

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

Quantity Surveyors, Building Consultants and Project Managers

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	HOUSING PLUS - TAMWORTH CORE & CLUSTER			2/05/2023	
	7 CRAWFORD STREET, EAST TAMWORTH				
Element No.	Trade	%	\$/m² (GFA)	WSC	
1.0	DESIGN AND CONSTRUCTION	20.10/	¢ 1.972.72	¢ 1 000 002 10	
2.0	DESIGN AND CONSTRUCTION STRUCTURES AND INFRASTRUCTURE	39.1% 8.3%	\$ 1,873.73 \$ 398.16	\$ 1,898,093.10 \$ 403,340.00	
3.0	SITE SERVICES	7.7%	\$ 370.29	\$ 375,101.11	
4.0	SITE WORKS	9.6%	\$ 459.39	\$ 465,364.00	
5.0	PLANT AND EQUIPMENT	2.8%	\$ 131.98	\$ 133,700.00	
6.0	FIT-OUT COSTS	16.1%	\$ 772.30	\$ 782,339.05	
7.0	LABOUR FEES	0.3%	\$ 13.16	\$ 13,331.16	
8.0	CONSULTANT FEES	10.0%	\$ 4,071,268.43	\$ 407,126.84	
9.0	LOOSE FURNITURE (PROVISIONAL)			\$ 150,000.00	
10.0	PROJECT & DEVELOPMENT MANAGEMENT	5%	\$ 4,628,395.27	\$ 231,419.76	
-					
<b>—</b>					
	PROJECT COST EXCLUDING			\$ 4,859,815.04	
	TROSECT COST EXCEEDING			Ψ 4,032,013.04	
	CONTINGENCY		10.0%	\$ 485,981.50	
	PROJECT COST INCLUDING			\$ 5,345,796.54	
	Pricing includes Locality Allowance for Tamworth				
	GROSS FLOOR AREA:	m²	1,013.00		
	ONOGO I EVON INDEN	111	1,015.00		
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Tax Depreciation Specialists . Quantity Surveyors . Insurance Valuations . Capital Works Fund Forecasts 3/12 Blueridge Drive, Dubbo NSW 2830 . Telephone (02) 6882 8552 . Facsimile (02) 6882 8281

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TAMWORTH CORE & CLUSTER - CAPITAL INVESTMENT VALUE									
HOUSING PLUS, 7 CRAWFORD STREET EAST TAMWORTH NSW 2340									
Item No.	Description.	Unit	Quantity	Rate	WSC				
1.0	DESIGN AND CONSTRUCTION								
1.1	Building construction and Engineering cost	Item	1	\$ 1,463,424.00	\$ 1,463,424.00				
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1.2	Plumbing	Item	1	\$ 190,670.72	\$ 190,670.72				
1.3	Water supply points	Itama	1	\$ 8,000.00	\$ 8,000.00				
1.3	water supply points	Item	1	\$ 8,000.00	\$ 8,000.00				
1.4	Mechanical	Item	1	\$ 235,998.38	\$ 235,998.38				
					\$ 1,898,093.10				
2.0	STRUCTURES AND INFRASTRUCTURE								
2.0	STRUCTURES AND INFRASTRUCTURE								
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				
2.2	E	T4	1	¢ 12 100 00	¢ 12.100.00				
2.3	Excavation/Filling	Item	1	\$ 12,100.00	\$ 12,100.00				
-					\$ 403,340.00				
3.0	SITE SERVICES								
2.1	EL 4: 1	T,	1	e 220.500.07	¢ 220.5(0.07				
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				
2.4	C	T4	1	¢ 29.440.00	¢ 29.440.00				
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				
2.7	Communication Committee	T4	1	¢ 2,000,00	¢ 8,000,00				
3.7	Communication Services	Item	1	\$ 8,000.00	\$ 8,000.00				
_					\$ 375,101.11				
4.0	SITE WORKS								
4.1	T - u l u l'u -	T4	1	\$ 126,460.00	\$ 126,460.00				
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	m²	195	\$ 135.00	\$ 26,325.00				

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HOUSING PLUS, 7 CRAWFORD STRE			T TAMW Quantity	/OI			
Item No.	Description.	Unit	Quantity		Rate		WSC
4.4	Footpaths	m²	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	m²	136	\$	330.00	\$	44,880.00
						\$	465,364.00
5.0	PLANT AND EQUIPMENT						
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
						\$	133,700.00
6.0	FIT-OUT COSTS						
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
						\$	782,339.05
7.0	LABOUR FEES						
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
						\$	13,331.16
	STATUTORY FEES	Item	1			INCLUDED	
	PROFESSIONAL FEES	Item	1			INCLUDED	
	PROJECT MANAGEMENT FEE	Item	1			INCLUDED	
	DEVELOPMENT MANAGEMENT	Item	1			INCLUDED	
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