



REGISTERED QUANTITY SURVEYOR'S REPORT

CAPITAL INVESTMENT VALUE

WOOLWORTHS AUSTRAL SOUTH

LIVERPOOL CITY COUNCIL

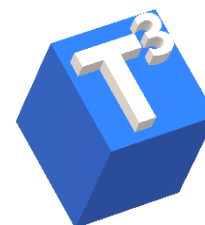
14 June 2023

TCubed Consulting

GP Box 1564 SYDNEY NSW 2001

Ph: 1800 TCUBED

www.tcubedconsulting.com.au



STATEMENT OF CAPITAL INVESTMENT VALUE

Following request of Woolworths, TCubed Consulting have developed an estimate of costs for undertaking the works subject of the noted planning application.

The Capital Investment Value has been determined as follows:

- Construction Costs	\$30,028,021
- Design and Professional Fees	\$1,762,720
- Long Service Levy	\$86,030
CAPITAL INVESTMENT VALUE (\$ EXCL GST)	\$31,876,772

A breakdown of the above estimate has been appended to this report.

In developing the above figures, we note:

1. All category of costs are included in the CIV, as per the current planning circular (PS21-020: Calculation off capital investment value).
2. The report is accurate at the date of application.
3. The estimate has generally been prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors, and a peer review has been undertaken by another Quantity Surveyor.

TCUBED CONSULTING PTY LTD

Shayne Taylor
Director, AAIQS (#5191), MRICS



ESTIMATE BREAKDOWN

		\$
Demolition & Site Preparatory Works	\$	1,209,101
Substructure	\$	1,613,763
Columns	\$	469,863
Upper Floors	\$	648,019
Staircases	\$	56,539
Roof	\$	3,286,440
External Walls	\$	1,768,481
Windows And External Doors	\$	58,945
Internal Walls, Screens And Doors	\$	1,487,479
Wall Finishes	\$	636,368
Floor Finishes	\$	766,836
Ceiling Finishes	\$	594,037
Fitments	\$	827,903
Special Equipment	\$	28,646
Hydraulic Services	\$	1,904,790
Mechanical Services	\$	2,247,360
Fire Protection Installation	\$	1,220,246
Electrical Installation	\$	2,223,671
Lift Installation	\$	178,500
BWIC	\$	-
External Services	\$	1,712,692
External Works	\$	1,666,399
SUBTOTAL	\$	24,606,077
Contractor's Preliminaries & Margin	\$	5,421,944
TOTAL ESTIMATED CONSTRUCTION COST - Excl. GST	\$	30,028,021
Professional Fees	\$	1,762,720
Long Service Levy	\$	86,030
TOTAL ESTIMATED CAPITAL INVESTMENT VALUE - Excl GST		\$31,876,772