

2 May 2023

Our Ref: 186/2023

Mr D Wooding  
Project Manager  
Housing Plus  
113 Byng Street,  
**ORANGE NSW 2800**

Dear Darren,

**Re: Capital Investment Value – Tamworth Core & Cluster, 7 Crawford Street, East Tamworth**

The following is our CIV Estimate for the proposed multi-dwelling, based on the following information provided:

Preliminary sketch plan 1 to 13 – Drawn by Calum Cassidy, dated 13<sup>th</sup> March 2023.

Our estimate is **Five Million Three Hundred & Forty-Six Thousand Dollars (\$5,346,000.00) excluding GST.**

We have made the following assumptions and allowances: -

1. Contingency Sum of 10.00%.
2. Provisional Sum (\$35,000.00) for Solar System.
3. Provisional Sum (\$60,000.00) for CCTV and Security system.

The following are included: -

1. Loose furniture.
2. Consultant fees
3. Council fees.
4. Statutory fees.
5. Project and Development Management.

A substation is excluded.

Please contact me if you have any questions.

Yours faithfully

**Walton Smith Consultants Pty Ltd**



Graeme Walton-Smith  
B. Build. UNSW;  
Fellow of the Australian Institute of Quantity Surveyors

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<b>TAMWORTH CORE &amp; CLUSTER - CAPITAL INVESTMENT VALUE</b>					
<b>HOUSING PLUS, 7 CRAWFORD STREET EAST TAMWORTH NSW 2340</b>					
<b>Item No.</b>	<b>Description.</b>	<b>Unit</b>	<b>Quantity</b>	<b>Rate</b>	<b>WSC</b>
<b>1.0</b>	<b>DESIGN AND CONSTRUCTION</b>				
1.1	Building construction and Engineering cost	Item	1	\$ 1,463,424.00	\$ 1,463,424.00
1.2	Plumbing	Item	1	\$ 190,670.72	\$ 190,670.72
1.3	Water supply points	Item	1	\$ 8,000.00	\$ 8,000.00
1.4	Mechanical	Item	1	\$ 235,998.38	\$ 235,998.38
					<b>\$ 1,898,093.10</b>
<b>2.0</b>	<b>STRUCTURES AND INFRASTRUCTURE</b>				
2.1	Remediation	Item	1	\$ 373,240.00	\$ 373,240.00
2.2	Allow for the demolition of existing buildings	Item	1	\$ 18,000.00	\$ 18,000.00
2.3	Excavation/Filling	Item	1	\$ 12,100.00	\$ 12,100.00
					<b>\$ 403,340.00</b>
<b>3.0</b>	<b>SITE SERVICES</b>				
3.1	Electrical	Item	1	\$ 239,569.07	\$ 239,569.07
3.2	Gas	Item	1	\$ 12,000.00	\$ 12,000.00
3.3	Water	Item	1	\$ 17,152.00	\$ 17,152.00
3.4	Sewerage	Item	1	\$ 28,440.00	\$ 28,440.00
3.5	Stormwater	Item	1	\$ 39,400.00	\$ 39,400.00
3.6	Fire Services	Item	1	\$ 30,540.05	\$ 30,540.05
3.7	Communication Services	Item	1	\$ 8,000.00	\$ 8,000.00
					<b>\$ 375,101.11</b>
<b>4.0</b>	<b>SITE WORKS</b>				
4.1	Landscaping	Item	1	\$ 126,460.00	\$ 126,460.00
4.2	Carparking	m <sup>2</sup>	490	\$ 153.00	\$ 74,970.00
4.3	Roads	m <sup>2</sup>	195	\$ 135.00	\$ 26,325.00
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4.4	Footpaths	m <sup>2</sup>	374	\$ 129.00	\$ 48,246.00
4.5	Fencing	lin.m.	489	\$ 147.00	\$ 71,883.00
4.6	Covered area including slab, seating & BBQs	m <sup>2</sup>	46	\$ 600.00	\$ 27,600.00
4.7	Retaining wall including strip footing	Item	1	\$ 45,000.00	\$ 45,000.00
4.8	Children's Playground including hardware	m <sup>2</sup>	136	\$ 330.00	\$ 44,880.00
					<b>\$ 465,364.00</b>
<b>5.0</b>	<b>PLANT AND EQUIPMENT</b>				
5.1	CCTV Security System (Provisional Sum)	Item	1	\$ 60,000.00	\$ 60,000.00
5.2	T500 Slim (15064L) Rainwater tanks	No	9	\$ 4,300.00	\$ 38,700.00
5.3	Solar system (Provisional Sum)	Item	1	\$ 35,000.00	\$ 35,000.00
					<b>\$ 133,700.00</b>
<b>6.0</b>	<b>FIT-OUT COSTS</b>				
6.1	Floor and wall finishes	Item	1	\$ 428,215.27	\$ 428,215.27
6.2	Fittings and fixtures	Item	1	\$ 354,123.78	\$ 354,123.78
					<b>\$ 782,339.05</b>
<b>7.0</b>	<b>LABOUR FEES</b>				
7.1	Labour and personnel costs	Item	1		Included
7.2	Payment of LSL and any other associated labour and construction costs	Item	1	\$ 13,331.16	\$ 13,331.16
					<b>\$ 13,331.16</b>
	<b>STATUTORY FEES</b>	Item	1		INCLUDED
	<b>PROFESSIONAL FEES</b>	Item	1		INCLUDED
	<b>PROJECT MANAGEMENT FEE</b>	Item	1		INCLUDED
	<b>DEVELOPMENT MANAGEMENT</b>	Item	1		INCLUDED
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