

5 June 2024

Re: Employment Estimate
Project: 53-55 Donnison St W, Gosford NSW 2250
Job Code: Q21C108

This QS Letter is to provide an estimate of the retained and new jobs that would be created during the construction and operational phases of the development.

In summary, the development is estimated to retain and create approximately **74** of new jobs across the construction phase (assumed 15 months construction period) and operational phase (assumed 10 months operational period):

- Approx. 71 of new jobs across the construction phase;
- Approx. 3 of new jobs across the operational phase.

The estimate of retained and new jobs that would be created across the construction & operational phase of the development was determined based on the following:

- Construction phase (assumed 15 months)
 - Estimated Subcontractor-related / Resources Cost (approx. 42% of Construction Cost [\$9,935,667 excl. GST] based on the '*Trade Ratios*' from *Rawlinsons 2024*): Approx. \$4.1M excl. GST
 - Estimated Soft Cost over construction phase based on database / benchmarking: Approx. \$2.2M excl. GST
- Operational phase (assumed 10 months)
 - Estimated operational cost based on database: Approx. \$248k excl. GST
- **Total Estimated Cost during Construction & Operational Phase (assumed overall 25 months): Approx. \$6.6M excl. GST**
- Based on the assumed average annual salary of \$90k excl. GST per person, the estimate of retained and new jobs that would be created during the construction & operational phase of the development would be approx. **74** no. (\$6.6M divided by \$90k/person = approx. 74 no.)

Note: the following has been excluded from the Total Estimated Cost during Construction & Operational Phase:

- *Estimated material / plant related cost within the total construction cost*
- *Land Acquisition (incl. associated stamp duty & legal fees)*
- *Consultants Fees (DA stage)*
- *Finance Costs*

This QS Letter has been prepared for the sole purpose of providing an estimate of the retained and new jobs that would be created during the construction and operational phases of the development for the submission to the Department of Planning only. This Quantity Survey Letter is not to be used for any other purpose. This Letter is confidential to the developer and Department of Planning. The Writer does not accept any contractual, tortious or other form of liability for any consequences, loss or damage which may arise as a result of any other person acting upon or using this Letter.

Letter and estimate prepared by



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