



# MitchellBrandtman

5D Quantity Surveyors & Construction Expert Opinion

## CIV Cost Estimate

**23-25 Charles Street,  
LIVERPOOL NSW 2170**

Prepared for:  
Richard Wykes – Impact Group

Contact:  
Phone:  
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Date:  
Issue:

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14 June 2023  
1.0



## 1 Introduction

As requested, we prepared a Capital Investment Value (CIV) Estimate for the proposed building and external works at 23-25 Charles Street, Liverpool based upon the available documentation. The estimate of costs has been prepared in accordance with the Environmental Planning and Assessment Regulation 2000 and NSW Government Planning Circular dated 2<sup>nd</sup> December 2021 titled '*Calculation of capital investment value*'.

The estimated CIV is **\$9,046,077 excluding GST** based on current market rates and the documentation provided. We note the estimate is inclusive of preliminaries, overheads and margin, design and professional fees, authority / statutory fees and charges and exclusive of contingency and GST.

We note that the CIV estimate should be considered as indicative only at this stage for the purposes of lodging a Development Application and that prior to finalising any design or agreements, detailed estimates should be prepared base on further developed design information.

## 2 Main Summary of Construction Costs

As requested, we have reviewed the available documentation in order to express an opinion regarding an achievable construction budget for the works presented.

Description	Total
Building Works	\$ 5,168,388
Building Services	\$ 1,443,228
Site Preparation	\$ 68,606
External Works & Landscaping	\$ 182,107
Preliminaries	\$ 1,303,843
Builders Margin	\$ 408,309
<b>Sub-Total Construction Cost (Excluding GST)</b>	<b>\$ 8,574,481</b>
Design & Professional Fees	\$ 471,596
<b>Total Capital Investment Value (Excluding GST)</b>	<b>\$ 9,046,077</b>

Refer to Appendix 1 for further details of our cost estimate.



### 3 Documentation

The following information has been used in the preparation of this CIV estimate:

S4.55 Architectural drawings prepared by Stanton Dahl Architects dated 24 May 2023.

DWG No.	DWG Name	Rev.
2827.22-DA00	Cover Sheet & Location Plan	2
2827.22-DA01	Services Basement	2
2827.22-DA02	Siteworks / Ground Floor Plan	2
2827.22-DA03	Floor Plan – Level 01	2
2827.22-DA04	Floor Plan – Level 02	2
2827.22-DA05	Floor Plan – Level 03	2
2827.22-DA06	Floor Plan – Level 04	2
2827.22-DA07	Floor Plan – Level 05	2
2827.22-DA08	Floor Plan – Level 06	2
2827.22-DA09	Floor Plan – Level 07	2
2827.22-DA10	Floor Plan – Roof Terrace	2
2827.22-DA11	Roof Plan	2
2827.22-DA12	East Elevation (Charles Street)	2
2827.22-DA13	North Elevation (Mill Road)	2
2827.22-DA14	West Elevation	2
2827.22-DA15	South Elevation	2
2827.22-DA16	Section 01	2
2827.22-DA17	Section 02	2
2827.22-DA18	ADG – Soft Landscape & Deep Soil Diagram	2
2827.22-DA19	ADG – Solar Access Plans	2
2827.22-DA20	ADG – Cross Ventilation Plans	2
2827.22-DA21	Shadows – 21 June @ 9am	2
2827.22-DA22	Shadows – 21 June @ 12pm	2
2827.22-DA23	Shadows – 21 Jun @ 3pm	2
2827.22-DA24	Fence and Letterbox Details	1
2827.22-DA25	Area Calculation Tables	1
2827.22-DA26	Photomontage 1	1
2827.22-DA27	Photomontage 2	1
2827.22-DA28	Photomontage 3	1



## 4 Design

The works covered by this estimate relates to the proposed construction of a 9 storey residential building containing 23 units and including a rooftop terrace, basement pump room, undercroft carpark and associated external works/landscaping.

The subject development has a Gross Floor Area of 2,512 m2.

The works include but are not limited to:

FOUNDATIONS:	Reinforced concrete slab on ground with strip and pad footings. Masonry perimeter to basement pump room.
STRUCTURE:	Suspended reinforced concrete to upper floors. Concrete roof.
ENVELOPE:	Selected masonry / cladding to external walls. Aluminium framed windows and doors.
INTERNAL WALLS:	Combination of structural and lightweight internal walls with plasterboard linings.
CEILINGS:	Plasterboard lining generally throughout with moisture resistant ceiling to wet areas.
FINISHES:	Tiling to lobbies and living areas with carpet to bedrooms. Selected wall and floor tiles to wet area.
SERVICES:	Hydraulic services including water, plumbing and drainage. Electric light, data & power, smoke detection throughout. Passenger lift.
EXTERNAL WORKS:	Selected landscaping to external areas. Fencing to boundaries.





## 5 Employment Generation

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Based on the estimated CIV for this development, we estimate that the number of full time jobs that will be created during construction will be in the order of 25 to 30 jobs for a 14 month construction period. We have calculated this based on 65% labour content at an average labour rate of \$85/hr for the duration of the construction period.

## 6 Schedule of Exclusions

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The following exclusions have been made in the preparation of this CIV estimate:

- Escalation from the date of this report
- Loose furniture & equipment
- Air conditioning
- Land costs including legal fees and stamp duty
- Interest, holding costs & finance costs
- Works beyond site boundaries
- Decontamination or remediation works
- Works to existing areas of the site other than that noted on the plans
- Contingency
- GST



## 7 Qualifications

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We note that the above estimate is based on preliminary design information and therefore we have made a number of assumptions in respect of the project requirements which may change as the design develops. We recommend a full detailed assessment be carried out as the design documentation progresses.

This budget has been prepared for the purposes of a CIV submission only. The use of this budget for Sales or Marketing purposes is strictly prohibited.

**Yours Sincerely**

**MITCHELL BRANDTMAN**

**Matthew Orsman  
Senior Quantity Surveyor**

**MAIQS (#19639), BCMP (Maj. QS)**

**Attachment 1 – CIV Estimate**



# **Appendix 1**

## **CIV Cost Estimate**

# Elemental Summary



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**Project:** 33229 - 23-25 Charles Street, Liverpool

**Details:** CIV Estimate

**Building:** 33229 - 23-25 Charles Street, Liverpool

Code	Description	% of Cost	Quantity	Unit	Rate	Subtotal	Factor	Total
	<b>SITE AREA</b>		<b>803</b>	<b>m2</b>				
	<b>GFA</b>		<b>2,512</b>	<b>m2</b>				
SB	Substructure	5.18	2,512	m2	204.86	514,617		514,617
CL	Columns	2.64	2,512	m2	104.49	262,472		262,472
UF	Upper Floors	9.34	2,512	m2	369.71	928,709		928,709
SC	Staircases	0.68	2,512	m2	26.59	66,799		66,799
RF	Roof	1.58	2,512	m2	62.23	156,322		156,322
EW	External Walls	12.59	2,512	m2	498.55	1,252,346		1,252,346
WW	Windows - Included in EW	0.00	2,512	m2	0.00	0		0
ED	External Doors	0.18	2,512	m2	7.09	17,800		17,800
NW	Internal Walls	4.31	2,512	m2	170.48	428,257		428,257
NS	Internal Screens	0.26	2,512	m2	10.23	25,700		25,700
ND	Internal Doors	1.79	2,512	m2	70.72	177,647		177,647
WF	Wall Finishes	2.54	2,512	m2	100.26	251,855		251,855
FF	Floor Finishes	3.04	2,512	m2	120.03	301,524		301,524
CF	Ceiling Finishes	2.17	2,512	m2	85.65	215,156		215,156
FT	Fitments, Fittings & Joinery	5.73	2,512	m2	226.59	569,185		569,185
SF	Sanitary Fixtures - Included in PD	0.00	2,512	m2	0.00	0		0
PD	Sanitary Plumbing	5.77	2,512	m2	228.30	573,498		573,498
VE	Ventilation	0.50	2,512	m2	19.51	49,000		49,000
AC	Air Conditioning	0.00	2,512	m2	0.00	0		0
FP	Fire Protection	2.52	2,512	m2	99.51	249,980		249,980
LP	Electric Light and Power	3.68	2,512	m2	145.60	365,750		365,750
TS	Transportation Systems	2.07	2,512	m2	81.61	205,000		205,000
XP	Demolition & Site Preparation	0.69	2,512	m2	27.31	68,606		68,606
XR	Roads, Footpaths, Paved Areas	0.64	2,512	m2	25.22	63,350		63,350
XL	Landscaping & Improvements	0.73	2,512	m2	28.63	71,925		71,925
XN	Boundary Walls, Fencing, Gates	0.48	2,512	m2	18.64	46,832		46,832
PR	Preliminaries	13.11	2,512	m2	519.05	1,303,843		1,303,843
BM	Builder's Overheads & Margin	4.11	2,512	m2	162.54	408,309		408,309
YY	Design & Consultant Fees	4.74	2,512	m2	187.74	471,596		471,596
	<b>TOTAL (EXCL GST)</b>		<b>2,512</b>	<b>m2</b>	<b>3,601.15</b>	<b>9,046,077</b>		<b>9,046,077</b>
	<b>GST</b>	<b>9.10</b>	<b>2,512</b>	<b>m2</b>	<b>360.11</b>	<b>904,608</b>		<b>904,608</b>
	<b>TOTAL</b>		<b>2,512</b>	<b>m2</b>	<b>3,961.26</b>	<b>9,950,684</b>		<b>9,950,684</b>