

section 94

Member

Residential, commercial and industrial quantity surveyor across Australia.

Section 94 provides quantity surveying services. We have offices in Sydney and Melbourne and conduct work throughout Australia.

When it comes to ensuring your project runs on time and on-budget, it's essential to engage a quantity surveyor. At Section 94, our quantity surveyors have crucial roles to play before, during and after a project commences.

Whether you need a building quantity surveyor for a large-scale commercial project or a small residential job, we'll be able to meet your needs efficiently and accurately.

Section 94 was established in 2015, and our team is comprised of highly experienced registered quantity surveyors.

We can assist in determining construction costs for submission to council alongside your development application. This will enable your Council to determine the total amount of your Section 94A contribution, and this contribution will be used by the Council to fund new public amenities for the local community.

Experienced & Connected

Section 94 provides building quantity surveying services to clients based in Sydney and Melbourne. With over 10 years of quantity surveying experience, we are well-positioned to help provide fast and accurate reports, whether you are an architect, owner, builder or developer.

We are experienced in preparing cost estimates and bank pre-funding reports for all types of construction.

Our client portfolio ranges from residential through to commercial, industrial and government. With strong industry connections and knowledge of construction costs in Sydney, Melbourne and Australia wide. We bring value to your project and help to minimise your risk. Our service is fast, reliable and cost-effective and we have established a firm reputation for quality service.



Why do I need a
quantity surveyor?



“When it comes to ensuring your project runs on time and on-budget, it’s essential to engage a contractor quantity surveyor. Quantity surveyors have crucial roles to play before, during and after a project commences.”

Services



Section 94 / DA reports

Cost summary reports for council



Bank prefunding

Reports for finance approval purposes on your construction project



Construction budgets

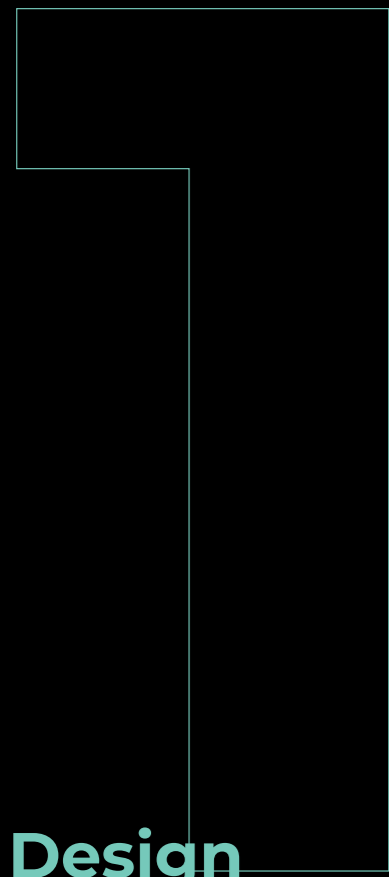
Preliminary budgets and detailed estimating for your build



Progress claims

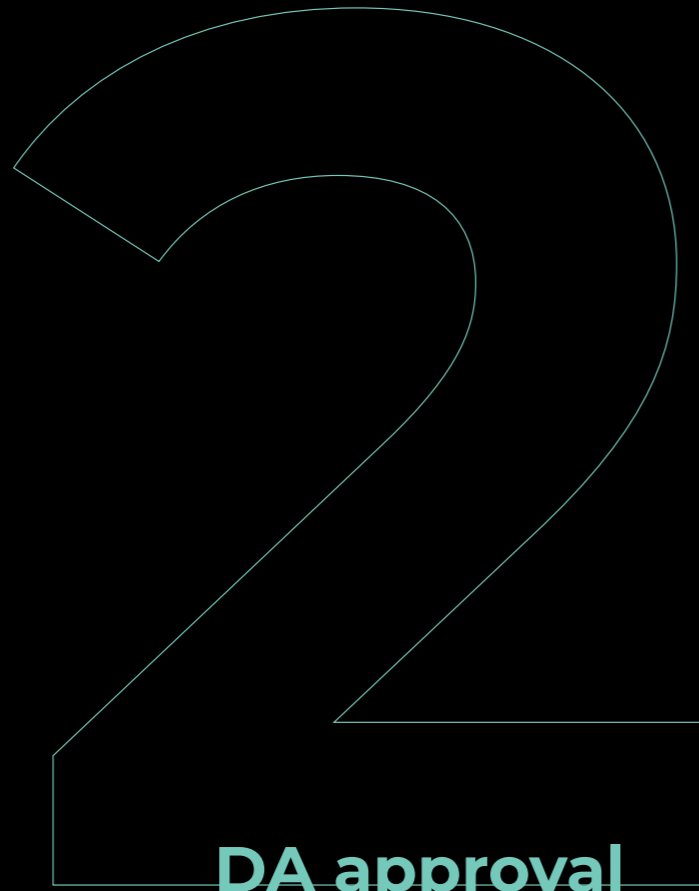
A report provided to the bank for progress claims by the builder

What's involved?



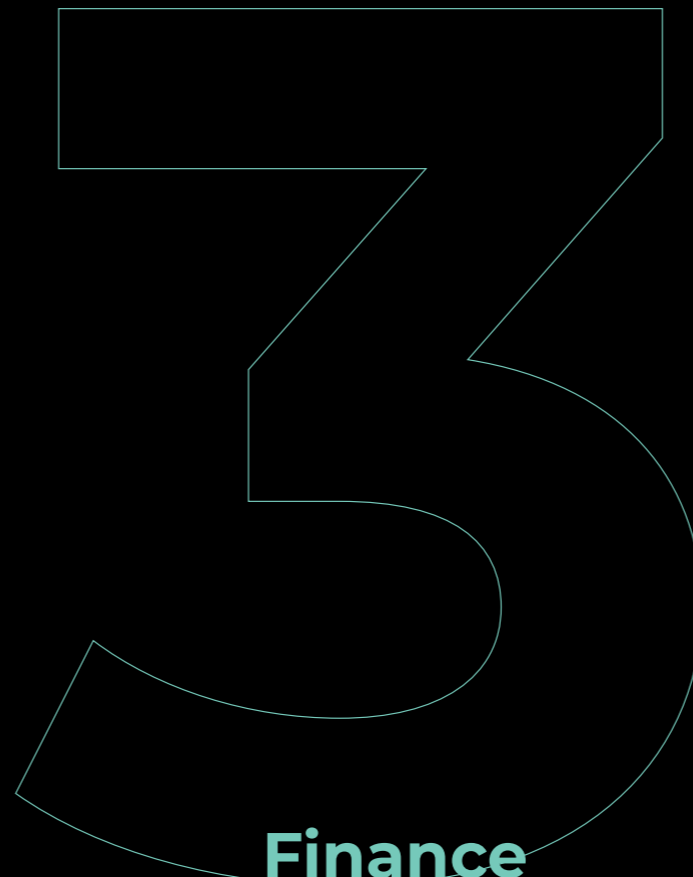
Design

We will assist in determining a budget in the preliminary stages of your design. This will help you set a benchmark of where you can achieve economic efficiency.



DA approval

We provide council compliant reports to ensure your project can commence.



Finance

We provide initial cost reports to ensure your project receives funding approval from the bank.



Construction

We provide bank compliant progress reports detailing the construction work performed by your builder and ensuring the work invoice invoiced matches the work performed on site.

Why Section 94?



Section 94 is...



Reliable

We deliver on our promises, and we ensure that your council cost report is fully compliant with local council guidelines and financial institution requirements.



Prompt

We have turnaround times of just 3–5 days for your council cost report, quantity survey or council cost estimate, depending on the size of your proposed development.



Highly accurate

We leave no stone unturned and we crosscheck all quantity surveys against benchmarked data, so you can trust that our quantity surveying services are as accurate as possible.



Experienced

Since our business was established in 2015, we've helped countless customers make significant savings and gain a better understanding of their construction costs.



Value for money

We provide top-quality quantity surveying services at a competitive price, so you'll receive professional ongoing support at a cost that works within your budget.



Adaptable

We specialise in providing QS reports for all types of developments, including residential, retail, commercial, government, hospitality, civil and refurbishments.

Benefits of our service

Our turnaround time is just 3–5 days depending on the size of your proposed development. We have assisted countless clients including architects, owners, builders, corporations, government organisations and property investors with cost reports, and we have a clear understanding of the requirements for local councils in NSW, VIC and Australia wide.

Our company and team members are registered with the Australian institute of

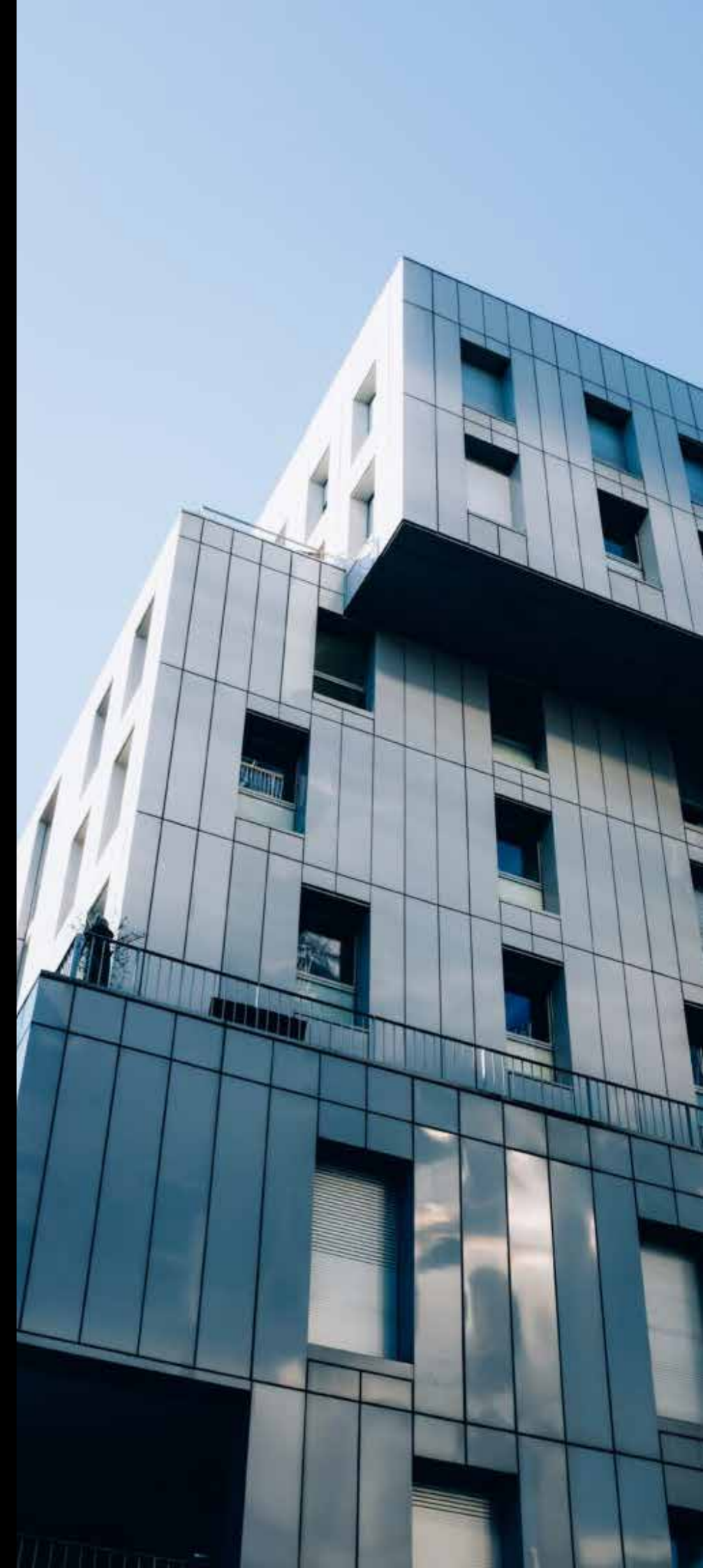
quantity surveyors (AIQS), and we have extensive knowledge of council requirements for development process in Sydney and Melbourne. We are committed to providing our customers with high quality, accurate reports at a cost-effective price.

Our team has been involved in the construction industry for many years, and each member possesses a keen understanding of market rates for construction in Australia.

We crosscheck all new reports against previous benchmarks to verify accuracy and trends, and we provide fast turnaround times of just 3–5 days from receipt of drawings and development applications.

We have a large team standing by ready to assist with council cost estimates, and you can rest assured of a professional result.

Our Services



The construction industry in Sydney and Melbourne is strong and highly competitive, but it is important that every developer has a clear understanding of the associated cost implications at every stage of their project.

With an s94 building quantity surveyor in Sydney, this is easy. Our quantity surveyors will support you every step of the way, ensuring that your project is running on time and on-budget. Understanding the finances of your project will enable you to manage cash flows better. With the section 94 team, you'll remain informed on progress and finances to ultimately maximise your return on investment.



Section 94 / DA Reports

Cost summary reports for council

If you're a developer about to embark on a development project with an estimated cost of \$500,000, you may be required by local council to provide section 94 contributions. This payment will allow council to provide new services and public amenities to meet the needs of the local community as a result of the new development works.

What is a Section 94 / DA report?

A section 94 report (also known as a cost summary report) helps to ensure the council levy for development projects is delivered correctly, as per section 94 of the environmental planning and assessment act 1979. S94 reports collate and detail all construction project costs for development project with an estimated cost of \$500,000 or more.

Working with our quantity surveyors is the most risk-free way to ensure your section

94 report is completed as accurately (and as promptly) as possible. As neutral, independent parties, our quantity surveyors will be able to ensure your reports adhere to the standards outlined by your council. Without a quantity surveyor, you run the risk of undervaluing costs payable to the council. Worse still, you may even overpay your levy.

Our quantity surveyors take the risk out of the reports. We deliver accurate, timely solutions for all section 94 reports.

Fast and accurate reports

We make the process quick, easy and hassle-free so that you can get on with your development as soon as possible. Our team of fully qualified quantity surveyors will carry out a thorough investigation of your project to uncover a realistic construction project cost which you can submit to council alongside your development application.

Our turnaround time is just 3–5 days depending on the size of your proposed development. We have assisted countless clients including architects, owners, builders, corporations, government organisations and property investors with cost reports, and we have a clear understanding of the requirements for local councils in NSW, VIC and Australia wide.




Don't blow the budget on s94 contribution fees

With over a decade of experience, we carry out all estimates with care and attention to detail to ensure an accurate estimate that will reduce your development expenses and tax you pay to council.

Not only do we go to great lengths when analysing the details provided, we also crosscheck them against previous benchmarked projects for accuracy. You will only pay what you owe, and not a cent more.

Rest easy with the professionals

At section 94, we understand that you are eager to get started on your development. Whether you are an architect or owner builder we will assist you in achieving this goal.

-  Fast turnaround of 3–5 days
-  NSW, Victoria & Australia wide service
-  Professional, licensed quantity surveyors

Comprehensive reports, professional advice

Professional, licensed quantity surveyors

In general, a detailed cost estimate will be required for most projects with a projected cost in excess of \$500,000. Some NSW councils have different rates, and the summary of requirements and contribution rates can be found on your local council's website.

What is the maximum s94 contributions amount?

Previously the cap was set at \$30,000 for greenfield areas and \$20,000 for infill areas. However, the 2017 amendment to the environmental planning and assessment (local infrastructure contributions) amendment direction 2017 has increased the cap for some developments. We will advise you of the contribution amounts for your local council area.



Bank Prefunding

Reports for finance approval purposes on construction

Before obtaining finance for your development project, you will need to obtain a bank prefunding report. Section 94 is a provider of bank prefunding reports, and once you receive our report you will be able to apply for finance approval to commence your project.

We understand that time is money, and our team have the experience and knowledge needed to complete thorough bank prefunding reports within a short timeframe. We have experience working with Westpac, CBA, RAMS, Bank of Melbourne, NAB and all other major lenders so you can rest assured that we've got you covered.

Bank Prefunding Reports

Section 94 staff have carried out hundreds of reports for clients seeking funding from the big four Australian banks, as well as other major lenders. As registered quantity surveyors with the Australian Institute of Quantity Surveyors (AIQS), we act in accordance with all AIQS requirements and ensure that every report is completed to a high standard, and our turnaround time is just 3–5 days.

What is involved in completing a bank prefunding report?

Bank prefunding reports are normally carried out on behalf of homeowners

seeking finance approval for a construction project. The report is required by banks so that they can understand the cost of development, likelihood of positive return on investment, and your ability to repay the loan.

Completing the report will involve a registered quantity surveyor from Section 94 conducting background checks on your chosen builder and comparing the project cost to benchmarked data from similar projects. This will assist in figuring out whether the cost of the project is at market rate — the bank will also use this information when arranging your loan.

Prepare information requested from most banks

- ✔ Presentation of a fixed price building contract
- ✔ Quantity surveyors report outlining projected construction costs
- ✔ In the case of large developments, you may be required to provide evidence of pre-sales

After approval, your finance provider may also request regular updates on the progress of your build such as progress drawdown reports, cash flow statements and revised financial projections, and any new sales that have taken place.

Professional advice

With banks tightening their lending criteria, it is important that you choose a reputable quantity surveyor. Our report will highlight your development in a positive light by clearly demonstrating the value of the work and ability to meet design criteria and timelines. This gives your lender confidence and security, meaning you'll have the best possible chance of receiving finance approval and getting started on your development sooner rather than later.

There have also been cases where builders have failed to pay their suppliers or contractors. Lenders are unlikely to approve your loan if there are any doubts surrounding the credibility of your chosen builder, as this could result in costly compensation claims. Don't risk it — engage our services and know where you stand.

Section 94 provide thorough reports which take the following elements into consideration:

- ✔ The size of your site
- ✔ Zoning
- ✔ Concept drawings
- ✔ Track record of your chosen builder/property manager
- ✔ Material and labour costs
- ✔ Project feasibility
- ✔ Project timelines
- ✔ Net result

Construction Budgets

Preliminary budgets and detailed estimating for your build

Managing your cash flow and having a clear understanding of the construction costs for your extension or renovation project is critical to the successful completion of your project.

There are a number of factors that can place added stress on your project and even bring things to a halt. Contractor availability, interest rate increases, poor weather, holding costs and material price rises are just some of the most common issues with construction projects, and it is important that you can manage them as they arise.

Section 94 can assist you by maintaining an accurate construction cost report for every stage of your project. Our service caters to the needs of architects, owner builders, and builders in Sydney and Melbourne.

The Importance of Construction Cost Reports

The construction industry is highly demanding and competitive. Engaging a quantity surveyor will help to ensure that your project progresses smoothly whilst minimising the risk of a budget blowout. A cost report should be prepared before the project begins and, if necessary, can be updated on a weekly or monthly basis. This helps you

to stay informed, manage cash flow and keep your project on track for successful completion. It is not uncommon for construction projects to exceed budgets and expected time frames, but this problem can be avoided by engaging the services of a quantity surveyor at your project's inception.

- ✓ Inspection of your development plans
- ✓ Consulting the Australian Cost Management Manuals provided by the Australian Institute of Quantity Surveyors (AIQS) to calculate your development costs
- ✓ Comparing data to previous benchmarked projects

- ✓ Calculating total development cost including GST
- ✓ Measuring gross floor areas following measurement guidelines described in the AIQS Cost Management Manual

Preparing for a Construction Cost Report

We use this information to establish a detailed cost projection based on the size of your development. The report will include a total estimated cost, as well as an estimated rate per m² and the gross floor area. You will gain a much clearer picture of where your money is being spent, and you will be able to manage finances much more efficiently throughout the project's course.

- ✓ **Main Elemental Costs**
The functional performance of building components, considering internal and external fabric, fittings, internal services, site works, external services, special provisions, superstructure, preliminaries, substructure and internal finishes.
- ✓ **Sub Elemental Costs**
The individual building components used in the creation of main components, such as windows and doors, walls, columns, air conditioning, fire protection, electrics, communications, landscaping, water and gas services/supply, plumbing, columns, floors and roofs.

Progress claims

A report provided to the bank for progress claims by builder

Regular progress drawdown reports are integral to the ongoing payment process of construction projects of all sizes.

Typically, the financiers of a construction project will periodically make funding available for the ongoing completion of a project. In order to justify the release of funds, a drawdown report is required. Drawdown reports inform the project financier that milestones have been met. This process can help identify budget savings, design variations, health and safety issues, and over-runs before they become an issue.

Experts in progress drawdown reports

At Section 94, progress drawdown reports are created on a daily basis for a wide variety of construction projects. We are registered with the Australian Institute of Quantity Surveyors, and as such are held to the highest standards of quality and integrity for all our reports. Progress drawdown reports are no exception.

The process of creating a drawdown report.

A drawdown report will typically be preceded by an inspection of the construction site. This inspection is used to check and ensure that milestones have been completed successfully. In addition, many further checks and balances can be required to ensure the project is fulfilling required legislation, quality, design, safety and insurance requirements.

A well-executed project that is profitable for all is the intended outcome of Section 94 drawdown reports. It's very easy for a large construction project to veer off budget and design — the drawdown report helps ensure things stay on track.

Section 94 have over a decade of experience in completing accurate, comprehensive, and succinct drawdown reports. With one of our registered quantity surveyors, you can rest easy knowing you are in good hands and that all variables in your project are accounted for.

What is involved? Progress claim reports

- ✔ A detailed inspection of the construction site
- ✔ An audit of the contractor's claimed progress
- ✔ A design compliance certificate completed by the designer/architect
- ✔ Confirmation of current insurance certificates
- ✔ Completion of a statutory declaration
- ✔ Confirmation of other certifications, WH&S checks and permits as required



Experience



Case Study: Council Cost (Section 94) – Report

Type:
Residential

Location:
Bellevue Hill, NSW

Project cost:
\$2.2m

We prepared a Cost Estimate Report (cost less than \$750,000) and a Detailed Cost Report (cost greater than \$750,000) for a client to fulfill his requirements with Woollahra Municipal Council. The project was to extend two houses and build a studio in Bellevue Hill NSW.

Our report assists to verify the genuine cost of the development in their Development Application (DA). We include industry recognised prices which considers cost of materials and labour for construction, demolition and GST. As part of Woollahra Council's requirements, a cost estimate report and a detailed cost report must be prepared by a registered quantity surveyor.

We prepared two separate reports using council required templates, one house has a construction cost less than \$750,000 which requires a Cost Estimate Report prepared by a registered quantity surveyor. While the second house cost more than \$750,000 which requires a Detailed Cost Report prepared by a registered quantity surveyor.

We completed these two reports within 4 days, which assisted our clients short timeframe and prevented further delay in their DA.

\$720k project cost (Building A)

\$1.5m project cost (Building B)

Case Study: DA Cost – Report

Type:
Residential

Location:
Avalon Beach, NSW

Project cost:
\$1.3m

We prepared a Cost Summary Report (greater than \$1,000,000) for a client to support his Development Application (DA) with Northern Beaches Council. The project is to build a new 3 storey home in Avalon Beach NSW.

The Cost Summary Report is required to support the DA for council to provide additional infrastructure from additional footprint of the project. To determine costs we reference Rawlingsons (Australian Construction Handbook), Cordells (Building Cost Guide) and real world experience to calculate labour

and material costs in line with Northern Beaches Council's Development Analysis items. To fulfill Northern Beaches Council requirements, a cost estimate report and a detailed cost report must be prepared by a registered quantity surveyor.

We completed the Cost Summary Report using the council required template which must be prepared by a registered quantity surveyor. We completed this report within 4 days, which assisted our client's short timeframe and prevented further delay in their DA.

Case Study: Preliminary Budget – Estimate

Type:
Residential

Location:
Ocean Grove, VIC

Project cost:
\$6.8m

We completed a Preliminary Budget for a home owner working with their architect in building their dream home in Ocean Grove VIC. The project is a palatial 400m²+ family home featuring 5 bedrooms, bunkroom, den, 4 bathrooms, living, dining, 2 garages, gym, pavilion, pool and tennis courts in Ocean Grove VIC.

The client was working closely with the architect to deliver their complete vision with all inclusions. We were engaged to determine the costs of option 1 with all inclusions (Buckingham Palace option) and option 2 being the middle ground to meet their budget (Frogmore Cottage option).

Our budget gave clear understanding of what our client can achieve with the budget they have. As the drawings were in a preliminary stage of a floor plan and elevations (30% documentation complete), our client was able to know the costs prior to committing time and resources with comprehensive documentation (90% documentation including joinery, interiors, finishes, fixtures schedule etc).

The advantage of being able to measure somewhat financially will assist in controlling a greater outcome.

**\$4.4m project cost
(original plans)**

**\$2.4m project cost
(after cost engineering
to meet clients budget)**

Case Study: New Build – Estimate

Type:
Residential

Location:
North Bondi, NSW

Project cost:
\$2.6m

We prepared a Detailed Cost Plan for a builder tendering on a residential new build in North Bondi NSW. The project is a 2 storey home with over 260m² internal floor space featuring 4 bedrooms, 2 bathrooms, study, kitchen, dining, living, garage, patio and pool in North Bondi NSW.

Major works include driveway, concrete, porcelain masonry walls and breeze blocks, structural steel, structural and detail carpentry.

Finishes in the project include polyurethane joinery with Caesarstone benchtops, solid timber staircase, aluminium

framed single glazed windows and external doors, plastering to walls and ceilings, stone tiling to walls and floors, stone pavers, CFC wall cladding, motorised rollerdoors, steel driveway gate, pedestrian gates, glass balustrades, aluminium window shrouds, gas fireplace, precast plunge pool, retractable awning and solar panels.

Services include hydraulics (Reece plumbing fixtures throughout, Rinnai gas hot water), electrical, security, underfloor heating, mechanical (Daikin ducted air)

Case Study: Bank Finance – Report

Type:
Residential

Location:
Templestowe, VIC

Project cost:
\$1.7m

We completed a Bank Prefunding Report for a home owner seeking construction finance for their new home in Templestowe VIC. The project is a 500m²+ two storey home featuring 4 bedrooms, lounge study, kitchen, butlers kitchen, dining, living, garage, terrace and tea room in Templestowe VIC.

As the client was looking to commence construction as quickly as possible it was crucial that we deliver the report within a short 4 day time frame.

With the Bank Prefunding Report its crucial that we maintain our strict procedure in preparing background checks on the builder to ensure they are appropriately qualified and to verify the validity of the project to ensure it is not underquoted. We request certain high level documentation to help minimise risk on the home owner and risk to the bank.

We delivered the report which was approved by the bank to great satisfaction of the client.

Case Study: Progress Claim – Report

Type:
Residential

Location:
Northwood, NSW

Project cost:
\$2.8m

We prepared a series of progress claims on each stage of construction for a neurosurgeon's Hamptons style home in Northwood NSW. The project features over 400m² of internal floor space including 4 bedrooms, bath, 2 ensuites, kitchen, butlers kitchen, dining, lounge, mudroom, garage, family, foyer, pool and outdoor entertaining area in Northwood NSW.

The client required the services of a registered quantity surveyor to assess and deliver the progress claim report. We were involved in this project for our ability to deliver within a short 3 day time frame.

With each Progress Claim it is important that we assess the work completed onsite and validate against the invoice and schedule of works provided by the builder. It is our duty to ensure the builder does not claim for work not yet completed, this protects the home owner against mismanagement of funds and protects the bank from bad debts. In each claim we provide a comprehensive 10 page document providing photographic evidence of the work completed for the bank to keep on file.

We completed the report which allowed the bank to release the funds and the client to feel satisfaction of being closer to completion.

Case Study: Subdivision – Estimate

Type:
Commercial

Location:
Lismore, NSW

Project cost:
\$50m

We completed preliminary budget for a major 744 lot subdivision in Lismore NSW. The project includes 262 acres of land proposed to be subdivided into 744 residential lots, 13 public spaces and various natural and landscaped parklands in Lismore NSW.

The client required the preliminary budget to satisfy council requirements of an independent cost assessment confirming the true cost of the development.

Our estimate detailed civil works such as bulk excavation, stormwater drainage, road pavements, retaining walls, water reticulation, sewer reticulation, data cabling, polybutylene gas pipes, street lighting, underground cabling for lighting and power, hydromulch and planting.

Case Study: Mixed Use Commercial – Estimate

Type:
Commercial

Location:
Arncliffe, NSW

Project cost:
\$110m

We completed feasibility study for a major Sydney developer that specialises in developing hotels and apartment towers. This project proposal includes 3 mixed use apartment buildings at 9 levels with 3 basements and 182 residential units over 18,000m² of internal floor space in Arncliffe NSW.

The client required us to forecast the construction cost to meet the market with higher specified finishes and fixtures to achieve certain

sales in a competitive market with discerning taste. We believed construction costs had increased since 2019 considering the current market of low interest rates, building material shortages and labour scarcity.

Our feasibility gave our client confidence forecasting the finance requirements and projected sales figures to determine the feasibility of the project.

Case Study: Developing Nation – Estimate

Type:
Commercial

Location:
Nauru, Oceania

Project cost:
\$7m

We were appointed to prepare detail cost plans on numerous projects for the Nauru Government. The first project includes a 2,000m²+ extension of a major hotel that accommodates 80% of visitors. The second project was to decommission a major 3,200m²+ phosphorus storage facility built using asbestos in Nauru, Central Pacific.

We were flown in for 2 weeks to inspect existing site conditions, discuss potential ideas, identify risks and deliver a project presentation to the board members of the hotel which consisted of high ranking government officials and members of the UN.

The first project was to upgrade its existing 12 bedroom wing of its flagship hotel and extend it to a 16 bedroom building. Our detailed costing includes utilising an all Australian workforce with imported

Australian materials while working with a local workforce where possible. We presented a design and construct option by working with a Sydney based architect to build a sustainable high spec finished space suitable for heads of government.

The second project was to decommission an existing phosphorus storage warehouse utilized during the phosphorus mining activities of the 1990s. We had to survey this 20m high x 114m long x 28m wide structural steel warehouse manually to accurately determine labour costs to safely decommission using imported machinery, licensed Australian asbestos removal experts and a local workforce where possible.

\$5m build cost (hotel)

\$2m decommission cost (warehouse)

Frequently asked questions

What does a QS do?

A QS's main function is to be the bridge between the principal, builder and bank. We utilise our detailed knowledge of construction procedure with labour and material rates to ensure work done is in line with the work claim.

Our main function is to protect the homeowner and the bank, but we like to work with builders to ensure they comply with correct banking policies.

My bank said I need a prefunding report or initial report, what's this?

A prefunding report or initial cost report is a fundamental report required by the bank to validate the builder, builders quote, identify any risks to the bank and homeowner, confirm insurances are up to date in order to lend on your project.

What information do you need for a bank prefunding report?

Architectural, structural, hydraulics plans, building contract, builders original tender.

My bank said I need a progress report, what is this?

A progress claim is a report comparing the work performed with the builders claim.

What should the builder provide to receive payment for the work completed in accordance with their claim?

The builder must provide their invoice and a claim schedule detailing the work performed with the work claimed and amount remaining, this is to protect the bank and the homeowner to ensure the builder isn't over claiming for work not performed and prevent any costly building disputes in tribunal or the supreme court.

What contracts do you recommend?

HIA, MBA and Fair Trading have appropriate construction contracts with reasonable clauses.

What's the best way to send you my project files?

We highly recommend that you create a OneDrive or Dropbox link and upload all your project files onto it (contract, builders quote, insurances, architectural, structural, hydraulics, finishes) and send us the link.

This will ensure no documents have been missed due to email issues.



We're here to help

Nobody knows Sydney and Melbourne construction like Section 94. If you're about to embark on a construction project and are in need of a professional quantity surveyor, please give our friendly team a call today. We look forward to working with you.

At section 94, we understand that you are eager to get started on your development. Whether you are an architect or owner-builder we will assist you in achieving this goal.

Member



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INSTITUTE OF
QUANTITY
SURVEYORS

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