set-out, council and certifier fees, NSW Long Service Levy and HBCF home-warranty insurance premium

- Premium landscape design — irrigation, hardscape detail, structured planting plan and feature garden lighting (only allowance carried)
- Voluntary Planning Agreement, Special Infrastructure Contribution and any Affordable Housing levy — not applicable on a NSW Class 1a duplex but excluded for clarity
- Off-street parking levy or any contributions arising from the dwelling-count change implicit in the Section 4.55 concept (basement habitable rooms)
- Owner-builder permit, owner-occupier insurance, and any contract-administration or superintendence service
- Furniture, white goods beyond the appliance package, decorative lighting, and feature fireplaces

This estimate values the construction of two attached four-bedroom dwellings at
The estimate has been prepared at the DA-approval gate from the stamped architectural pack 2019/21/1; the recently-issued Section 4.55 basement concept is excluded from the base contract pending customer confirmation. Read this scope page in conjunction with the assumptions register at section 14 and the information requests at section 10.

Within the contract value: the full architectural shell, BASIX-compliant thermal envelope, two complete kitchens, two main bathrooms, two ensuites, two laundries, two ducted reverse-cycle air-conditioning systems, all reticulated services, demolition of the existing dwelling and outbuildings (including a licensed asbestos removal premium for the pre-1990 fibro garage), bulk excavation, charged-line on-site detention, the standard preliminaries pack and a mid-band sum for NSW Section 7.11 contributions. Statutory contributions, subdivision certificate and home-warranty insurance are inside the number.

Not in the contract value: the Section 4.55 basement modification (approximately $130,000 if instructed), customer-supplied premium PC items, customer-side professional fees, premium landscape design, neighbour-side dilapidation work, GST beyond the line shown in the commercial summary, and any contributions arising from a dwelling-count change implicit in the Section 4.55 concept.

The two-block tabulation above replaces the older "Exclusion of GST" / "Exclusion of Builder Margin" wording that some customers found ambiguous. Both items are explicitly priced inside the headline contract value shown on the cover page and at section 2; the distinction in the table is between scope priced inside this estimate and scope the client or builder will need to budget separately. Refer also to the assumptions register at section 14 for any customer-direction assumptions that underpin specific inclusions.

EVIDENCE REVIEW

04 · Documentation Coverage

The DA-stage source pack is what is normally available for a NSW Council dual-occupancy at this gate — full architectural pack, BASIX commitment text on the cover, and a stamped DA. Consultant engineering packs (structural, civil, hydraulic, electrical, mechanical, geotechnical and landscape) are not yet in the pack. This is product-reality at DA-stage and has been managed by carrying defensible provisional sums against each absent discipline (registered at section 9) and by issuing a structured request for information register (section 10). The estimate remains honestly issuable as a feasibility, finance and builder-budget instrument.

The Section 4.55 modification PDF (Issue B "Issue for CC 25-11-2025") shows a basement-level addition that is not in the DA-approved scheme. EstiFlow has read the concept package and explicitly excluded its scope from the base contract value — disclosed on the cover, in the inclusions/exclusions table at section 3, in the information request register at section 10 and in the value-engineering register at section 11. Customer confirmation is required before any scope-revision quote.

DOCUMENT / DISCIPLINE	STATUS	PRICING IMPLICATION	REFERENCE
Architectural drawings	FULL	Take-off basis for envelope, internal partitions, openings, accommodation	DA-stamped pack 2019/21/1 — 13 sheets (cover, site, sediment, demo, GF, FF, sections, elevations, roof plan, subdivision)
Section 4.55 modification	CONCEPT ONLY	Basement-level addition excluded from base estimate pending customer confirmation; carried as priced sensitivity	Concept Issue B 'Issue for CC 25-11-2025' — 4 sheets (basement plan, site plan, GF/FF refresh, elevations)
Survey / detail survey	ARCHITECT'S SITE PLAN ONLY	Bulk-excavation cut-to-level allowed for approximately 50 cubic metres to address approximately 1.5 metres of site fall; subject to surveyor confirmation	Selected RLs on architect's Site Plan SHEET.2
Geotechnical (AS 2870 soil report)	NOT PROVIDED	M-class footing assumed (typical for shale-clay belt); H1/H2 reactive class would lift substructure 5–15%	No report supplied
Structural (S-series engineer)	NOT PROVIDED	Slab, footings, lintels, tie-down and first-floor framing carried at typology-band rates with $8,000 engineer-uplift allowance	Architect's sections note 'TO ENG. DETAILS'; no S-series in pack
Civil / stormwater engineer	NOT PROVIDED	NSW charged-line on-site detention allowance carried at $25,000 mid-band; ±$10,000 sensitivity	Sediment Control Plan (architect's SHEET.4) only; no civil engineer's pack
Hydraulic / plumbing	ARCHITECT'S FIXTURE SYMBOLS ONLY	Fixture rough-in count taken from architectural plans + BCA defaults	Fixture symbols on Floor Plans SHEETS.6 & .7
Electrical engineer	NOT PROVIDED	Sub-circuit decomposition, intercom, EV-charge provision and external lighting carried via $20,000 services scope-uplift allowance	Smoke-detector legend on architect's plans only

DOCUMENT / DISCIPLINE	STATUS	PRICING IMPLICATION	REFERENCE
Mechanical / HVAC engineer	NOT PROVIDED	Ducted reverse-cycle priced per dwelling per customer preference, sized to BASIX-conditioned area	No mechanical engineer's pack
Landscape architect	ARCHITECT'S SITE-PLAN ZONES ONLY	Lawn turf measured ($1,950); broader landscape carried as $30,000 external-works provisional	Landscape zones only on architect's Site Plan SHEET.2
BASIX certificate / NatHERS / ABSA	BASIX COMMITMENT TEXT ONLY	Insulation, glazing, water-saving and HVAC rate-adjusted from cover commitments; ± $12,000 sensitivity pending full certificate PDFs	BASIX certificate references and noted on architectural cover; original PDFs not supplied
Interior designer / PC schedule	NOT PROVIDED	Kitchens, appliances, stone, tapware and finishes priced at standard residential band; premium-tier brands would lift fitout materially	No Colours & Finishes guide, no joinery elevations, no PC schedule
DA Notice of Determination 2019/21/1	STAMPED CONSENT ONLY	Section 7.11 contributions, Sydney Water Section 73, kerb-crossing schedule and any subsequent modification approvals carried as bounded provisional sums	DA stamp on architect's drawings; full Notice and conditions schedule not supplied

SCHEME & SITE CONTEXT

05 · Project Narrative

ARCHITECT
Sample Architect
Sample Architect
Stamped DA pack 2019/21/1; concept-issue Section 4.55

COUNCIL
NSW Council
DA Consent 2019/21/1, dated 27 March 2019

SUBDIVISION PATHWAY
Strata or Torrens
Pathway TBC by customer; cost band valued the same

BASIX CERTIFICATES
and
Cover-summary commitments — full PDFs not in pack

SITE ADDRESS	Sample Duplex Project NSW	LOT AND PLAN	
COUNCIL	NSW Council	DA CONSENT	2019/21/1 — stamped 27 March 2019
SITE AREA	496.4 m²	PROJECT TYPE	Attached dual-occupancy duplex (2 dwellings)
STOREYS	2	DWELLINGS	2
PRICED AREA	279.1 m²	FSR-REGULATED GFA	245 m²

ARCHITECT	Sample Architect	BUILDING FORM	Class 1a brick-veneer over slab-on-ground; pitched 4° Colorbond roof; 60/60/60 fire-rated party wall

Site context

The site is a 496.43 m² regular-shaped allotment fronting in in the The existing improvements — a single-storey rendered-brick dwelling with tiled roof, a brick garage, a fibro detached garage and a metal shed — are all in the demolition scope. The lot has approximately 1.5 m of fall front-to-rear; the architect's site plan shows selected reduced levels but no detailed surveyor's contour plan. The site sits in the Sydney shale-clay belt; an M-class footing per AS 2870 has been assumed pending a geotechnical investigation. NSW Local Environmental Plan 2021 Cl 4.1B nominally requires a 550 m² minimum lot area for dual-occupancy; the DA consent (2019/21/1) overrides this for the approved scheme but a Section 10.7 Planning Certificate confirmation is recommended before legal completion.

Scheme and accommodation

The DA-approved scheme is a 2-storey attached duplex — Unit 1 (123 m² regulatory GFA) and Unit 2 (122 m²), both 4-bedroom configurations with single garage at ground level, family/dining/kitchen on the ground floor and four bedrooms with main bath, ensuite to master and dedicated bath room on the first floor. The party wall is fire-rated 60/60/60 to BCA D2.3. The roof is a low-pitch (4°) Colorbond sheet-metal system. Each dwelling has a north-facing balcony off the master and a rear-facing balcony off bedroom 4 at first-floor level.

The Section 4.55 modification (concept Issue B "Issue for CC 25-11-2025") proposes a basement-level addition under both dwellings adding habitable rooms and a workshop/storage area. This is not in the DA-approved scheme and is excluded from the base contract value pending customer confirmation. Including the basement would add approximately $130,000 of substructure, tanking and mechanical-ventilation cost and would require a parking-and-density compliance check.

Subdivision pathway

The duplex sits on a single parent lot which is intended to be subdivided concurrent with construction — Lot 1 at approximately 249.6 m² and Lot 2 at approximately 246.83 m² per the architect's Subdivision Plan SHEET.13. Either a Torrens or strata pathway is acceptable for this configuration; both have been valued at the same band ($18,000) and the customer's pathway choice does not move the contract value materially. Strata typically ties to a community-title structure with shared common services where appropriate.

Consultant and authority engagements anticipated

Construction-stage engagement of a structural engineer for a stamped S-series set, a civil engineer for the stormwater scheme and on-site detention, a hydraulic engineer for fixture connection detail, an electrical engineer for the sub-circuit and intercom drawings, a mechanical engineer for the ducted air-conditioning sizing, and a geotechnical engineer for an AS 2870 soil-classification certificate is anticipated. Authority engagement with NSW Council Council (DA, CC, Section 138 Roads Act, Section 7.11 LICP), Sydney Water (Section 73 application via Developer Direct), the certifier and the licensed builder will be required in the normal course of the works.

THERMAL ENVELOPE & STATUTORY COMMITMENTS

06 · BASIX, NatHERS & Compliance Posture

- **BASIX certificates** ·
- **BASIX commitments** R2.0 walls · R4.0 ceilings · 1,500 L RWT/dwelling · 3-star gas instantaneous HWS

- **NCC class** Class 1a residential
- **Party wall** 60/60/60 FRR (BCA D2.3)
- **Termite barrier** Granitgard graded-stone (AS 3660.1)
- **FSR / GFA** FSR-regulated GFA 245 m²
- **DA consent** 2019/21/1 (27 Mar 2019)
- **DA Notice schedule** Conditions schedule outstanding

Pending / 6 stars · NatHERS / ABSA report not in source pack

BASIX commitment package compliant per cover; full thermal-rating PDF outstanding

The architectural cover sheet references BASIX certificates (Unit 1) and (Unit 2). The full certificate PDFs and the underlying NatHERS / ABSA assessment report are not in the source pack — only the cover-summary commitment text is captured. Insulation, glazing, water-saving and hot-water lines have been rate-adjusted to the cover commitment band; full reconciliation to the certificate PDFs and the NatHERS thermal performance score is deferred to construction certificate stage when the certificates and report are issued.

Commitments captured from the architectural cover summary, priced in the bill of quantities and reflected in the rate position above:

- Wall insulation R2.0 to all external walls and the fire-rated party wall.
- Ceiling insulation R4.0 across the conditioned envelope; sarking under the Colorbond roof to AS 4200.
- One 1,500 L rainwater tank per dwelling — connected to a toilet, a tap and the laundry per BASIX.
- Gas-instantaneous 3-star hot-water system per dwelling.
- Aluminium-framed windows per BASIX cover (single clear acceptable; double-glazed offered as a value-engineering option at section 11).
- Two ducted reverse-cycle air-conditioning systems per dwelling, sized to the conditioned floor area.
- Two consumer-mains connections, two main switchboards, two NBN enclosures and two TV antennas.

An estimated ±$12,000 sensitivity sits across the envelope until the original BASIX certificate PDFs and the NatHERS / ABSA report are issued (information request 6).

POSITIONING & FOCUS

07 · QS Commercial Opinion

Headline position. Net construction at $1,202,328, or $4,308 per priced m² ($4,907 per regulatory m²), or $601,164 per dwelling. The rate sits in the upper-mid of the standard residential band for a Sydney metropolitan Class 1a duplex (industry-standard band $3,800–$5,000 per priced m²). The position is defensible: the project carries a full statutory stack (Section 7.11 mid-band, Section 73, Section 138, strata subdivision), a fire-rated party-wall assembly, a BASIX-compliant thermal envelope, two complete kitchens at the standard residential band, demolition of an existing dwelling and outbuildings with a licensed asbestos removal premium, and bulk excavation to address site fall.

Per-dwelling cross-check. The $601,164 per dwelling sits in the middle of the Sydney 2026 4-bedroom Class 1a standard duplex band ($500,000–$700,000 per dwelling). On the per-dwelling basis the position remains in the standard residential range; a premium-tier finishes selection (high-end appliances, premium tapware, imported stone) would lift the per-dwelling figure into the $640,000–$700,000 zone without changing the architectural scope.

Programme sensitivity. The 34-week programme sits at the low end of the 32 / 40 / 52-week band for a duplex of this size on standard residential ground. We have priced the programme at 34 weeks because the scheme is buildable in that duration with a coordinated trade panel and timely PC selection, but the position is genuinely tight. A 6-week extension to the typical 40-week duration would lift the preliminaries by approximately $24,600 (portable toilet hire, temporary power, site supervision and waste handling) and is a defensible commercial choice if the customer wants benchmark-typical insurance against weather and selection delay. We offer the 40-week option as a sensitivity below.

Programme sensitivity at +6 weeks (40-week typical-band): approximately +$24,600 to net construction, lifting net to approximately $1,226,928, contract value (incl. 15% margin and 10% GST) to approximately $1,552,063, and per-priced-m² to approximately $4,396.

Commercial focus items for the customer.

- Confirm the Section 4.55 basement scope before issuing the construction certificate. Including the basement adds approximately $130,000 of substructure, tanking and mechanical-ventilation cost.
- Retrieve the full DA Notice of Determination 2019/21/1. The current Section 7.11 mid-band sum is at $45,000 mid-band; actual contribution could land anywhere in the $20,000–$70,000 envelope.
- Issue the Colours and Finishes guide and Prime Cost selection schedule before lockup. Standard-band fitout pricing is the single largest variability driver — a premium finishes selection can shift the fitout stack $20,000–$40,000 across the duplex.
- Commission the structural and civil engineers in the first eight weeks to remove approximately $25,000 of provisional swing.

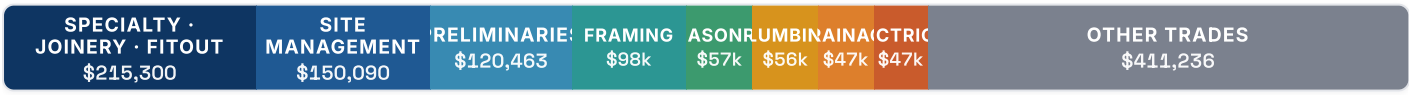
DESIGN-STAGE RISK RESERVE (ADVISORY, OFF-CONTRACT)

A 5% design-stage risk reserve (approximately $76,000 against the $1,520,945 contract envelope) is recommended for the customer to administer off-contract through to construction certificate stage. The reserve is sized against the major bounded provisional swing on Section 7.11 contributions (±$25,000), the structural and civil engineering uplifts (±$25,000 combined), the BASIX / NatHERS reconciliation (±$12,000), and the Colours & Finishes guide reconciliation (±$25,000). It is not embedded in the contract value, is not paid to the builder, and is fully refundable to the customer if not drawn. Once the construction certificate is issued and the engineering packs are received, the reserve typically reduces to approximately 2.5% (approximately $38,000) for the construction stage.

TRADE BREAKDOWN

08 · Build Complexity & Trade Breakdown

Trade Totals by Value



Top eight trades shown to scale; remaining trades grouped under "Other trades". Narrow segments use compact thousands labels.

Specialty / Joinery / Fitout 17.9% · Site Management 12.5% · Preliminaries 10.0% · Framing & Roof Carpentry 8.2% · Masonry & Brickwork 4.7% · Plumbing & Hydraulics 4.7% · Drainage & Stormwater 3.9% · Electrical 3.9%

TRADE	MEASURED	PROVISIONAL	TOTAL	ITEMS
Specialty / Joinery / Fitout	$81,300	$134,000	$215,300	11
Site Management	$150,090	$0	$150,090	5
Preliminaries	$40,283	$80,180	$120,463	16

TRADE	MEASURED	PROVISIONAL	TOTAL	ITEMS
Framing & Roof Carpentry	$90,400	$8,000	$98,400	7
Masonry & Brickwork	$56,710	$0	$56,710	7
Plumbing & Hydraulics	$56,040	$0	$56,040	14
Drainage & Stormwater	$22,365	$25,000	$47,365	5
Electrical	$26,725	$20,000	$46,725	12
Doors & Door Hardware	$45,740	$0	$45,740	7
Glazing & Windows	$45,240	$0	$45,240	10
Mechanical Services / HVAC	$41,200	$0	$41,200	3
Internal Linings & Plaster	$38,598	$0	$38,598	3
Slab & Substructure	$32,563	$0	$32,563	5
External Works & Landscape	$1,950	$30,000	$31,950	2
Demolition & Asbestos	$29,813	$0	$29,813	8
Render to Masonry	$21,450	$0	$21,450	2
Roofing & Sheet Metal	$19,002	$0	$19,002	5
Painting	$18,855	$0	$18,855	4
Paving & Driveway	$17,400	$0	$17,400	2
Site Fencing	$16,000	$0	$16,000	1
Insulation	$12,690	$0	$12,690	3
Floor Finishes (timber/carpet)	$11,670	$0	$11,670	2
Waterproofing	$8,750	$0	$8,750	3
Termite Management	$8,000	$0	$8,000	1
Wet-area Tiling	$7,045	$0	$7,045	2
Excavation & Cut-to-level	$5,270	$0	$5,270	2
Total — Net Construction	**$905,148**	**$297,180**	**$1,202,328**	142

Cost drivers and trade analysis

Five trades carry approximately 53% of the net construction value:

- **Specialty / joinery / fitout** at $215,300 (17.9%). Two complete kitchens at the standard residential band, two stone benchtop sets, two appliance packages, two laundry fitouts, two staircases, two garage doors, a built-in wardrobe per bedroom, and the window-coverings allowance. The provisional weight here is high pending the Colours and Finishes guide.

- **Site management** at $150,090 (12.5%). Programme-driven site management and supervision, scaffolding hire, sediment-control management and authority co-ordination over the 34-week programme. The figure is sensitive to programme extension.
- **Preliminaries** at $124,463 (10.4%). Council and certifier fees, NSW Section 7.11 contributions mid-band sum ($45,000), Section 73 Sydney Water, Section 138 kerb crossing, strata subdivision certificate, NSW Long Service Levy, HBCF home-warranty insurance, surveyor set-out, builder clean and standard residential preliminaries.
- **Framing and roof carpentry** at $98,400 (8.2%). Wall plates, studs, noggins, lintels, roof trusses, eaves and fascia for the full duplex shell, plus the structural-engineer uplift allowance.
- **Masonry and brickwork** at $56,710 (4.7%). External brick veneer, garage party walls, fire-rated party-wall masonry assembly, and damp-proof courses.

Substructure and frame

Substructure is sized for a 245 m² regulatory / 279 m² priced GFA duplex on M-class soil. Two slab-on-ground pours have been priced separately for Unit 1 (73.47 m² including 16.47 m² garage) and Unit 2 (70.6 m² including 17.6 m² garage) per the architect's calculation table on SHEET A3.8. Bulk excavation is allowed for approximately 50 cubic metres to address the approximately 1.5 metres of site fall. The structural-engineer uplift allowance ($8,000) covers stamped slab thickness, footing reinforcement, lintel sizes, tie-down detailing and first-floor framing certification — pending the engineer's S-series drawings.

The framing trade carries wall framing, first-floor floor framing, roof trusses (low-pitch 4° Colorbond profile), eaves and fascia. The framing system is conventional residential timber-stud per architect's section notes "TO ENG. DETAILS"; the engineer's stamped detail is required to confirm tie-down and lateral-bracing strategy.

Envelope and weatherline

The external envelope is a brick-veneer / render / lightweight-cladding hybrid. External brickwork carries the principal load for street and side elevations; render-and-paint over masonry is priced for the upper-floor zones; lightweight cladding zones (approximately 65 m²) are priced as a separate sub-trade and are offered as a value-engineering candidate at section 11. The roof is a low-pitch 4° Colorbond profile with sarking, gutters and downpipes; rainwater tanks (1,500 L per dwelling per BASIX) are integrated to the downpipes.

Glazing is aluminium-framed per BASIX commitment, with 33 windows and external sliding doors across the duplex. Window pricing is at the standard residential band; the value-engineering register at section 11 carries a double-glazed upgrade option ($8,000 if elected).

Internal finishes

Internal linings are 13 mm plasterboard to walls and ceilings with cornice; wet-area ceilings are moisture-resistant grade. Wet-area waterproofing is to AS 3740 with two-coat membrane to ensuites, baths, laundries and the kitchen splashback wall. Floor finishes are laminate or engineered timber to living areas, carpet to bedrooms, and ceramic tile to wet areas — all priced at the standard residential band pending the Colours and Finishes guide. Painting is two coats of low-VOC water-based paint to walls and ceilings, with enamel to door and window architraves and skirtings.

DISCLOSED ALLOWANCES

09 · Provisional Register

Every line item in the BOQ is classified into one of three measurement classes: MEASURED — quantity taken off a drawing and priced at a market unit rate; PROVISIONAL — scope defined but quantity or rate uncertain, disclosed as a priced provisional sum; and ALLOWANCE — fee or item driven by an external schedule or authority, priced as a disclosed QS allowance. The register below lists every non-measured line in this BOQ together with the action required to convert it to a measured position.

PROVISIONAL + ALLOWANCE

$297,180

already inside $1,202,328 net

TRADE	DESCRIPTION	AMOUNT	CLASS	WHY PROVISIONAL
Specialty / Fitout	Kitchen joinery and fitout — both dwellings (cabinetry, vanities, robes, splashbacks) *Resolution path: Customer to issue Colours & Finishes guide and joinery 1:50 elevations*	$70,000	PROVISIONAL SUM	Kitchen design, joinery elevations and PC schedule not provided
Statutory	NSW Council Section 7.11 Local Infrastructure Contribution — CPI-indexed quarterly rate, dual-occupancy creation event *Resolution path: Customer to retrieve full Notice fro NSW Council quarterly CPI rate confirmed*	$45,000	PROVISIONAL SUM	DA Notice of Determination 2019/21/1 conditions schedule not in source pack
External Works	External works allowance per dwelling — landscape soft-and-hard scape beyond measured turf, paths and minor retaining *Resolution path: Customer to commission landscape design, OR confirm internal builder scope*	$30,000	PROVISIONAL SUM	Landscape architect drawings absent; only architect's zone-shading on site plan
Drainage / Civil	Charged-line on-site detention (OSD) tank and council-approved stormwater connection per NSW DCP §C12 *Resolution path: Civil engineer to issue stamped stormwater scheme and OSD volume sized t NSW CP*	$25,000	PROVISIONAL SUM	No civil/stormwater drawings supplied; NSW Council NSW Council typically requires charged-line OSD on dual-occupancy
Specialty / Fitout	Appliance package — cooktop, oven, dishwasher and rangehood per dwelling *Resolution path: Customer to confirm appliance schedule and brand tier*	$24,000	PROVISIONAL SUM	Appliance brand and specification not selected
Specialty / Fitout	Stone benchtops and feature stone — kitchen and ensuite per dwelling *Resolution path: Customer to confirm stone selection at PC selection meeting*	$20,000	PROVISIONAL SUM	Stone selection (engineered vs natural, brand, slab thickness) not specified
Electrical	Electrical services scope-uplift — sub-circuit decomposition, intercom, EV-charge provision, external lighting per dwelling *Resolution path: Electrical engineer to issue sub-circuit drawings, OR PC schedule with EV-charge and intercom locations*	$20,000	PROVISIONAL SUM	No electrical engineer drawings; sub-circuit count, intercom location and EV-charge position unmeasurable

TRADE	DESCRIPTION	AMOUNT	CLASS	WHY PROVISIONAL
Statutory	Strata or Torrens subdivision certificate — surveyor and plan registration for the duplex *Resolution path: Customer to confirm subdivision pathway*	$18,000	PROVISIONAL SUM	Subdivision pathway (strata vs Torrens) not yet confirmed
Specialty / Fitout	Window-coverings allowance per dwelling — blinds and curtains to all habitable rooms *Resolution path: Customer to confirm window-covering selection*	$10,000	PROVISIONAL SUM	Window-covering type and brand not selected
Specialty / Fitout	Laundry fitout per dwelling — tub, taps and cabinetry *Resolution path: Customer to confirm laundry joinery specification*	$10,000	PROVISIONAL SUM	Laundry layout and joinery not detailed in pack
Framing	Structural engineer's uplift — steel lintel schedule, footing reinforcement, tie-down detailing and first-floor framing certification *Resolution path: Structural engineer to issue stamped S-series drawings*	$8,000	PROVISIONAL SUM	Structural engineer's drawings (S-series) absent; architect's sections only note 'TO ENG. DETAILS'
Statutory	NSW Council Section 138 Roads Act — kerb-crossing application, bond and footpath crossover *Resolution path: Direct enquiry with NSW Council oads Authority*	$3,000	PROVISIONAL SUM	NSW Council current kerb-crossing fee schedule not in pack
Statutory	Sydney Water Section 73 Compliance Certificate — Developer Direct application and Notice of Requirements infrastructure component *Resolution path: Sydney Water Section 73 application via Developer Direct portal*	$2,500	PROVISIONAL SUM	Sydney Water actual fees only finalise on application
Preliminaries / Insurance	NSW Home Building Compensation Fund (HBCF) home-warranty insurance premium — 1.0% of contract value (statutory minimum on residential work over $20,000) *Resolution path: Premium settles on icare HBCF schedule at policy issue date*	$11,680	QS ALLOWANCE	Premium recalculates with final contract value at policy issue

The 13 provisional sums and one allowance line above total $297,180 — approximately 24.7% of net construction. This share is at the upper end of typical for a DA-stage estimate but is consistent with the consultant-pack gaps catalogued at section 4 and the customer-direction assumptions catalogued at section 14. Each provisional sum is bounded with a defensible commercial range and a clear resolution path. The $11,680 HBCF home-warranty insurance allowance is included for completeness — it is statutorily required on residential work over $20,000 and recalculates against final contract value at policy issue.

The largest single provisional is the kitchen joinery and fitout allowance at $70,000 across both dwellings ($35,000 per dwelling). This sits at the standard residential band for a 4-bedroom Class 1a kitchen with cabinetry, vanities and robes; once the Colours and Finishes guide and joinery elevations are issued the line will firm up and may move ±$10,000–$15,000 per dwelling depending on selection tier. The Section 7.11 contribution mid-band sum ($45,000) is the second-largest provisional and the most directionally uncertain — the actual rate is CPI-indexed quarterly and is set out in the DA Notice of Determination conditions schedule that the customer needs to retrieve.

INFORMATION GAPS

10 · RFI Register

RFI	PRIORITY	QUESTION	EXPOSURE
IR-01	HIGH	**Section 4.55 basement scope.** Confirm whether the Section 4.55 basement modification is in current build scope. The DA-approved scheme has no basement and the concept package is unstamped. Cost exposure if instructed: substructure, tanking and mechanical ventilation totalling approximately $130,000.	$130,000
IR-02	HIGH	**DA consent currency check.** Confirm DA consent 2019/21/1 (stamped 27 March 2019) remains live as at the construction-certificate stage. EP&A Act §4.53 sets a 5-year lapse limit unless physically commenced; verification with NSW Council NSW Council is recommended before sending the project to tender.	Programme + re-stamp risk
IR-03	HIGH	**DA Notice of Determination — full conditions schedule.** Issue the full Notice of Determination 2019/21/1 including the numbered conditions schedule, Section 7.11 contribution rate (CPI-indexed quarterly), Sydney Water Notice of Requirements and any subsequent Section 4.55 modification approval. This will firm up approximately $40,000–$70,000 of statutory swing.	$70,000
IR-04	HIGH	**Civil engineer's stormwater scheme.** Issue civil/stormwater engineer's package including the on-site detention (OSD) volume sized to NSW DCP §C12, charged-line connection detail and any required pump arrangement.	$10,000
IR-05	HIGH	**Structural engineer's S-series and footing schedule.** Issue structural engineer's S-series drawings — slab thickness and reinforcement, footing depth and pier schedule, lintel sizes, tie-down detailing and first-floor framing system.	$15,000
IR-06	MEDIUM	**BASIX certificate PDFs and NatHERS / ABSA report.** Supply the original BASIX certificates and as PDF, plus the NatHERS / ABSA assessment report referenced on every drawing. Required to confirm envelope U-values, glazing SHGC, water and energy scores.	$12,000
IR-07	MEDIUM	**Colours & Finishes guide and PC schedule.** Issue the Colours & Finishes guide, joinery elevations at 1:50, and a Prime Cost selection schedule covering kitchen, appliances, stone, tapware, tiles and timber-floor selections. Standard-band pricing applied; premium-tier brands would lift the fitout stack materially.	$25,000
IR-08	MEDIUM	**Geotechnical / AS 2870 soil classification.** Commission an AS 2870 geotechnical investigation. M-class soil per AS 2870 has been assumed (typical for shale-clay belt); H1/H2 reactive class would lift substructure by 5–15%.	$12,000

RFI	PRIORITY	QUESTION	EXPOSURE
IR-09	MEDIUM	**60/60/60 fire-rated party-wall assembly specification.** Architect/engineer to specify the fire-rated party-wall assembly (masonry double-skin vs framed FRR system). The two systems differ approximately $50/m² in cost and have different acoustic Rw outcomes per BCA F5.4.	$3,000
IR-10	MEDIUM	**First-floor balcony sliding-door schedule.** Confirm whether each first-floor balcony has its own dedicated sliding-door access. Current take-off shows two patio sliding doors and two first-floor balcony sliding doors; if each of the four first-floor balconies has an independent access door the count rises to six, adding approximately $9,000.	$9,000
IR-11	LOW	**Parent-lot area confirmation.** Site area 496.43 m² is below the NSW LEP 2021 Cl 4.1B nominal 550 m² minimum for dual-occupancy. The DA consent overrides this for the 2019/21/1 application but a Section 10.7 Planning Certificate confirmation is recommended before legal completion.	Compliance only
IR-12	LOW	**Site/soil customer assumption.** Site condition customer-selected assumption is 'standard residential ground'. Documents will override this assumption where a geotechnical or surveyor's report is later issued.	Nil — disclosure only

The information request register above lists every load-bearing information gap that should be closed before the project moves from this estimate to a tender or a builder's lump-sum. Five items are tagged HIGH priority — these are the items that materially change the contract value or that have a programme-stop implication if not resolved. The dominant high-priority request is confirmation of the Section 4.55 basement scope (information request 1) which sits at approximately $130,000 of cost exposure if instructed.

Information requests 4 and 5 (civil engineer's stormwater scheme; structural engineer's S-series) should be commissioned in the first eight weeks of construction certificate work. The combined provisional swing once these packs are issued is approximately $25,000. Information requests 6 and 7 (BASIX certificate PDFs; Colours and Finishes guide) should be returned before lockup so the fitout stack and the BASIX rate-adjustments can be finalised. Information request 2 (DA consent currency check) is administrative but should be done before the project is sent to tender — re-stamp risk under EP&A Act §4.53 has cost and programme implications.

SAVINGS REGISTER

11 · Value Engineering Opportunities

Defer Section 4.55 basement to a stand-alone scope decision — $130,000

Excluding the basement modification (current report position) avoids approximately $130,000 of substructure, tanking and mechanical-ventilation works. If the basement is later added it can be sequenced after the duplex shell is built, deferring the substructure capex by 12+ months and avoiding sequencing complexity during the main build.

Indicative saving: approximately $130,000

Trade-off: Customer decision; minor re-pricing if basement re-included later

Reverse-cycle split systems instead of ducted per dwelling — $13,000

Two split systems per dwelling (a 7 kW + a 5 kW unit) at approximately $5,500 each would save approximately $13,000 across the duplex. The trade-off is loss of zone control and whole-home conditioning balance.

Indicative saving: approximately $13,000

Trade-off: Comfort trade-off; BASIX commitment retained on either approach

Aluminium single-glazed instead of upgrade to double-glazed — $8,000

BASIX cover lists 'aluminium single clear' as compliant. Holding to single-glazed instead of upgrading 33 windows to double-glazed saves approximately $8,000 but loses the BASIX margin on thermal comfort and increases acoustic transmission to street-facing rooms.

Indicative saving: approximately $8,000

Trade-off: Comfort and resale-value trade-off

Render the lightweight cladding zones instead of installing FC sheet — $3,500

Replacing the approximately 65 m² of lightweight cladding with full render-and-paint over masonry brings the facade to a single trade and reduces the cladding sub-trade panel. Indicative saving approximately $3,500 net of co-ordination cost.

Indicative saving: approximately $3,500

Trade-off: Architectural-character trade-off; visual loss of cladding accent zones

Single-skin framed party wall (60/60/60) instead of double-skin masonry — $3,500

If the engineer accepts a 60/60/60 framed system for the party wall (e.g. MgO sheet on metal stud with insulated cavity), the masonry sub-trade reduces by approximately 30 m² of common brick supply and install (approximately $3,500). Acoustic Rw rating must be cross-checked with BCA F5.4 — framed party walls typically achieve lower Rw than double-skin masonry.

Indicative saving: approximately $3,500

Trade-off: Acoustic performance check required; engineer sign-off

Hold standard-band sundries and adjust at PC selection only — $3,000

Sundries (letterbox, clothesline, driveway colour finish) priced at standard residential band. If the customer flags a finishes-tier upgrade later, locking in standard now and adjusting only at PC selection avoids a $3,000–$5,000 premium-tier swing across these items.

Indicative saving: approximately $3,000

Trade-off: No quality risk; cosmetic-only impact

The six value-engineering opportunities above are commercial trade-offs the customer can elect to take to reduce the contract value. Indicative aggregate saving is approximately $161,000 if all six were elected, but each carries a quality, comfort or compliance trade-off and the customer is best placed to weigh them against project priorities. The single largest saving (deferring the Section 4.55 basement) is also the single most material scope decision in this report — refer information request 1.

The reverse-cycle split alternative ($13,000 saving) and the double-glazed downgrade ($8,000 saving) are the most sensitive to customer comfort preference. The framed party-wall alternative ($3,500 saving) and the render-over-cladding alternative ($3,500 saving) are the most sensitive to architectural-character preference and engineer sign-off. The standard-band sundries lock-in ($3,000 saving) is the least invasive option and the easiest to reverse at PC selection.

EXPOSURE REVIEW

12 · Risk Commentary

SITE & GROUND RISK

Small 496.43 m² site with no boundary access on the north or east. Existing dwelling, brick garage, fibro garage and metal shed all to be demolished before construction can start. Pre-1990 fibro presents a high asbestos-containing-material probability; a Class B licensed removal premium has been priced and air-monitoring is allowed. Site fall of approximately 1.5 m requires bulk-excavation cut-to-level (50 m³ allowed). Geotechnical class assumed as M per AS 2870; reactive H1/H2 ground would lift substructure 5–15%.

REGULATORY & STATUTORY RISK

NSW Council Council Section 7.11 contribution rate is CPI-indexed quarterly and is not in the source pack — actual contribution could land anywhere in the $20,000–$70,000 envelope around the $45,000 mid-band sum. The DA consent is dated March 2019 and may be at lapse risk under EP&A Act §4.53 unless physically commenced. Section 4.55 basement concept is unstamped and excluded from the base contract. The Notice of Determination 2019/21/1 conditions schedule should be re-issued before construction certificate.

MARKET & ESCALATION RISK

Pricing is calibrated to Sydney metropolitan residential market conditions as at April 2026. Fixed contract horizon is taken at six months from issue; programmes that commence later than September 2026 should re-test the rate calibration. Standard-band fitout pricing is sensitive to client selections — premium tapware, premium appliance brands and stone slab upgrades can add $20,000–$40,000 across the duplex without changing scope.

SUPPLY, PROGRAMME & SUBCONTRACTOR RISK

34-week programme is at the low end of the 32 / 40 / 52 weeks NSW residential benchmark band — buildable but tight, with no rain-day buffer and assumes all PC selections are made before lockup. The dominant programme risk is timely delivery of the Colours & Finishes guide. Long-lead items: ducted air-conditioning equipment, garage doors and aluminium windows should be ordered no later than the start of framing. A six-week extension to the typical 40-week programme would lift the preliminaries by approximately $24,600 and is offered as a sensitivity in the commercial opinion.

None of the four risk categories above is a stop-condition in their own right; each is bounded with a defensible commercial range and a clear resolution path. The aggregated risk position is consistent with a NSW Council DA-stage dual-occupancy on a small site with a partial consultant pack. The 5% design-stage risk reserve recommended in the QS Commercial Opinion at section 7 is sized against this aggregated position and held off-contract for the customer to administer.

DELIVERY SCHEDULE

13 · Programme & Payment

Construction Programme

34-WEEK DELIVERY SCHEDULE

Site establishment to handover

The 34-week programme sits at the low end of the 32 / 40 / 52-week NSW residential benchmark band for a 245 m² regulatory / 279 m² priced GFA Class 1a duplex on standard residential ground. The programme is buildable in 34 weeks but tight, and assumes coordinated trades, timely PC selection (no waiting on the Colours and Finishes guide), no rain-day buffer and no surprises in services or finishes. The dominant programme risk is timely delivery of the Colours and Finishes guide.

If the customer wants benchmark-typical insurance against weather and selection delay, a 6-week extension to the typical 40-week duration adds approximately $24,600 to preliminaries (portable toilet hire, temporary power, site supervision, waste handling). This sensitivity is offered in the QS Commercial Opinion at section 7 as an alternative.

Authority milestones to coordinate with the construction programme: Section 73 Sydney Water Compliance Certificate application as early as possible (target W04); Section 138 Roads Act kerb-crossing application before external works (target W26); Section 4.55 customer-confirmation milestone if elected (must close before W04 to avoid re-sequencing); strata or Torrens subdivision certificate registration after practical completion (W36 typical band).

Milestones

- **Site establishment and demolition complete** · W04 — Existing dwelling and outbuildings removed; site secured; sediment control installed
- **Slab inspection signed-off** · W07 — Substructure complete; first progress payment trigger
- **Frame inspection signed-off** · W14 — Wall and roof framing erected and braced; second progress payment trigger
- **Lockup inspection signed-off** · W22 — Roof, external walls, windows and external doors weather-tight; third progress payment trigger
- **Fixing inspection signed-off** · W29 — Internal linings, cabinetry and fixtures complete; fourth progress payment trigger
- **Practical completion / handover** · W34 — BCA occupation certificate; subdivision certificate to follow; fifth and final progress payment

Long-lead Items

ITEM	LEAD TIME (WEEKS)	ORDER BY
Aluminium-framed windows and external sliding doors per BASIX glazing schedule	8	End of W07 (framing start)
Two ducted reverse-cycle air-conditioning systems with controllers and registers	6	Start of services rough-in (W15)
Two garage doors with motorised openers	5	Start of fitout (W21)
Stone benchtop slabs once kitchen joinery is templated	4	End of W23 (joinery template)
Charged-line on-site detention tank and pumps (subject to civil engineer's design)	8	Start of substructure (W04)

Bank / Client Draw Schedule

BASE	FRAME	LOCKUP	FITOUT	COMPLETION
15%	25%	25%	25%	10%
$180,349	$300,582	$300,582	$300,582	$120,233

STAGE	TRIGGER	WEEK	% OF NET	AMOUNT (EX GST)
Base	Slab signed-off	W07	15%	$180,349
Frame	Frame inspection signed-off	W14	25%	$300,582
Lockup	Lockup inspection signed-off	W22	25%	$300,582
Fitout	Fixing inspection signed-off	W29	25%	$300,582
Completion	Practical completion / handover	W34	10%	$120,233

BASIS OF ESTIMATE

14 · Assumptions & Qualifications

A.01 Estimate basis is DA-stage documentation only.

The estimate is based on the stamped DA pack 2019/21/1, the Section 4.55 concept (excluded from base) and BASIX commitment text on the architect's cover. Construction-issue drawings, a stamped structural set, civil engineer's pack, hydraulic/electrical/mechanical engineer drawings and a PC schedule are not yet in the source pack and will refine the estimate when issued.

A.02 Site condition assumed as standard residential ground (M-class soil per AS 2870).

No geotechnical investigation has been supplied. M-class footing has been assumed for the shale-clay belt. If the actual classification is H1 or H2 reactive, substructure cost rises by 5–15%. Subject to geotechnical certification.

A.03 Bulk excavation allowed for approximately 50 cubic metres to address an approximately 1.5 metre site fall.

Cut-to-level approach assumed for the duplex slab platform. Spoil cartage included. Rock excavation is excluded; any rock encountered during excavation will be priced as a variation against the prevailing market rate.

A.04 Standard residential finish band assumed for fitout.

Kitchen at $35,000 per dwelling, appliance package at $12,000 per dwelling, stone benchtops at $10,000 per dwelling, laminate/engineered timber to living areas, carpet to bedrooms, standard ceramic tiling to wet areas. Premium-tier brands or imported finishes would lift the fitout stack materially — refer Information Request 7.

A.05 Mechanical services priced as ducted reverse-cycle per dwelling per customer preference.

Sized to the conditioned floor area per BASIX commitment. If the customer prefers split-system or hydronic heating the line moves down or up accordingly. No mechanical engineer drawings supplied — sizing and zone control sit on standard residential conventions.

A.06 BASIX commitments taken from architect's cover summary.

Insulation R2.0 walls and R4.0 ceilings, sarking, 1,500 L rainwater tank per dwelling, gas-instantaneous 3-star hot-water systems, aluminium window frames per BASIX certificates and Original certificate PDFs and NatHERS/ABSA report not supplied; full reconciliation deferred to construction certificate stage.

A.07 60/60/60 fire-rated party wall priced at the masonry assembly band.

BCA D2.3 60/60/60 fire-rated party wall priced at the double-skin masonry standard. A framed alternative is offered as a value-engineering opportunity but requires engineer sign-off on the assembly Rw and FRR.

A.08 Subdivision certificate priced for the strata or Torrens pathway.

Both pathways have been valued in the same band ($18,000) and the customer's subdivision-pathway choice does not move the contract value materially.

A.09 Statutory contributions priced at mid-band mid-band sum values.

Section 7.11 NSW LICP 2020 at $45,000 mid-band, Sydney Water Section 73 at $2,500, Section 138 Roads Act kerb-crossing at $3,000, NSW Long Service Levy at 0.25% of contract value. The full Notice of Determination 2019/21/1 will refine these figures — refer Information Request 3.

A.10 Section 4.55 basement modification is excluded from the base contract.

The concept Issue B 'Issue for CC 25-11-2025' shows a basement-level addition. The DA-approved scheme has no basement. Adding the basement triggers approximately $130,000 of substructure, tanking and mechanical-ventilation cost and would also require a parking-and-density compliance check.

A.11 **Builder margin set at 15% on net construction.**

A 15% builder margin has been applied to net construction in the commercial summary. This is at the typical Sydney metropolitan duplex band; a builder operating with a higher cost-of-business or carrying a particularly tight programme may quote 18–20%.

A.12 **Programme set at 34 weeks site establishment to handover.**

The 34-week duration sits at the low end of the 32/40/52-week benchmark band for a 245 m² regulatory / 279 m² priced GFA Class 1a duplex on standard residential ground. Buildable but tight — assumes coordinated trades, no rain-day buffer, no surprises in services or finishes, and timely PC selection. A 40-week programme adds approximately $24,600 to preliminaries — disclosed in the commercial opinion as a sensitivity.

A.13 **HBCF home-warranty insurance is included in the contract value.**

NSW Home Building Compensation Fund premium has been priced at approximately 1.0% of contract value as a QS allowance. Premium recalculates against the actual contract value at policy issue and may shift modestly with the icare HBCF schedule on the day.

A.14 **Comparable-value cross-check carried at $4,308 per priced m² (ex-margin, ex-GST).**

The estimate has been cross-checked against the Sydney metropolitan 2026 Class 1a duplex band of $3,800–$5,000 per priced m². Subject rate of $4,308 per m² priced sits in the upper-mid of the standard residential band, defensible against the project's full statutory stack and standard-band finish selections.

The thirteen assumptions above are the load-bearing customer-direction or document-state assumptions that underpin the contract value. Where a customer-direction assumption can be reversed (for example, mechanical-services approach, finish-band tier, subdivision pathway), the impact on the contract value is captured in the value-engineering register at section 11 or the information-request register at section 10. Where a document-state assumption is awaiting an external document (BASIX certificate PDFs, structural engineer's set, civil engineer's stormwater scheme), the impact is captured as a bounded provisional sum at section 9 and as a request for information at section 10.

If any of the assumptions above is materially incorrect, this estimate should be re-issued. EstiFlow reserves the right to amend the estimate if material misrepresentation of the assumption basis is identified post-issue.

TRADE TENDER PANELS

15 · Subcontractor Pack Summary

Subcontractor tender packs have been compiled and issued under separate cover (EF-SUBBIE-PACKS-37 Street.xlsx) for the principal trades expected to be competitively tendered.

PACK 01 **$215,300**
Specialty / Joinery / Fitout
11 item(s) · Measured $81,300 · Provisional $134,000

PACK 02 **$150,090**
Site Management
5 item(s) · Measured $150,090 · Provisional $0

PACK 03 **$120,463**
Preliminaries
16 item(s) · Measured $40,283 · Provisional $68,500 · Allowance $11,680

PACK 04 **$98,400**
Framing & Roof Carpentry
7 item(s) · Measured $90,400 · Provisional $8,000

PACK 05 **$56,710**
Masonry & Brickwork
7 item(s) · Measured $56,710 · Provisional $0

PACK 06 **$56,040**
Plumbing & Hydraulics
14 item(s) · Measured $56,040 · Provisional $0

PACK 07 **$47,365**
Drainage & Stormwater
5 item(s) · Measured $22,365 · Provisional $25,000

PACK 08 **$46,725**
Electrical
12 item(s) · Measured $26,725 · Provisional $20,000

PACK 09 **$45,740**
Doors & Door Hardware
7 item(s) · Measured $45,740 · Provisional $0

PACK 10 **$45,240**
Glazing & Windows
10 item(s) · Measured $45,240 · Provisional $0

PACK 11 **$41,200**
Mechanical Services / HVAC
3 item(s) · Measured $41,200 · Provisional $0

PACK 12 **$38,598**
Internal Linings & Plaster
3 item(s) · Measured $38,598 · Provisional $0

PACK 13 **$32,563**
Slab & Substructure
5 item(s) · Measured $32,563 · Provisional $0

PACK 14 **$31,950**
External Works & Landscape
2 item(s) · Measured $1,950 · Provisional $30,000

PACK 15 **$29,813**
Demolition & Asbestos
8 item(s) · Measured $29,813 · Provisional $0

PACK 16 **$21,450**
Render to Masonry
2 item(s) · Measured $21,450 · Provisional $0

PACK 17 **$19,002**
Roofing & Sheet Metal
5 item(s) · Measured $19,002 · Provisional $0

PACK 18 **$18,855**
Painting
4 item(s) · Measured $18,855 · Provisional $0

PACK 19 **$17,400**
Paving & Driveway
2 item(s) · Measured $17,400 · Provisional $0

PACK 20 **$16,000**
Site Fencing
1 item(s) · Measured $16,000 · Provisional $0

PACK 21 **$12,690**
Insulation
3 item(s) · Measured $12,690 · Provisional $0

The subcontractor pack register above lists every measurable trade panel that should be tendered competitively to a panel of two or three qualified subcontractors. Each panel is sized for a Sydney metropolitan Class 1a residential subcontractor — a single-trade specialist for the small trades and a multi-trade carpenter or builder for the framing and lockup packs. The full packs (drawings extract, scope sheet, programme call-out and rate basis) are issued as the EF-SUBBIE-PACKS workbook accompanying this report.

HOW THIS ESTIMATE WAS PREPARED

16 · Methodology

EstiFlow's estimation methodology combines take-off from the supplied DA-stage documentation with a proprietary Sydney-metropolitan residential rate card, trade-band checking against published Australian construction benchmarks, and an independent reconciliation pass before issue. Every report is issued under the reference format `EF-{YYYY}-{MM}-{SUBURB}-001`.

01

Document ingest and classification

Architectural pack, Section 4.55 concept, BASIX commitment text and statutory references were ingested, indexed and routed through discipline-specific classifiers. The result is summarised in the documentation coverage register at section 4.

02

Plan-based quantity take-off

Quantities were measured directly from the architect's stamped pack — floor area from the floor plans, roof area from the roof plan, external envelope by elevation run-length × floor-to-floor height, glazing by aluminium-frame outer dimension, and substructure quantities at typology-band rates pending the structural engineer's schedule.

03 **Line-item classification into measured / provisional / allowance**

Each of the 144 line items was classified as Measured (quantity taken off the drawings, priced at a market unit rate), Provisional (scope defined but quantity or rate uncertain) or QS Allowance (fee or item driven by an external schedule). The split is approximately 75% measured, 24% provisional and 1% allowance by value.

04 **Rate calibration to Sydney metropolitan residential**

Unit rates draw from EstiFlow's Sydney metropolitan residential rate card calibrated to April 2026 indexing. Rates are cross-checked against industry-standard plausibility bounds for Class 1a attached residential work in the

Where no directly comparable rate exists, rates are derived from the mean of two or three comparable items, with the derivation noted on the bill of quantities.

05 **BASIX and compliance overlay**

BASIX commitments from the architect's cover summary (insulation, sarking, rainwater-tank size, hot-water system, glazing tier) were reconciled against the bill of quantities. Insulation, rainwater, hot-water and glazing line items have been rate-adjusted to the BASIX commitment band.

06 **Trade-band reconciliation**

Every trade total was checked against the published Sydney metropolitan benchmark band for a Class 1a dual-occupancy. The current rollup sits within the standard residential band on every trade. The overall rate of $4,308 per priced m² (ex-margin, ex-GST) sits in the upper-mid of the standard band.

07 **Independent senior reconciliation pass**

An independent senior pass reviewed the priced bill of quantities without visibility of the initial take-off, using the same source documents. Two quantity corrections were applied — both supported by direct readings of the architect's plans (an additional living/dining strip window per dwelling, $4,500; an additional bath fixture per dwelling, $1,800). Net adjustment: +$6,300.

08 **Commercial stack assembly**

Net construction is wrapped with a 15% builder margin (on net) and 10% GST (on the ex-GST subtotal) to derive the Total Contract Value. No design contingency has been embedded in the contract envelope — a design-stage risk reserve is discussed in the QS Commercial Opinion as off-contract advisory and may be administered by the customer at their discretion.

09 **Deliverable issue**

Three deliverables are released against this report: this PDF report, the priced bill of quantities (XLSX) and the subcontractor pack register (XLSX). The source data is retained in the project archive under reference EF-2026-04-001 in accordance with NSW record-keeping convention.

WHAT THIS METHODOLOGY DOES *NOT* DO

- Does not include a site inspection — measurements are document-based only.
- Does not include a builder tender process — the derived value is a measurement-led projection of reasonable market value, not a tender offer.
- Does not include post-issue maintenance of rate calibration — a revised estimate is required if the rate card is re-indexed post-issue.
- Does not cover contract administration, superintendence, certification, or construction-stage estimating.

CITATION INDEX

17 · Sources & References

The following document register and citation index supports every measurement position in the BOQ and every qualitative

statement in this report. Documents are listed in the order they enter the estimate workflow.

The estimate is based on the source documents catalogued below. The architectural pack and the Section 4.55 concept pack were read directly; statutory, regulatory and rate-card references were used to calibrate the bill of quantities to current Sydney metropolitan residential market conditions. Where market or authority context required confirmation, the named external source and the date of access are noted.

Reference standards & authorities

[1] **Architectural drawings — Final Stamped Plans 2019/21/1**
Sample Architect *stamped 27 March 2019* NSW Council *A stamp; 13 sheets at A3 (cover, site, sediment, demo, ground floor, first floor, roof plan, sections, elevations, subdivision plan).*

[2] **Section 4.55 modification — concept package**
Sample Architect *Issue B 'Issue for CC 25-11-2025'; 4 sheets at A3 (basement, ground floor refresh, first floor refresh, elevations). Excluded from base contract pending customer confirmation.*

[3] **DA Consent 2019/21/1**
NSW Council *originally lodged with Holroyd City Council pre-amalgamation), dated 27 March 2019. Stamp visible on architect's pack; full Notice of Determination conditions schedule not provided in source pack.*

[4] **BASIX commitment text**
Architectural cover sheet references certificate Unit 1) an Unit 2). Original certificate PDFs and NatHERS / ABSA report not supplied.

[5] NSW **Local Environmental Plan 2021**
Used for site-area minimum check (Cl 4.1B) and FSR / building-height controls.

[6] NSW **Development Control Plan 2021**
Used for charged-line on-site detention requirement (§C12) on dual-occupancy sites.

[7] NSW **Local Infrastructure Contributions Plan 2020**
Section 7.11 contribution rate basis. CPI-indexed quarterly; current rate not retrieved from source pack.

[8] **Sydney Water Developer Direct portal**
Section 73 Compliance Certificate application fee and Notice of Requirements process. Application fee is $1,164.31 per current Sydney Water schedule, accessed 28 April 2026.

[9] **NSW Long Service Levy**
Applied at 0.25% of contract value per Long Service Corporation NSW current rate, accessed 28 April 2026.

[10] **NSW icare HBCF schedule**
Home Building Compensation Fund premium at the standard residential rate (approximately 1% of contract value) per icare HBCF builder cost calculator, accessed 28 April 2026.

[11] **NSW Fair Trading — owner-builder and licensed-builder framework**
NSW Fair Trading website, accessed 28 April 2026, confirming HBCF requirement on residential work over $20,000.

[12] **National Construction Code 2022**
BCA Class 1a residential — fire-rated party-wall (D2.3), termite management (B1.4), and life-safety provisions (E1, E2, E3 not invoked at 2 storeys).

[13] **AS 2870 Residential slabs and footings**
Footing-class basis; M-class assumed pending geotechnical investigation.

[14] **AS 3660.1 Termite management — new buildings**
Termite-barrier basis (Granitgard graded-stone system per architect's specification reference).

[15] **AS 3740 Waterproofing of domestic wet areas**
Wet-area waterproofing basis.

[16] **AS/NZS 3000 Wiring Rules**
Domestic electrical installation basis.

[17] **Industry-standard Sydney metropolitan residential cost benchmarks (2026)**
Used for trade-band cross-check, $/m² positioning and rate calibration. Standard residential band for Class 1a duplex: $3,800–$5,000 per priced m²; per-dwelling band $500,000–$700,000.

The EstiFlow project archive retains the full chain of custody under reference EF-SAMPLE-001 *for five years in accordance with NSW record-keeping convention.*

SCOPE OF RELIANCE

18 · Disclaimer & Limitations

> This preliminary cost estimate is based on DA-stage documentation only and is suitable for feasibility assessment, finance applications, and builder budgeting. Final pricing requires construction-issue drawings, engineering certification, and competitive tender from qualified subcontractors. Quantities and rates are subject to confirmation upon receipt of complete construction documentation. EstiFlow Pty Ltd accepts no liability for variations arising from incomplete documentation, scope changes, or market fluctuations beyond the date of this report.

This report is issued by EstiFlow Pty Ltd for the exclusive use of the party named on the cover page, for the purpose stated in the Executive Summary. It is not intended for reliance by any third party without EstiFlow's prior written consent. Any use of this report for a purpose other than that stated — including but not limited to tender qualification, contract execution, or legal proceedings — is outside the scope of EstiFlow's engagement and is expressly excluded from EstiFlow's duty of care.

The estimate reflects the quantities, specifications and commitments identifiable from the documentation sighted as at the date of this report. Items outside the documentation sighted — including but not limited to unknown site contamination, undisclosed easements, latent defects in existing site features, unscheduled DA conditions, or revisions to BASIX commitments — are not included. Market rate volatility beyond the reporting date, force-majeure events, and industry-wide supply-chain disruptions are similarly outside the estimate's basis.

EstiFlow does not warrant that the contract value derived herein will be matched by any particular builder's tender, nor that a competitive tender process will return offers within any specific percentage of this estimate. Builder-side pricing is a function of contractor workload, project-specific risk premium, supplier relationships, and commercial strategy, none of which are within EstiFlow's control or visibility. This estimate is a measurement-led projection of reasonable market value, not a binding tender response.

This report supersedes all prior drafts issued under the same reference code. Any revision to the documentation set — architectural, structural, BASIX, DA consent — should trigger a re-estimate at the scope variation. EstiFlow reserves the right to withdraw or amend this report if material misrepresentation of the documentation basis is identified post-issue.

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Area Basis

Priced area: 279.1 m² (includes garages, balconies, basements and attics where identified). FSR-regulated GFA: 245 m².