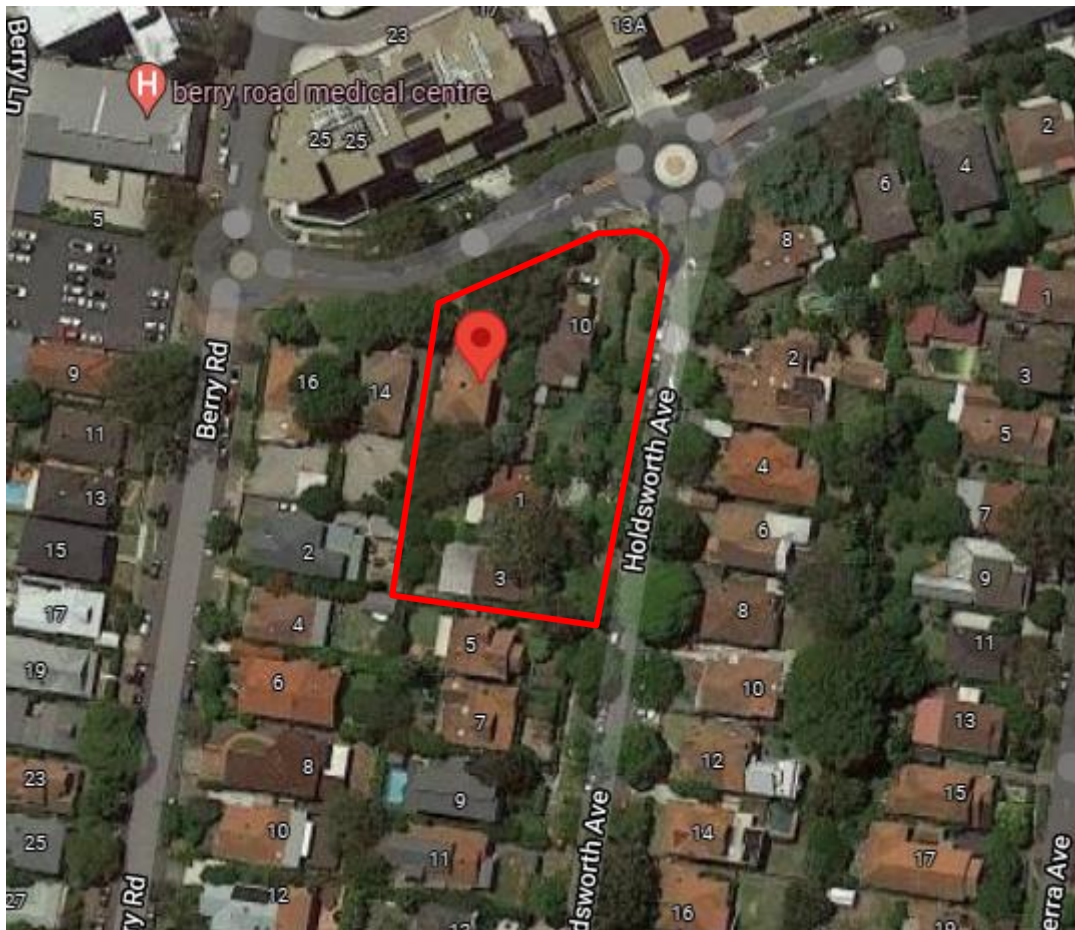


# CAPITAL INVESTMENT VALUE REPORT

(Not for Bank Use)



Source: Google Maps

<b>Project:</b>	<b>Proposed Residential Development At No. 3 Holdsworth Avenue St Leonards NSW 2065</b>
<b>Applicant:</b>	<b>New Golden International Group Pty Ltd C/- PTW Architects</b>
<b>Builder:</b>	<b>Developer Managed</b>

Job Code: Q21C106  
Report Date: 17 June 2022

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<i>Appendix A</i>	<i>Council Schedule</i>
<i>Appendix B</i>	<i>Elemental Cost Estimate Summary</i>
<i>Appendix C</i>	<i>Assumed Schedule of Finishes</i>
<i>Appendix D</i>	<i>Indicative Area Analysis</i>
<i>Appendix E</i>	<i>Reduced Architectural Drawings</i>

## 1. Instruction

We have undertaken a study of the latest Architectural Drawings and other information provided, with the aim of deriving the probable cost of construction for the above Project and providing a **Capital Investment Value Report**.

## 2. Location

The subject property is located No. 3 Holdsworth Avenue, St Leonards. The location of the Subject Property is depicted on the cover page.

## 3. Brief Development Description

The proposal comprises of the demolition of existing structure(s) and the construction of a residential development with associated basement parking, at 3 Holdsworth Avenue, St Leonards.

The proposed Development consists of:

- One-hundred and ten (110) x car parking spaces within Basement 4 to Lower Ground Floor;
- Ninety six (96) x residential units within Lower Ground Floor to Level 12;
  - Twenty nine (29) x one bed units;
  - Forty five (45) x two bed units;
  - Eighteen (18) x three bed units;
  - Four (4) x four bed unit.

Typically, each residential unit comprises of a bathroom, ensuite (excl. one bed units), laundry, living/dining, kitchen, bedrooms and balcony/terrace.

## 4. Construction Cost Estimate – Capital Investment Value

The estimated cost of construction may be achieved in the vicinity of the following:

Description	Amount (\$)
<b>Building Cost (Capital Investment Value)</b>	<b>36,004,121</b>

Please refer to *Appendix B* for an Elemental Cost Estimate Summary prepared in general compliance with the criteria outlined by the NSW Government Department of Planning (Part 3A).

This indicative Capital Investment Value includes all costs necessary to establish and operate the development including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment (**but excluding land costs and GST**).

### Construction Consultants (QS)

Capital Investment Value Report (Not for Bank Use)

[Q21C106] 3 Holdsworth Avenue, St Leonards

## 5. Construction Cost Estimate – Section 7.12 Levy

Description	Amount (\$)
Total Construction Cost (excl. GST)	34,968,145
Add Consultants Fees	1,035,976
<b>Total Development Cost (excl. GST)</b>	<b>36,004,121</b>
Add GST	3,600,412
Total Development Cost (incl. GST)	39,604,533

The required Council Schedule, titled “Registered Quantity Surveyor’s Report” is attached in Appendix A. Also, please refer to Appendix B for an Elemental Cost Estimate Summary prepared in accordance with the Environmental Planning and Assessment Regulation 2021 (Section 208) - Section 7.12A Levy - Determination of proposed cost of Development. A detailed report may be obtained upon request.

Our Construction Cost Estimate may be considered as reasonable, based on the proposed level of finishes and in the absence of the Structural and Service drawings, the Contract Documents and DA Conditions.

## 6. Areas

According to the architectural drawings, the proposed approximate Floor Areas may be presented as shown in Appendix D.

## 7. Quality of Finishes

The proposed finishes of the residential portion of the Development may be considered of standard to good quality, as described in the attached Schedule of Finishes (*Appendix C*), prepared by *Construction Consultants (QS)* and based on information supplied by the Developer. The quality of finishes proposed, are appropriate to the type, scale and location of this project.

## 8. Exclusions

Our Cost Estimate does not include the following:

- Land Acquisition;
- Marketing and financing;
- Legal costs;
- Project Management costs;
- Disabled access;
- Building insurance costs;
- Major services diversions, external connections and /or improvements;
- Amplification / amendments to existing services;
- Underpinning of existing structure;
- Amendments to plans, incomplete documentation;
- Taxes, levies and charges;
- Decontamination works (Asbestos Removal, etc);
- External Roadworks;
- Rock excavation;
- Dewatering / Drainage Pit & Pump-out;
- Roadworks / Public Domain Works;
- Fixed & Loose furniture;
- Flyscreens / Blinds;
- Authorities Fees (S7.12 Contribution and the like);
- Contingency allowance.

## 9. Documentation

Our Cost Estimate was based on Architectural Drawings supplied by *PTW Architects*, Project No. PA030370, Drawing Nos. DA-00-0000 – DA-00-003, DA-09-0010, DA-09-0030, DA-09-0040, DA-10-0001, DA-10-0003 – DA-10-0007, DA-10-0009, DA-10-0012 – DA-10-0015, DA-20-0001 – DA-20-0004, DA-30-0001 – DA-30-0003, DA-50-2000, DA-50-2100, DA-50-2200, DA-50-3000, DA-50-4000, DA-78-0001, DA-90-0001, DA-90-0010, DA-93-0100, DA-94-0100, DA-95-0101 – DA-95-0102, DA-96-0001 – DA-96-0003, DA-97-0001 –DA-97-0002, Revision D, Dated 08/06/2022.

Please refer to *Appendix E* for a reduced copy of part of these drawings.

## 10. Design Assumptions / Parameters

In the absence of engineering drawings, the structure of the proposed buildings was assumed of conventional nature, comprising the following:

- Contiguous piling for basement;
- Reinforced concrete strip / pad footings;
- Reinforced concrete columns and floor slabs (framed structure).

Our Indicative Cost Estimate was based on the assumption that the whole development will be constructed in a single stage (i.e. not a staged development). If the building is to be completed in stages, the cost of preliminaries and Building services may increase.

This Cost Estimate may provide no more than a rough guide to the probable cost of the proposed development. Costs may vary considerably, due to a range of variables:

- Further Geotechnical investigation;
- Structural and services documentation;
- Contract conditions;
- Final PC Items and Provisional Allowances;
- Variations in the proposed fixtures and finishes;
- DA Conditions.

## 11. Disclaimer

This Report is prepared in accordance with the *Environmental Planning and Assessment Regulation 2021 (EPA)* and must **NOT** be used for Construction Loan / Financial Purposes as it does not address the requirements set by financial institutions and their instruction brief. Should a Report be required for Construction Loan / Financial Purposes please contact *Construction Consultants (QS)* directly.

This Certificate has been prepared for the sole purpose of providing an Initial Cost Plan for DA Council Submission only (not for bank use). This Quantity Survey Certificate is not to be used for any other purpose. This Report is confidential to the developer. The Writer does not accept any contractual, tortious or other form of liability for any consequences, loss or damage which may arise as a result of any other person acting upon or using this report.

Report and estimate prepared by



**Michael M. Dakhoul** *B. Build (Hons. 1) FAIQS CQS MAIB MCIOB ICECA*  
*FAIQS Reg. No. 3618*



## Registered Quantity Surveyors Report

Complete this Registered Quantity Surveyor's Report if your Development costs are **\$500,000 or more**

DA Number:		Date:	
Applicant's name: New Golden International Group Pty Ltd C/- PTW Architects		Development address: 3 Holdsworth Ave, St Leonards NSW 2065	
Applicant's address:			
<b>DEVELOPMENT DETAILS</b> Proposed Residential Development			
GFA – Commercial (m2):	N/A	GFA – Parking (m2):	6,967
GFA – Residential (m2):	10,660	GFA – Other (m2):	N/A
GFA – Retail (m2):	N/A	Total GFA (m2):	17,627
Total development cost:	\$36,004,121 + GST	Total site area (m2):	2,637
Total construction cost:	\$34,968,145 + GST	Total car parking spaces:	110
Total GST:	\$3,600,412		
<b>ESTIMATE DETAILS</b>		Refer 'Appendix B'	
<b>Professional fees (\$):</b>		<b>Construction (Commercial):</b>	
% of construction cost:		Total construction cost:	
% of demolition cost:		\$/m <sup>2</sup> of site area:	
<b>Demolition and site preparation:</b>		<b>Construction (Residential):</b>	
Total construction cost:		Total construction cost:	
\$/m <sup>2</sup> of site area:		\$/m <sup>2</sup> of site area:	
<b>Excavation:</b>		<b>Construction (Retail):</b>	
Total construction cost:		Total construction cost:	
\$/m <sup>2</sup> of site area:		\$/m <sup>2</sup> of site area:	
<b>Fitout (Residential):</b>		<b>Fitout (Commercial):</b>	
Total construction cost:		Total construction cost:	
\$/m <sup>2</sup> of site area:		\$/m <sup>2</sup> of site area:	
<b>Fitout (Retail):</b>		<b>Parking:</b>	
Total construction cost:		Total construction cost:	
\$/m <sup>2</sup> of site area:		\$/m <sup>2</sup> of site area:	
\$/space			

I certify that I have:

- Inspected the plans the subject of the application for development consent;
- Prepared and attach 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 clause 25J of the Environmental Planning and Assessment Regulation 2000 at current prices;
- Included GST in the calculation of development cost; and
- Measured Gross Floor Areas in accordance with the Method of Measurement of Building Areas in the AIQS Cost Management Manual Volume 1, Appendix A2.

Signed:

Name: Michael M. Dakhouli

Position and qualifications FAIQS No. 3618

Date: 17.06.2022





## Elemental Cost Summary

[Q21C106] 3 Holdsworth Avenue, St Leonards

Code	Item	%	Cost (\$) / m2	CC (QS) Budget Estimate (incl. Builder's Margin)
PR	Preliminaries	13.78	281	4,960,720
AR	Demolition	0.26	5	95,111
XP	Site Preparation	0.08	2	27,175
SB	Substructure (Shoring, Excavation & Basement structure)	17.05	348	6,139,028
CL	Columns	1.39	28	499,227
UF	Upper floors	3.31	68	1,191,853
SC	Staircases	1.29	26	463,588
RF	Roof	1.74	36	626,636
EW	External Walls	6.94	142	2,498,276
WW	Windows	2.69	55	966,858
ED	External Doors	0.60	12	217,757
NW	Internal Walls	2.95	60	1,062,329
NS	Internal Screens	0.45	9	163,408
ND	Internal Doors	0.98	20	353,810
WF	Wall Finishes	3.11	64	1,119,488
FF	Floor Finishes	4.22	86	1,519,718
CF	Ceiling Finishes	2.71	55	976,227
FT	Fitments	6.52	133	2,348,543
PB	Hydraulic Services (incl. External Services)	6.68	136	2,403,319
AC	Mechanical Services (Basement and wet areas Ventilation, Air Conditioning if applicable)	1.87	38	675,000
FP	Fire Services	1.61	33	581,282
LP	Electrical Services	3.76	77	1,354,459
TS	Transportation Services (Lifts, Escalators and the like)	1.48	30	534,406
XR/XN	Siteworks (Boundary walls, Fencing and Gates, etc.)	0.68	14	244,571
XL	Landscaping and Improvements	3.40	70	1,225,573
BM	Builder's Margin	7.55	154	2,719,787
	<b>Total Construction Cost incl. Builder's Margin (excl. GST)</b>			<b>34,968,145</b>
	Add Consultants Fees	2.88	59	1,035,976
	<b>Total Development Cost (excl. GST)</b>	<b>100.00</b>	<b>2,043</b>	<b>36,004,121</b>
	Add GST			3,600,412
	<b>Total Development Cost (Incl. GST)</b>			<b>39,604,533</b>

Construction Consultants (QS)

1 of 1

17/06/2022



# Proposed Residential Development

*[Q21C103] 3 Holdsworth Avenue, St Leonards NSW 2065*

## ASSUMED SCHEDULE OF FINISHES

### Fixtures and Finishes

#### Kitchen appliances

Cooktop	Gas cooktop - <i>Smeg S/S</i>
Wall Oven	Electric multi-function - <i>Smeg S/S</i>
Rangehood	Re-circulating - <i>Smeg S/S</i>
Dishwasher	<i>Smeg SS</i>
Sink	<i>Clark Stainless Steel 1 &amp; ½ bowl</i>

#### Laundry Fittings

Dryer	<i>3.5kg</i>
Laundry Tub	45 Litre tub / Cabinet

#### Tapware

Kitchen	Single Lever Mixer / Chrome - Grohe
Vanity	Single Lever Mixer / Chrome - Grohe
Bath	Single Lever Mixer / Chrome - Grohe
Shower	Single Lever Mixer / Chrome - Grohe

#### Bathroom Fittings

Main Bathroom	<i>Caroma or equal</i>
Ensuite	<i>Caroma or equal</i>
Shower Screens	Powdercoated alum. Semi-Frameless / Safety glass
Mirror	Wall mounted BE mirror above each vanity unit

#### Bathroom Sanitary ware

Bath	<i>Caroma or equal</i>
WC Suite	Vitreous China Suite with concealed cistern
Basin	<i>Caroma wall hung or equal</i>

#### Internal finishes and Fittings

Internal Doors	Solid - flush
Front Doors	Solid – fire rated
Door Handles	Lever Lockset to entry doors
	Lever to internal doors
Kitchen	20mm Granite bench top and painted doors
	White glass splashback
Wardrobes	Mirrored doors (all bedrooms)
Walls	Plasterboard lining / painted
Ceilings	Plasterboard lining with shadow angle trims / painted
Blinds	Excl.

**Floor Finishes**

Living / Dining / Kitchen  
Bedrooms  
Laundry  
Bathroom / Ensuite  
Balcony

Ceramic tiles  
Carpet  
Ceramic tiles  
Ceramic tiles  
Ceramic tiles

**Fixtures**

Hot water unit  
Air conditioning  
Security  
Transportation

Rinnai Infinity gas or equal  
Ducted  
Audio intercom  
Lifts

**BUILDING EXTERIOR**

External walls  
Windows and sliding doors  
Balustrades  
Main Basement Door  
Letterboxes

Refer to architectural drawings  
Powdercoat aluminum framed  
Metal & glass  
Automatic shutter  
Powder coated



## Indicative Area Analysis

### [Q21C106] 3 Holdsworth Avenue, St Leonards

Building Levels	Description	F.E.C.A* (m2)	U.C.A** (m2)	G.F.A*** Total (m2)
Basement Level 4	Parking	1,442		1,442
Basement Level 3	Parking	1,442		1,442
Basement Level 2	Parking	1,442		1,442
Basement Level 1	Parking	1,442		1,442
Lower Ground Floor	Parking	777		777
Lower Ground Floor	Services	107		107
Lower Ground Floor	Units	275		275
Lower Ground Floor	Common Area	231		231
Upper Ground Floor	Services	317		317
Upper Ground Floor	Units	232	44	275
Upper Ground Floor	Common Area	123		123
Level 1	Units	738	104	843
Level 1	Common Area	150		150
Level 2	Units	730	113	842
Level 2	Common Area	147		147
Level 3	Units	730	113	842
Level 3	Common Area	147		147
Level 4	Units	609	68	677
Level 4	Common Area	131		131
Level 5	Units	595	82	677
Level 5	Common Area	128		128
Level 6	Units	595	82	677
Level 6	Common Area	128		128
Level 7	Units	600	78	677
Level 7	Common Area	131		131
Level 8	Units	600	78	677
Level 8	Common Area	131		131
Level 9	Units	600	78	677
Level 9	Common Area	131		131
Level 10	Units	600	78	677
Level 10	Common Area	131		131
Level 11	Units	405	43	448
Level 11	Common Area	115		115
Level 12	Units	392	64	456
Level 12	Common Area	115		115
<b>Total</b>		<b>16,604</b>	<b>1,023</b>	<b>17,627</b>

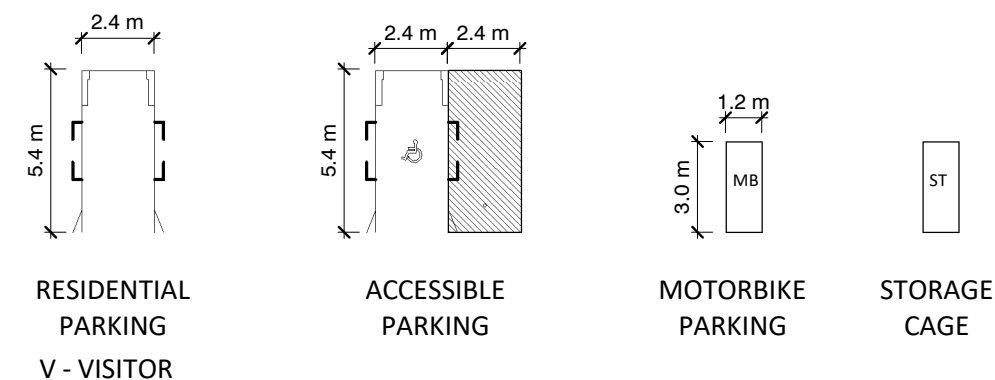
**\*F.E.C.A (Fully Enclosed Covered Area):** The sum of all such areas at all building floor levels, including basements (except unexcavated portions), floored roof spaces and attics, garages, penthouses, enclosed porches and attached enclosed covered ways alongside building, equipment rooms, lift shafts, vertical ducts, staircases and any other fully enclosed spaces and useable areas of the building, computed by measuring from the normal inside face of exterior walls but ignoring any projections such as plinths, columns, piers and the like which project from the normal inside face of exterior walls. It shall not include open courts, light wells, connecting or isolated covered ways and net open areas of upper portions of rooms, lobbies, halls interstitial spaces and the like which extend through the storey being computed.

**\*\*U.C.A (Unenclosed Covered Area):** The sum of all such areas at all building floor levels, including roofed balconies, open verandahs, porches and porticos, attached open covered ways alongside buildings, undercrofts and useable space under buildings, unenclosed access galleries (including ground floor) and any other trafficable covered areas of the building which are not totally enclosed by full height walls, computed by measuring the area between the enclosing walls or balustrade (ie. from the inside face of the UCA excluding the wall or balustrade thickness). When the covering element (ie. roof or upper floor) is supported by columns, is cantilevered or is suspended, or any combination of these, the measurements shall be taken to the edge of the paving or to the edge of the cover, whichever is the lesser. UCA shall not include eaves overhangs, sun shading, awnings and the like where these do not relate to clearly defined trafficable covered areas, nor shall it include connecting or isolated covered ways.


**\*\*\* G.F.A (Gross Floor Area):** The sum of the 'Fully Enclosed Covered Area' and 'Unenclosed Covered Area' as defined. The G.F.A definition used here is different to the Gross Building Area defined in the ANZRPNG 4 Methods of Measurement used by Valuation and Property Industry Professionals







Key Plan:



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Rev	Amendment	By	Chk*	Date	* Registered Architect
B	REVISED DA SUBMISSION	CN	MGS	2022.06.08	MGS Megumi Sakaguchi NSW Arch 9391
A	DA SUBMISSION	YY	MGS	2021.12.09	

Consultants

Client

NEW GOLDEN ST LEONARDS PTY LTD  
Suite 11/ 30 Atchison St, St Leonards NSW 2065

Architect

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Peddle Thorp & Walker P/L  
ABN 23 000 454 624  
trading as PTW Architects

NSW Nominated Architects  
S Parsons Architect No.6098  
D Jones Architect No.4778

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Title

10-GENERAL ARRANGEMENT PLANS

Project

PA030370  
3 Holdsworth Avenue, St Leonards

Drawing Number

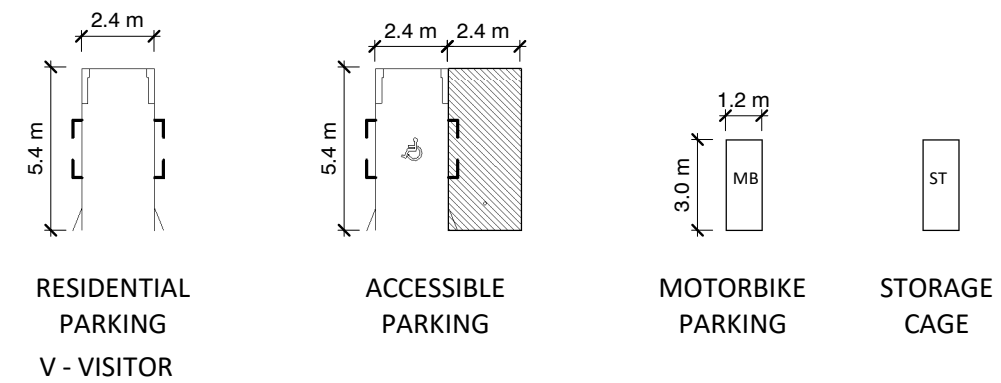
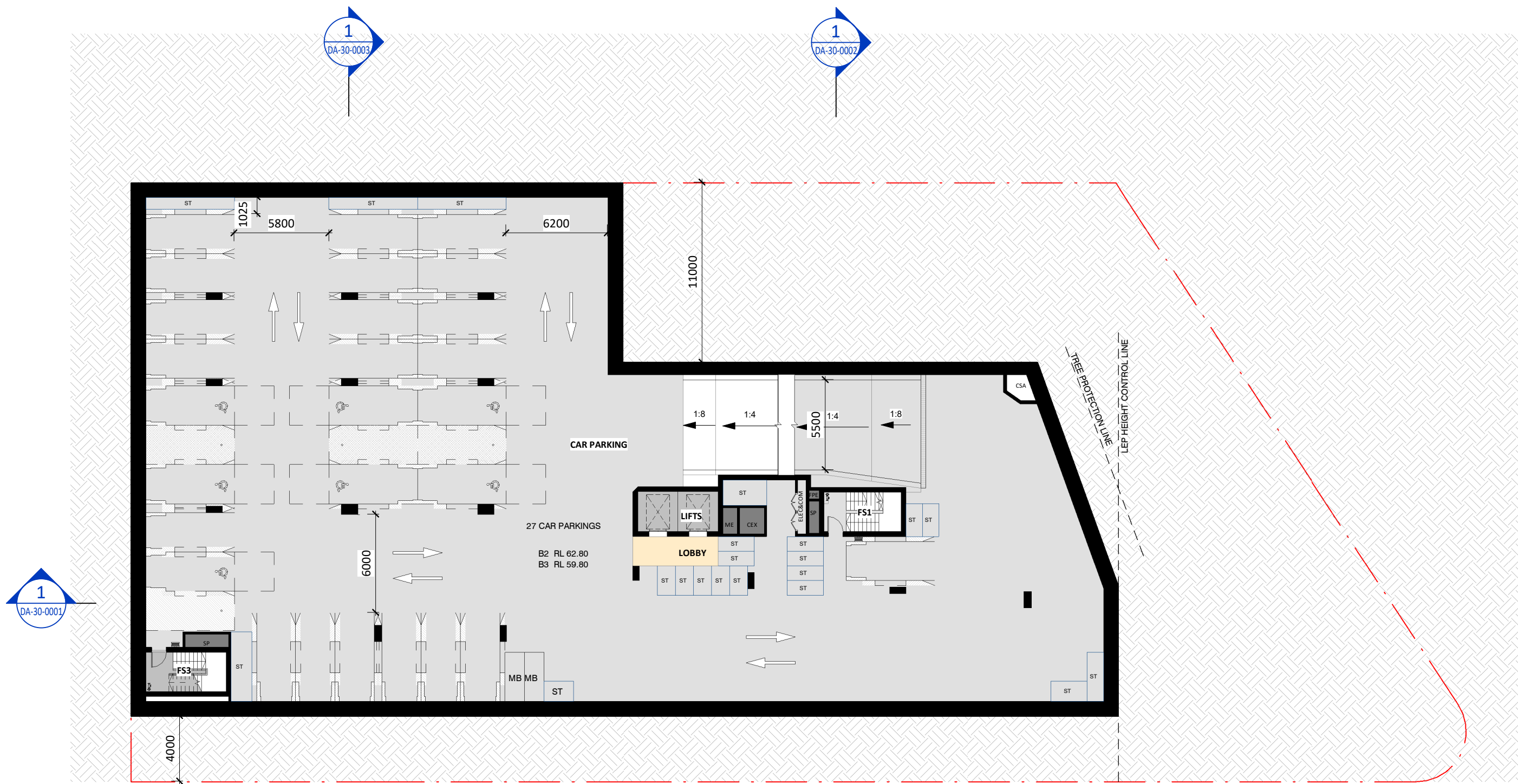
DA-09-0010


Revision

B

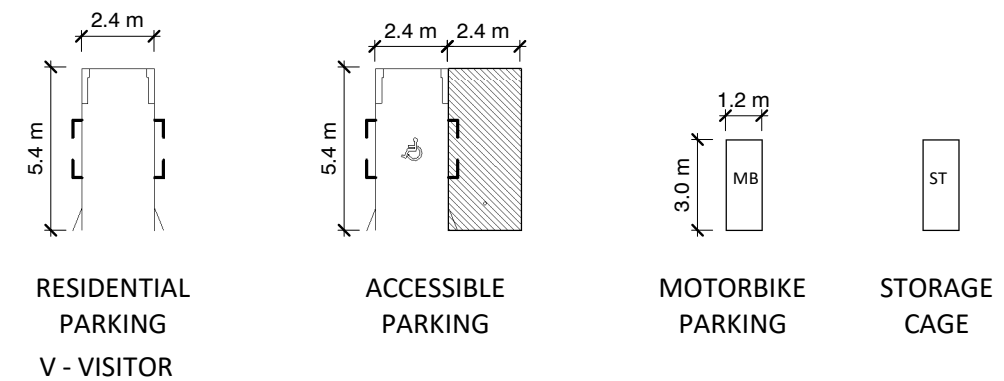
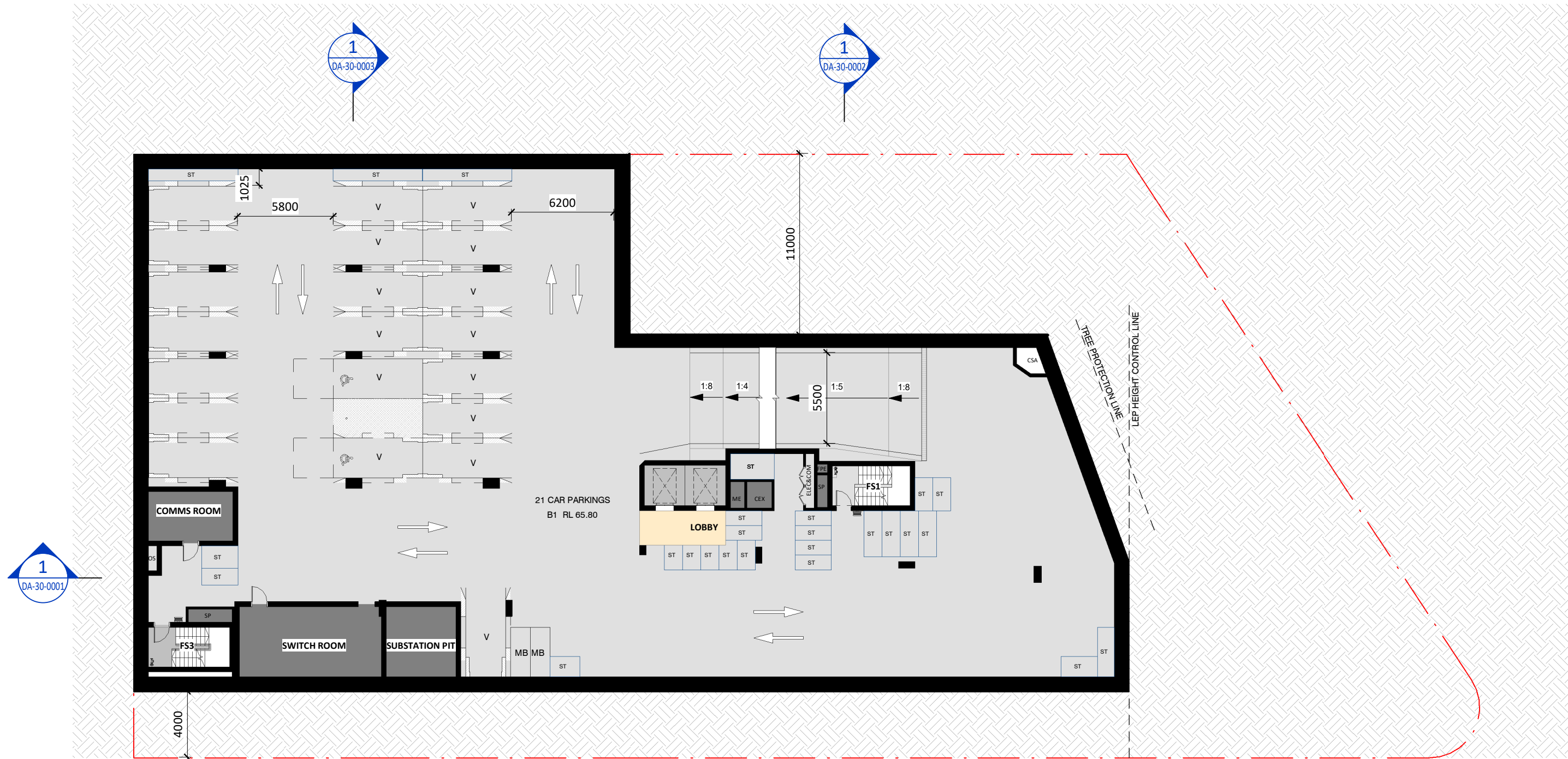
Status


DA SUBMISSION



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	Rev	Amendment	By	Chk*	Date	* Registered Architect	Consultants																				
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LEGEND

1 BEDROOM	A	ADAPTABLE UNITS
2 BEDROOMS	S	SILVER LIVABLE UNITS
3 BEDROOMS	V	VISITABLE UNITS
4 BEDROOMS		ACCESSIBLE TURNING SPACE

Key Plan:

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C	DA SUBMISSION	YY	MGS	2021.12.09		
B	ISSUE FOR DEP	YY	MGS	2021.06.09		
A	ISSUE FOR PRE DA	YY	MGS	2021.03.26		

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Project PA030370  
3 Holdsworth Avenue, St Leonards

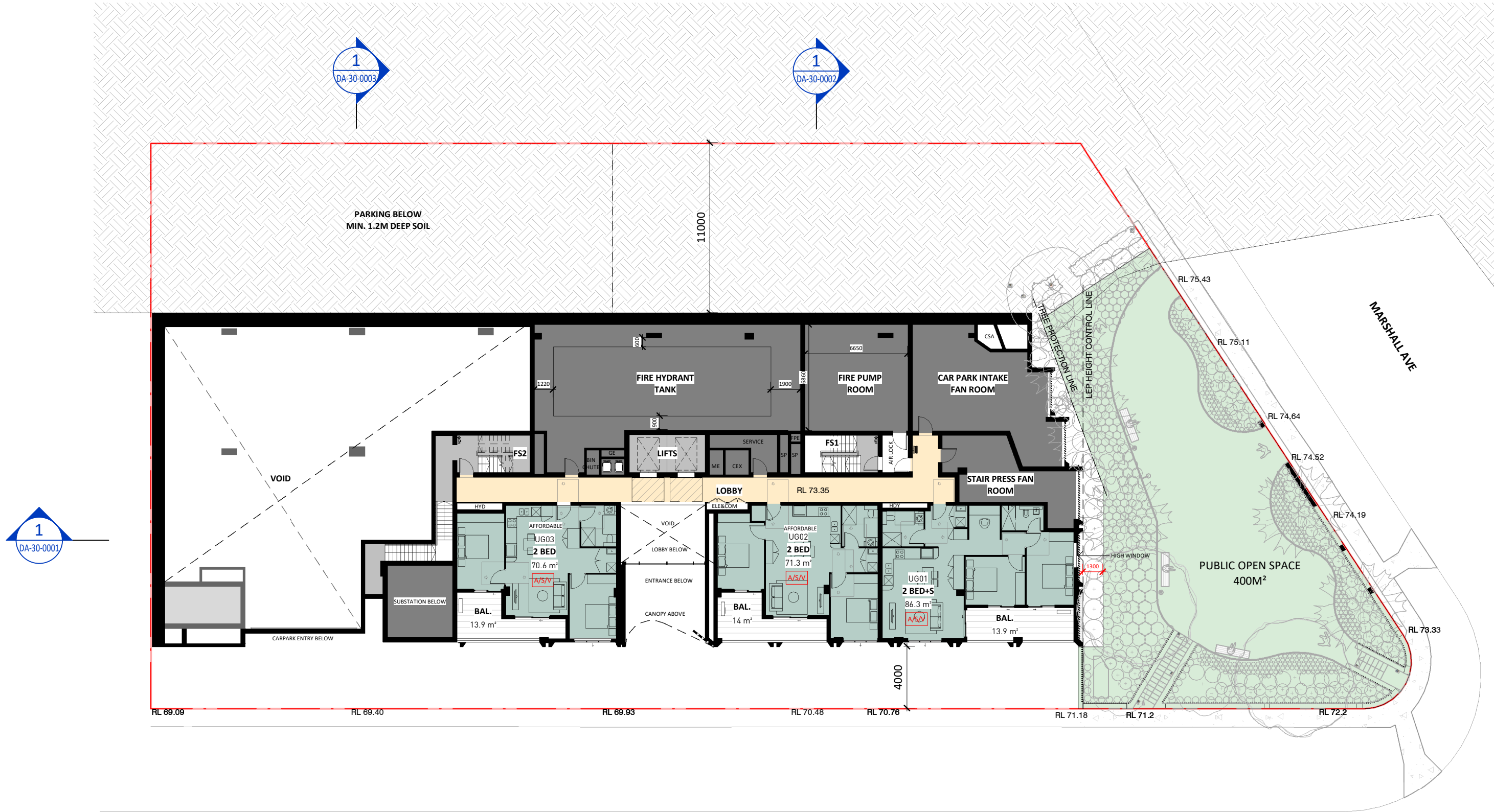
Status  
DA SUBMISSION

Title  
10-GENERAL ARRANGEMENT PLANS  
LOWER GROUND PLAN

Drawing Number  
DA-10-0001

Revision  
D





Key Plan:



Drawing Disclaimer:

Do not scale from drawings.  
Verify all dimensions on site before commencing work.  
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**Note:**  
PTW takes no responsibility for external building elements. Anything connected with any design, materials selection, construction or installation of any cladding, facade or external building element must be checked by and remains the responsibility of others, including suitably qualified experts as may be required.

Rev	Amendment	By	Chk*	Date	* Registered Architect	Consultants
D	REVISED DA SUBMISSION	CN	MGS	2022.06.08	MGS Megumi Sakaguchi NSW Arch 9391	
C	DA SUBMISSION	YY	MGS	2021.12.09		
B	ISSUE FOR DEP	YY	MGS	2021.06.09		
A	ISSUE FOR PRE DA	YY	MGS	2021.03.26		

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D Jones Architect No.4778

1: 250 @ A3 0 2 5m  
Project PA030370  
3 Holdsworth Avenue, St Leonards  
Status  
DA SUBMISSION

LEGEND

- 1 BEDROOM
- 2 BEDROOMS
- 3 BEDROOMS
- 4 BEDROOMS

- ADAPTABLE UNITS
- SILVER LIVABLE UNITS
- VISITABLE UNITS



Title  
10-GENERAL ARRANGEMENT PLANS  
UPPER GROUND PLAN

Drawing Number  
DA-10-0003  
Revision  
D