

24 October 2017

The City of Newcastle
City Administration Centre
282 King Street
Newcastle NSW 2300

Dear Sir or Madam

**Re: Wickham Woolstores Stage 1 Works
Development Application**

We have reviewed the proposed drawings associated with the proposed new works at 33, 49 and 57 Annie Street, Wickham comprising the Stage 1 Works as documented by the Consultants engaged for this project and advise that the cost of the works for the purpose of calculating the DA Fee is \$37,916,133.00, including GST.

The estimated cost of the work associated with the DA Application includes for the value of trade works, Builder's site preliminaries and supervision costs, Builder's margin, Consultant Fees, Long Service Levy and GST.

We trust that the information contained in this letter meets with your requirements and that if there are any queries, you will contact the undersigned.

Yours sincerely,



Chris Bylett FRICS AAIQS
Director

Description	Net Trade Total	Preliminaries	Builders Margin	LSL	GST	Gross Total
Building 1						
Demolition Works	567,366	56,737	22,695	2,264	64,906	\$713,967
Substructure	991,405	99,141	39,656	3,956	113,416	\$1,247,573
Upper Floors	1,806,139	180,614	72,246	7,206	206,620	\$2,272,825
Stairs	517,050	51,705	20,682	2,063	59,150	\$650,650
Roof	1,092,473	109,247	43,699	4,359	124,978	\$1,374,756
External Walls & Doors	2,739,939	273,994	109,598	10,932	313,446	\$3,447,909
Internal Walls & Doors	4,963,409	496,341	198,536	19,804	567,809	\$6,245,899
Wall Finishes	327,640	32,764	13,106	1,307	37,482	\$412,299
Floor Finishes	1,921,031	192,103	76,841	7,665	219,764	\$2,417,404
Ceiling Finishes	786,488	78,649	31,460	3,138	89,973	\$989,708
Fitments	1,811,905	181,191	72,476	7,230	207,280	\$2,280,081
Hydraulic Services	1,681,369	168,137	67,255	6,709	192,347	\$2,115,816
Mechanical Services	2,135,229	213,523	85,409	8,520	244,268	\$2,686,949
Electrical Services	1,884,680	188,468	75,387	7,520	215,606	\$2,371,661
Fire Protection Services	809,398	80,940	32,376	3,229	92,594	\$1,018,538
Vertical Transportation Services	271,625	27,163	10,865	1,084	31,074	\$341,810
External Services	768,750	76,875	30,750	3,067	87,944	\$967,387
External Works	1,741,721	174,172	69,669	6,949	199,251	\$2,191,763
Sub-Total	26,817,617	2,681,762	1,072,705	107,002	3,067,909	33,746,994
Essential Works						
Roof Repairs	153,143	15,314	6,126	611	17,519	\$192,713
Sprinkler Services (included in Main Estimate)	0	0	0	0	0	\$0
External Wall Repairs	1,110,973	111,097	44,439	4,433	127,094	\$1,398,036
Relocation of Overhead Electrical Cables	1,000,000	100,000	40,000	3,990	114,399	\$1,258,389
Sub-Total	2,264,116	226,412	90,565	9,034	259,013	2,849,139
Consultant Fees	1,200,000	0	0	0	120,000	\$1,320,000
Sub-Total	1,200,000	0	0	0	120,000	1,320,000
Total	30,281,733	2,908,173	1,163,269	116,036	3,446,921	37,916,133

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The City of Newcastle
City Administration Centre
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Dear Sir or Madam

**Re: Wickham Woolstores Stage 1 Works
Capital Investment Value**

We have reviewed the proposed drawings associated with the proposed new works at 33, 49 and 57 Annie Street, Wickham comprising the Stage 1 Works as documented by the Consultants engaged for this project and advise that the Capital Investment Value of the works is \$34,473,226.00, excluding GST.

The estimated cost of the work associated with the Capital Investment Value includes for the value of trade works, Builder's site preliminaries and supervision costs, Builder's margin, Consultant Fees and Long Service Levy but excludes GST.

We trust that the information contained in this letter meets with your requirements and that if there are any queries, you will contact the undersigned.

Yours sincerely,



Chris Bylett FRICS AAIQS
Director

Description	Net Trade Total	Preliminaries	Builders Margin	LSL	Gross Total
Building 1					
Demolition Works	567,366	56,737	22,695	2,264	\$649,061
Substructure	991,405	99,141	39,656	3,956	\$1,134,157
Upper Floors	1,806,139	180,614	72,246	7,206	\$2,066,205
Stairs	517,050	51,705	20,682	2,063	\$591,500
Roof	1,092,473	109,247	43,699	4,359	\$1,249,778
External Walls & Doors	2,739,939	273,994	109,598	10,932	\$3,134,463
Internal Walls & Doors	4,963,409	496,341	198,536	19,804	\$5,678,090
Wall Finishes	327,640	32,764	13,106	1,307	\$374,817
Floor Finishes	1,921,031	192,103	76,841	7,665	\$2,197,640
Ceiling Finishes	786,488	78,649	31,460	3,138	\$899,734
Fitments	1,811,905	181,191	72,476	7,230	\$2,072,801
Hydraulic Services	1,681,369	168,137	67,255	6,709	\$1,923,469
Mechanical Services	2,135,229	213,523	85,409	8,520	\$2,442,681
Electrical Services	1,884,680	188,468	75,387	7,520	\$2,156,055
Fire Protection Services	809,398	80,940	32,376	3,229	\$925,943
Vertical Transportation Services	271,625	27,163	10,865	1,084	\$310,736
External Services	768,750	76,875	30,750	3,067	\$879,442
External Works	1,741,721	174,172	69,669	6,949	\$1,992,511
Sub-Total	26,817,617	2,681,762	1,072,705	107,002	30,679,086
Essential Works					
Roof Repairs	153,143	15,314	6,126	611	\$175,194
Sprinkler Services (included in Main Estimate)	0	0	0	0	\$0
External Wall Repairs	1,110,973	111,097	44,439	4,433	\$1,270,942
Relocation of Overhead Electrical Cables	1,000,000	100,000	44,000	4,004	\$1,148,004
Sub-Total	2,264,116	226,412	94,565	9,048	2,594,140
Consultant Fees	1,200,000	0	0	0	\$1,200,000
Sub-Total	1,200,000	0	0	0	1,200,000
Total	30,281,733	2,908,173	1,167,269	116,050	34,473,226