

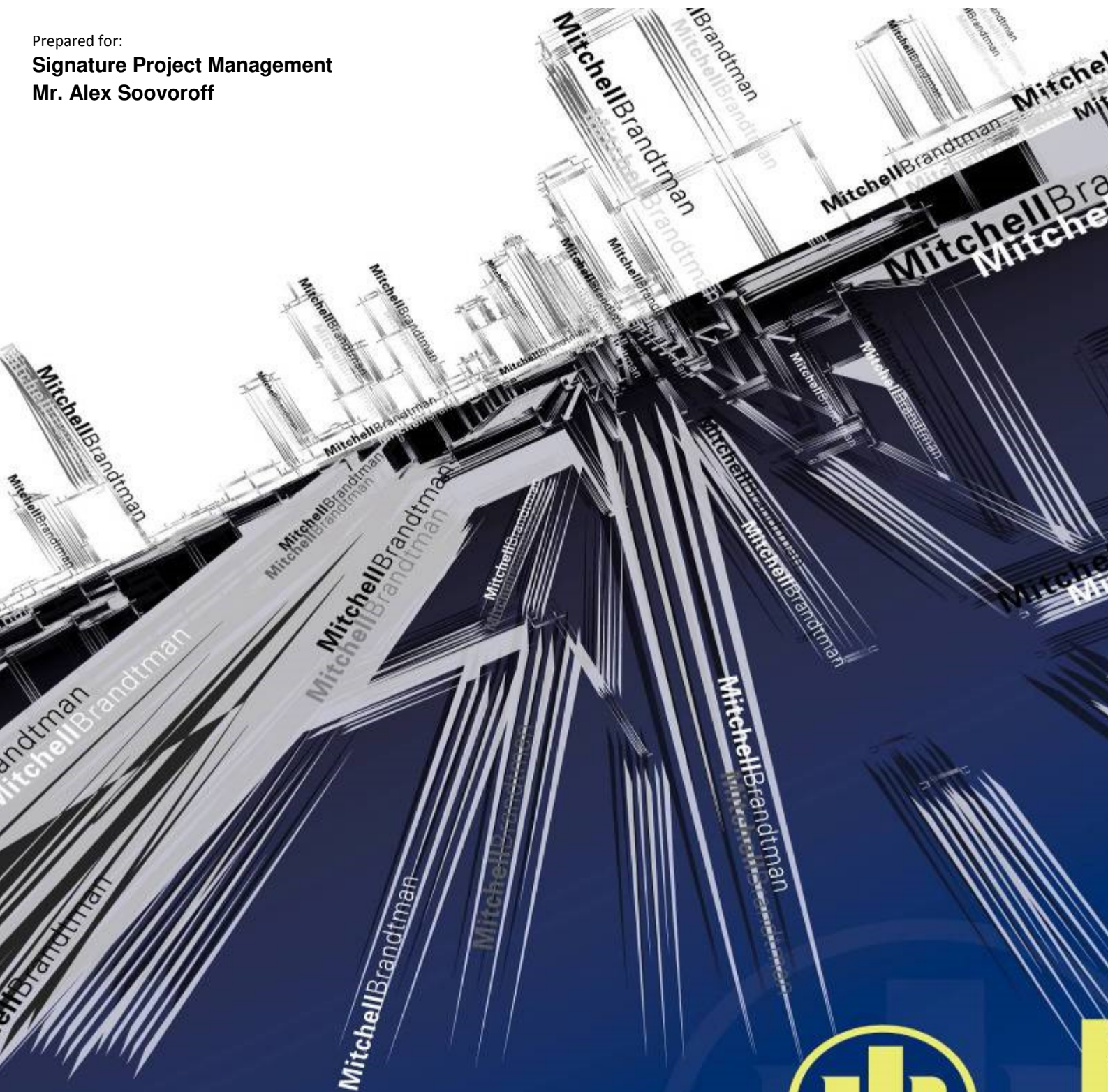
87 – 91 Nuwarra Road, Moorebank NSW 2170

Capital Investment Value (CIV) Estimate

Prepared for:

Signature Project Management

Mr. Alex Soovoroff



Contacts: Mr Simon Brandtman
Phone: 02 9525 8000
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Date: 25th January 2018
QS JN: 21509
Issue: 1.0



MitchellBrandtman
Quantity Surveyors & Construction Cost Managers

www.mitbrand.com



1 SUMMARY

As requested, we have reviewed the available documentation in order to express an opinion regarding an achievable construction budget for the works presented relating to the Capital Investment Value (CIV).

Based on rates set against specific areas set out in your supplied documentation, we believe a construction **budget of approximately \$12,379,686.00 (Excl GST)** should apply.

The costs are inclusive of builders work, labour, materials and plant, preliminaries, profit and overheads, consultant's fees and Long Service Levy.



2 DOCUMENTATION

The following documents/drawings have been used in the preparation of this CIV Cost Report estimate:

Architectural drawings prepared by Smith & Tzannes and dated 23rd January 2018.

- DA - A - 010 - Site Pan
- DA - A - 011 - Demolition & Site Management Pan
- DA - A - 100 - Level 0 (Ground)
- DA - A - 101 - Level 1
- DA - A - 102 - Level 2 & 3
- DA - A - 103 - Level 4
- DA - A - 104 - Level 5
- DA - A - 105 - Roof Pan
- DA - A - 150 - Adaptable Unit Plans
- DA - A - 200 - East Elevation
- DA - A - 201 - West Elevation
- DA - A - 202 - North & South Elevation
- DA - A - 203 - Section 01
- DA - A - 204 - Section 02
- DA - A - 205 - Section 03 (Stair)
- DA - A - 801 - Landscape Calculations
- DA - A - 900 - Materials & Finishes



3 INCLUSIONS

The works covered by this estimate relates to the construction of a 6 storey residential apartment (42 x affordable housing units) development including 1 level of on-grade carparking (22 cars) including associated external works and landscaping with a Gross Floor Area of 4,686m².

The works include but are not limited to:

FOUNDATIONS:	Reinforced concrete strip and pad footings. Reinforced concrete slab on ground.
STRUCTURE:	Reinforced concrete column and suspended slab structure.
ENVELOPE:	Non-load bearing masonry wall system with aluminum windows. Reinforced concrete roof.
INTERNAL WALLS:	Metal stud walls with plasterboard linings. Reinforced concrete to walls, lift / stair shafts.
CEILINGS:	Suspended plasterboard lining generally throughout and moisture resistant ceiling to wet areas.
FINISHES:	Floor finishes generally carpet throughout (living, dining and bedrooms), ceramic floor tiles kitchens and communal corridors. Ceramic wall and floor tiles to wet areas.
FITMENTS:	Generally a medium standard finish has been allowed throughout the estimate.
SERVICES:	Hydraulic services including water, plumbing and drainage. Electric light and power and smoke detectors to each level. Electrical substation. Mechanical ventilation to wet areas and car parking. Fire sprinkler system throughout. 2 x Passenger lifts.



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4 EXCLUSIONS

- Land costs, legal and stamp duty
- Interest & finance costs
- Authority fees and contributions
- Decontamination or remediation works
- Excavation in rock
- Escalation from February 2018
- Works beyond site boundaries
- Contingency
- GST



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5 QUALIFICATIONS

We note that the above estimate is classed as indicative only and would recommend a full detailed assessment be carried out as the design documentation progresses.

This budget has been prepared for the estimated Capital Investment Value based on Clause 3 of the Environmental Planning Assessment Regulation 2000.

Yours Sincerely

MITCHELL BRANDTMAN

Simon Brandtman
Partner

Full Estimate Summary

Job Name : 21509 - NUWUR-DA F

Job Description

Client's Name: SGCH

Construction Budget Assessment - DA

Gateway 2.3

SGCH - Nuwarra

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
1	DEMOLITION	0.67	17.61	82,500		82,500
2	EXCAVATION	1.28	33.81	158,455		158,455
3	CONCRETE	17.27	456.13	2,137,427		2,137,427
4	WATERPROOFING	1.37	36.32	170,189		170,189
5	WALLS - Internal & External	13.67	361.14	1,692,306		1,692,306
6	METALWORK	2.18	57.49	269,380		269,380
7	CARPENTER & JOINER	3.76	99.44	465,970		465,970
8	DOORS & HARDWARE	1.49	39.29	184,106		184,106
9	ALUMINIUM WINDOWS	2.95	78.00	365,525		365,525
10	ROOF & ROOF PLUMBING	0.31	8.30	38,887		38,887
11	PLASTERING	0.17	4.60	21,555		21,555
12	SUSPENDED CEILINGS	2.88	76.03	356,282		356,282
13	TILING	2.53	66.93	313,621		313,621
14	CARPET & RESILIENT FINISHES	1.03	27.11	127,035		127,035
15	PAINTING	2.15	56.90	266,620		266,620
16	APPLIANCES	0.53	14.12	66,150		66,150
17	HYDRAULICS	7.45	196.77	922,073		922,073
18	ELECTRICAL	5.71	150.73	706,305		706,305
19	MECHANICAL	0.79	20.80	97,450		97,450
20	LIFT SERVICES	2.29	60.50	283,500		283,500
21	FIRE SERVICES	1.06	27.88	130,663		130,663
22	EXTERNAL WORKS	1.50	39.52	185,182		185,182
23	LANDSCAPING	0.60	15.94	74,700		74,700
24	SERVICES INFRASTRUCTURE	3.23	85.36	400,000		400,000
25	Subtotal					<u>9,515,881</u>
26	PRELIMINARIES @ 18%	13.84	365.53	1,712,859		1,712,859
27	BUILDERS OVERGEADS & MARGIN @ 5%	4.54	119.81	561,437		561,437
28	CONSULTANTS @ 5%	4.76	125.80	589,509		589,509
29	Subtotal					<u>12,379,686</u>

Full Estimate Summary

Job Name :	<u>21509 - NUWUR-DA F</u>	<u>Job Description</u>
Client's Name:	<u>SGCH</u>	Construction Budget Assessment - DA
		Gateway 2.3
		SGCH - Nuwarra

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
GFA: 4,686 m2.		100.00	2,641.85	12,379,685		12,379,686

Final Total :	\$	12,379,686
G.S.T. 10.00% :		1,237,968
Final Total Incl. G.S.T. :	\$	13,617,654