

9 November 2018
File Ref: 2565073287/CW-R1

Mr Steven Carter
Bolton Clarke
Level 3
44 Musk Avenue
KELVIN GROVE QLD 4059

Dear Steven

**“Willowdale”, 247 Jamboree Avenue, Denham Court
Registered Quantity Surveyor’s Cost Estimate Report for Campbelltown City Council**

We have prepared a Development Application Elemental Cost Estimate for the construction of a Residential Care Facility comprising two levels of Residential Care, basement carpark, amenities, office, support, lounge, lobby, loading dock & BOH. There are 3 lifts serving the building. Our cost estimate for the construction work is **\$33,650,359 (excl GST)** and the development cost is **\$39,051,242 (incl GST)**. An analysis of the estimated cost is summarised below:

Preliminaries	(13.0%)	\$ 3,668,591
Demolition		\$ 0
Substructure		\$ 1,792,923
Superstructure		\$ 11,694,821
Finishes		\$ 4,069,454
Fittings		\$ 2,075,780
Services		\$ 6,933,690
External Works		\$ 730,305
External Services		\$ 922,955
Unmeasured Works Allowance	(0.5%)	\$ 159,443
Profit & Overheads	(5.0%)	\$ 1,602,398
Total Construction Cost (Excl GST)		\$ 33,650,359
Add: Professional Fees	(5.5%)	\$ 1,850,770
Total Development Cost (Excl GST)		\$ 35,501,129
Add: Total GST	(10.0%)	\$ 3,550,113
Total Development Cost (Incl GST)		\$ 39,051,242
Total Site Area		11,415m ²
Total Gross Floor Area		14,048m ²



Sydney
Melbourne
Brisbane

Adelaide
Perth
Singapore



We certify that we have:

- Inspected Architectural drawings received 2 October 2018 as prepared by Conrad Gargett.
- Prepared and attached an elemental estimate generally in accordance with the Australian Cost Management Manuals from Australian Institute of Quantity Surveyors
- Calculated the development costs at current prices
- Included GST in the calculation of the development cost
- Measured Gross Floor Area (GFA) in accordance with the Method of Measurement of Building Areas in the AIQS Cost Management Manual Volume 1, Appendix A2
- Included works as indicated on the drawings and within the site boundary.
- Prepared this estimate as a requirement for a DA submission. This is not a tender estimate.

If you should wish to discuss this matter further, please contact Peter Hammond of this office.

Yours faithfully

A handwritten signature in black ink, appearing to be 'Peter Hammond', with a stylized flourish at the end.

Peter Hammond MCIOB FRICS AAIQS No. 9898

Director

Napier & Blakeley Pty Ltd

ENCL



Report Parameters

This report is the opinion of Napier & Blakeley Pty Ltd (**Napier & Blakeley**) and is to be read together with and is subject to the term and conditions of our engagement. Our opinions in this report are based on the information referred to in this report that has been made available to us by or on behalf of the addressee (**Information**).

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Planning and Environment
PO Box 57
CAMPBELLTOWN 2560
Phone 4645 4608 Fax 4645 4111

Registered* Quantity Surveyor's Estimate Form
Detailed Cost Summary Report Development Cost of \$500,000 or More

Privacy Statement

The information requested by Council on this form may constitute personal information under the Privacy and Personal Information Protection Act 1998. Council is allowed to collect the information from you to consider this matter. Supplying this information is voluntary. However if you cannot or do not wish to provide the information, we may not be able to consider the matter. If you need further details, please contact the Privacy Officer, Campbelltown City Council, cnr Queen and Broughton Streets, Campbelltown.

Development Application No. or Complying Development Certificate No.		Your Reference	
		Date	9 November 2018

Applicant's Name: _____

Applicants Address: _____

Development Address: 247 Jamboree Avenue, DENHAM COURT NSW 2565

Description of Development: Construction of a two level Residential Care Facility with basement carpark

Is this Cost Summary Report for the total development as approved by the Development Application? Yes__ No__

If no please describe _____

Development Details:

Gross Floor Area - Commercial	N/A m ²	Gross Floor Area	14,048 m ²
Gross Floor Area - Residential	10,874 m ²	Total Gross Floor Area	14,048 m ²
Gross Floor Area - Retail	N/A m ²	Total Site Area	11,415 m ²
Gross Floor Area - Car Parking	1,420 m ²	Total Car Parking Spaces	43

Estimate Details:

Demolition & Site Prep	\$ N/A	Car Park	\$ 1,622,935
Cost per sqm of site area	\$ N/A /m ²	Cost per sqm of site area	\$ 142/m ²
Excavation	\$ 373,117	Cost per space	\$ 37,743/space
Cost per sqm of site area	\$ 33 /m ²		
Construction - Commercial	\$ N/A	Fit out - Commercial	\$ N/A
Cost per sqm of site area	\$ N/A /m ²	Cost per sqm of commercial area	\$ N/A
Construction - Residential	\$ 22,478,188	Fit out - Residential	\$ 9,176,119
Cost per sqm of residential area	\$ 2,067 /m ²	Cost per sqm of residential area	\$ 844/m ²
Construction - Retail	\$ N/A	Fit out - Retail	\$ N/A
Cost per sqm of retail area	\$ N/A /m ²	Cost per sqm of retail area	\$ N/A/m ²
Professional/Consultant Fees (exc project management)	\$ 1,850,770	Total Development Costs (inc gst) (Sec 94A is calculated on this amount)	\$ 39,051,242

I certify that I have:

- inspected the plans the subject of the application for development consent or construction certificate.
- prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors.
- calculated the development costs in accordance with the definition of development costs in the S94A Development Contributions Plan of the Council of Campbelltown at current prices.
- included GST in the calculation of development and construction cost.
- measured gross floor areas in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1, Appendix A2.

Signed: _____

* Must be a member of the Australian Institute of Quantity Surveyors

Name: _____

PETER HAMMOND

Position and Qualifications: _____

DIRECTOR AAIQS No. 9898

Date: _____

9 November 2018

* Note: This QS form will expire after 90 days if Section 94a payment is not received by Council

DATA AND DOCUMENT CONTROL

Development Services
DW1721306

Revised Date: 10/11/2010
Review Date: 30/12/2012

Version: 8
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