



18th January 2017

**APX Hotels Apartments Pty Ltd
C/o - JS Architects Pty Ltd
04/5 Celebration Drive,
BELLA VISTA NSW 2153**

PROJECT ADDRESS:

449 Victoria Street, WETHERILL PARK

PROJECT DESCRIPTION:

**Proposed Hotel Apartments including Hotel
Rooms, Restaurant, Conference Area, Retail
Space and Medical Centre with Open Ground
Carparking**

COUNCIL:

FAIRFIELD CITY COUNCIL

Dear Simon,

Further to your instructions, please find enclosed our indicative square metre estimate of probable cost in the amount of **\$20,700,894.00** (including Professional Fees) for the development situated in the Fairfield City Council jurisdiction.

Due to the level of documentation we have had to make the following assumptions in the preparation of our estimate.

ALLOWANCES & ASSUMPTIONS INCLUDED:

1. General site clearance.
2. Bulk and detailed excavation in materials OTR.
3. All services connections and associated works.
4. Allowance for placing cables underground.
5. Allowance for landscaping over site and irrigation system.
6. Allowance for lift services.
7. Allowance for substation.
8. Standard quality finishes and fitments.
9. Builder's preliminaries and margin.
10. Professional fees in the order of 3%.

ALLOWANCES & ASSUMPTIONS EXCLUDED:

1. Demolition.
2. Rock excavation.
3. Site remediation and decontamination.
4. Shoring or anchoring.
5. Grey water management.
6. Services Amplification.
7. Any cost increases associated with the 10% GST.
8. Contingency. We recommend a contingency of 5% be allowed over the entire project.
9. Escalation in costs and union enterprise bargaining costs.
10. Council contributions, authority fees, bank fees and charges, marketing, leasing and selling costs.

Documentation Reviewed:

We have prepared our estimate based on the following documentation.

- Architectural Drawings: Project No. 042/15-16, Drawing No. 01/11, 03/11 04/11, 11/11, 12/11 & 13/11 Issue A (not specified date) as prepared by JS Architects Pty Ltd.

Disclaimer:

We advise that this estimate is indicative and may vary due to council conditions under the final council approval. Upon receipt of the approval and the council conditions approval any additional documentation or information we reserve the right to review our estimate.

This report is for use by the party to whom it is addressed and for no other purposes. No responsibility is taken for any third party who may use or rely on the whole or any part of this report.

If you have any queries or wish to discuss the matter further please do not hesitate to contact this office.

Yours faithfully



Sam Francis
(AIQS 7467M)
Director
RIC-QS Pty. Ltd.

(Residential, Industrial & Commercial – Quantity Surveyors)

160921 WETHERILL PARK - SUMMARY

Job Name :	<u>160921 WETHERILL CIV</u>	Job Description
Client's Name:	<u>APX Hotels Apartment</u>	Hotel apartments

Trd No.	Trade Description	Trade Qty	Trade Unit	Trade Rate	Sub Total	Mark Up %	Trade Total
1	NOTES						
2	GROUND FLOOR	1,219	m2	2,954.14	3,601,100		3,601,100
3	LEVEL 1	1,039	m2	2,835.03	2,945,600		2,945,600
4	LEVEL 2	1,039	m2	2,835.03	2,945,600		2,945,600
5	LEVEL 3	1,039	m2	2,835.03	2,945,600		2,945,600
6	LEVEL 4	1,039	m2	2,835.03	2,945,600		2,945,600
7	LEVEL 5	1,039	m2	2,835.03	2,945,600		2,945,600
8	ROOF	1,323	m2	655.22	866,850		866,850
9	EXTERNAL FACADE	59	m	750.00	44,250		44,250
10	DEMOLITION	5,231	m2	5.00	26,155		26,155
11	EXTERNAL WORK	1,466	m2	362.62	531,600		531,600
12	LIFT SERVICES	2	No	150,000.00	300,000		300,000
13	Subtotal						<u>20,097,955</u>
14	PROFESSIONAL FEES	1	It	602,939.00	602,939		602,939
					20,700,894		20,700,894

Final Total : \$ 20,700,894

160921 WETHERILL PARK - TRADE BREAKUP

Job Name :	160921 WETHERILL CIV	Job Description
Client's Name:	APX Hotels Apartment	Hotel apartments

Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> 1 <u>NOTES</u>					
	<u>DRAWINGS</u>				
1	This indicative square metre estimate was prepared by applying functional rates against indicative areas from the following drawings and documentation:		Note		
2	Architectural Drawings: Project No. 042/15-16, Drawing No. 01/11, 03/11 04/11, 11/11, 12/11 & 13/11 Issue A (not specified date) as prepared by JS Architects Pty Ltd.				
3					
	<u>INCLUSIONS</u>				
4	General site clearance.				
5	Bulk and detailed excavation in materials OTR.				
6	All services connections and associated works.				
7	Allowance for placing cables underground.				
8	Allowance for landscaping over site and irrigation system.				
9	Allowance for lift services.				
10	Allowance for substation.				
11	Standard quality finishes and fitments.				
12	Builder's preliminaries and margin.				
13	Professional fees.				
14					
	<u>EXCLUSIONS</u>				
15	Demolition.				
16	Rock excavation.				
17	Site remediation and decontamination.				
18	Allowance for shoring.				
19	Grey water management.				
20	Allowance for services amplification.				
21	Contingency. We recommend a contingency of 5% be allowed over the entire project.				
22	Escalation in costs and union enterprise bargaining costs.				
23	Any cost increases associated with the 10% GST.				
24	Any cost increases associated with the Carbon Tax.				

160921 WETHERILL PARK - TRADE BREAKUP

Job Name :	160921 WETHERILL CIV	Job Description
Client's Name:	APX Hotels Apartment	Hotel apartments

Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> 1 NOTES (Continued)					
25	Council contributions, authority fees, bank fees and charges, marketing, leasing and selling costs.				
26					
DISCLAIMER					
27	This report is for use by the party to whom it is addressed and for no other purposes. No responsibility is taken for any third party who may use or rely on the whole or any part of this report.				
28	All quantities are approximate only.				
29	Under no circumstances are the quantities or rates to form part of the building contract.				
30	Our costs include no provision for any change in costs associated with amendments to current tax laws and/or for the introduction of a goods and services tax (GST).				

NOTES Total :

<i>Trade :</i> 2 GROUND FLOOR					
	HOTEL, RETAIL, CONFERENCE				
1	Retail area :[56 m2]	56.00	m2	1,800.00	100,800.00
2	Outdoor Sitting (UCA) :[31 m2]	31.00	m2	850.00	26,350.00
3	Porch area (UCA) :[37 m2]	37.00	m2	650.00	24,050.00
4	Lobby area (incl. Lobby area at the rear entry) : :[128 m2]	128.00	m2	2,500.00	320,000.00
5	Room area - not specified on the plan (besides Retail room) :[6 m2]	6.00	m2	2,000.00	12,000.00
6	Conference Room (excl. Kitchen) area :[162 m2]	162.00	m2	2,000.00	324,000.00
7	Kitchen area :[50 m2]	50.00	m2	3,500.00	175,000.00
8	Storage/Luggage/Line/Cool Room area :[52 m2]	52.00	m2	2,500.00	130,000.00
9	Reception and Waiting (incl. Consult and areas inside the reception area without a specified name on the plan) area :[129 m2]	129.00	m2	2,000.00	258,000.00
10	Lift and fire stairs:[52 m2] :[52 m2]	52.00	m2	1,100.00	57,200.00
11	Chut Room (incl. chut) area (besides FS2) :[5 m2]	5.00	m2	1,100.00	5,500.00
12	Wet areas :[67 m2]	67.00	m2	2,850.00	190,950.00
13	Waste area (incl. chut) area :[19 m2]	19.00	m2	1,100.00	20,900.00
14	Drop off (incl Driveway) area (UCA) :[157 m2]	157.00	m2	650.00	102,050.00

160921 WETHERILL PARK - TRADE BREAKUP

Job Name :	160921 WETHERILL CIV	Job Description
Client's Name:	APX Hotels Apartment	Hotel apartments

Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> 2 <u>GROUND FLOOR</u>					
<i>(Continued)</i>					
15	<u>LOADING DOCK, CAR PARK</u>				
15	Car park area incl. driveway area (UCA) :[239 m2]	239.00	m2	1,200.00	286,800.00
16	Car park area incl. driveway , loading dock area (non-UCA) :[2358 m2]	2,358.00	m2	650.00	1,532,700.00
17	Rear entry to Hotel building area (UCA) :[29 m2]	29.00	m2	1,200.00	34,800.00
<u>GROUND FLOOR</u> Total :					3,601,100.00
<i>Trade :</i> 3 <u>LEVEL 1</u>					
1	Lobby area: :[122 m2]	122.00	m2	1,800.00	219,600.00
2	Room area - not specified on the plan (besides FS1) -Assumed as Services room :[12 m2]	12.00	m2	1,100.00	13,200.00
3	Wastage /Chut room area (incl. chut) :[9 m2]	9.00	m2	1,100.00	9,900.00
4	Hotel room area :[679 m2]	679.00	m2	3,000.00	2,037,000.00
5	Wet areas (incl. Laundry area - assumed) :[178 m2]	178.00	m2	3,500.00	623,000.00
6	Lift and fire stairs area :[39 m2]	39.00	m2	1,100.00	42,900.00
<u>LEVEL 1</u> Total :					2,945,600.00
<i>Trade :</i> 4 <u>LEVEL 2</u>					
1	Lobby area: :[122 m2]	122.00	m2	1,800.00	219,600.00
2	Room area - not specified on the plan (besides FS1) -Assumed as Services room :[12 m2]	12.00	m2	1,100.00	13,200.00
3	Wastage /Chut room area (incl. chut) :[9 m2]	9.00	m2	1,100.00	9,900.00
4	Hotel room area :[679 m2]	679.00	m2	3,000.00	2,037,000.00
5	Wet areas (incl. Laundry area - assumed) :[178 m2]	178.00	m2	3,500.00	623,000.00
6	Lift and fire stairs area :[39 m2]	39.00	m2	1,100.00	42,900.00
<u>LEVEL 2</u> Total :					2,945,600.00
<i>Trade :</i> 5 <u>LEVEL 3</u>					
1	Lobby area: :[122 m2]	122.00	m2	1,800.00	219,600.00
2	Room area - not specified on the plan (besides FS1) -Assumed as Services room :[12 m2]	12.00	m2	1,100.00	13,200.00
3	Wastage /Chut room area (incl. chut) :[9 m2]	9.00	m2	1,100.00	9,900.00
4	Hotel room area :[679 m2]	679.00	m2	3,000.00	2,037,000.00

160921 WETHERILL PARK - TRADE BREAKUP

Job Name :	160921 WETHERILL CIV					Job Description
Client's Name:	APX Hotels Apartment					Hotel apartments
Item No.	Item Description	Quantity	Unit	Rate	Amount	
<i>Trade : 5 LEVEL 3</i>						
5	Wet areas (incl. Laundry area - assumed) :[178 m2]	178.00	m2	3,500.00	623,000.00	
6	Lift and fire stairs area :[39 m2]	39.00	m2	1,100.00	42,900.00	
<u>LEVEL 3 Total :</u>						<u>2,945,600.00</u>
<i>Trade : 6 LEVEL 4</i>						
1	Lobby area: :[122 m2]	122.00	m2	1,800.00	219,600.00	
2	Room area - not specified on the plan (besides FS1) -Assumed as Services room :[12 m2]	12.00	m2	1,100.00	13,200.00	
3	Wastage /Chut room area (incl. chut) :[9 m2]	9.00	m2	1,100.00	9,900.00	
4	Hotel room area :[679 m2]	679.00	m2	3,000.00	2,037,000.00	
5	Wet areas (incl. Laundry area - assumed) :[178 m2]	178.00	m2	3,500.00	623,000.00	
6	Lift and fire stairs area :[39 m2]	39.00	m2	1,100.00	42,900.00	
<u>LEVEL 4 Total :</u>						<u>2,945,600.00</u>
<i>Trade : 7 LEVEL 5</i>						
1	Lobby area: :[122 m2]	122.00	m2	1,800.00	219,600.00	
2	Room area - not specified on the plan (besides FS1) -Assumed as Services room :[12 m2]	12.00	m2	1,100.00	13,200.00	
3	Wastage /Chut room area (incl. chut) :[9 m2]	9.00	m2	1,100.00	9,900.00	
4	Hotel room area :[679 m2]	679.00	m2	3,000.00	2,037,000.00	
5	Wet areas (incl. Laundry area - assumed) :[178 m2]	178.00	m2	3,500.00	623,000.00	
6	Lift and fire stairs area :[39 m2]	39.00	m2	1,100.00	42,900.00	
<u>LEVEL 5 Total :</u>						<u>2,945,600.00</u>
<i>Trade : 8 ROOF</i>						
1	Roof area :[1300 m2]	1,300.00	m2	650.00	845,000.00	
2	Lift & Stairs overrun :[23 m2]	23.00	m2	950.00	21,850.00	
<u>ROOF Total :</u>						<u>866,850.00</u>
<i>Trade : 9 EXTERNAL FACADE</i>						
1	External feature at building main entrance :[59 m]	59.00	m	750.00	44,250.00	

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Job Name :	160921 WETHERILL CIV	Job Description			
Client's Name:	APX Hotels Apartment	Hotel apartments			
Item No.	Item Description	Quantity	Unit	Rate	Amount
EXTERNAL FACADE Total :					44,250.00
<i>Trade :</i> 10 DEMOLITION					
1	Demolition existing structure (it seems like a vacant land on Google earth) - no demolition plan		Item		EXCL
2	Site Clearance - (assumed on GF plan as no site plan) :[5231 m2]	5,231.00	m2	5.00	26,155.00
DEMOLITION Total :					26,155.00
<i>Trade :</i> 11 EXTERNAL WORK					
1	Landscaping area :[1299 m2]	1,299.00	m2	250.00	324,750.00
2	Footpath along the building at East & West side and north side near proch area -assumed :[143 m2]	143.00	m2	300.00	42,900.00
3	External fire stairs area :[3 m2]	3.00	m2	650.00	1,950.00
4	Sub station location area :[20 m2]	20.00	m2	600.00	12,000.00
5					
6	Allowance for Substation	1.00	item	150,000.00	150,000.00
EXTERNAL WORK Total :					531,600.00
<i>Trade :</i> 12 LIFT SERVICES					
1	Lifts serving 6 levels	2.00	No	150,000.00	300,000.00
LIFT SERVICES Total :					300,000.00
<i>Trade :</i> 13 Subtotal					
Subtotal Total :					
<i>Trade :</i> 14 PROFESSIONAL FEES					
1	Professional fees (say 3%)	0.03	%	20,097,955.00	602,938.65
2		1.00	Item		
PROFESSIONAL FEES Total :					602,938.65