GOITQS Quantity Surveyors
CONSTRUCTION COST CONSULTANTS

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30th July 2019

Jehovahs Witnesses
12-14 Zouch Road
DENHAM COURT NSW 2565

Dear Sirs,

AUDIO VIDEO FACILITIES AT 12-14 ZOUCH ROAD DENHAM COURT NSW 2565
CAPITAL INVESTMENT VALUE

We have prepared an estimate of the Capital Investment Value (CIV) for the audio video facilities and site works master plan in accordance with the Environmental Planning and Assessment Regulation 2000.

Our estimated CIV has been prepared in accordance with the NSW Department of Planning 'Planning Circular' (Ref. PS 10-008) published 10 May 2010.

The estimated CIV is **$9,073,028 (excluding GST).**

This comprises the following:

Construction Costs (Trade costs, Preliminaries, Margin & Consultant Fees etc.)	$8,640,979
Consultant & Authority Fees	$432,049
TOTAL	**$9,073,028**

This estimated Capital Investment Value includes all design and construction costs together with all relevant infrastructure works, site services, plant & equipment and all anticipated labour costs.

We refer you to the attached Summary which details the cost breakdown used in compiling this estimate.

We note that the enclosed estimate should be considered as indicative only at this stage and that, prior to finalising any design or agreements, detailed estimates will be prepared based on further developed design information.

Should you require any further information please do not hesitate to contact us.

Yours faithfully
GOITQS QUANTITY SURVEYORS

G Adam Martin

ADAM MARTIN
Director

Executive Summary

AUDIO VIDEO FACILITIES AT 12-14 ZOUCH RD, DENHAM COURT

JULY 2019

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Description	GFA	DA #2	DA #2	DA #2	DA #2	∑ DA#2
Residence 4 (SA&SB)	1,592					
Printery - Studio + Production Support	1,593	2,080,549				
Printery - Production Support	Incl	Incl above				
Backlot - Support areas	758		1,327,200			
Backlot - Set construction	5,748			4,077,053		
Site Works	16,128				823,832	
Personnel Support		Incl	Incl	Incl	Incl	
Total GFA	25,819					
Support, preliminaries, overheads & profit		83,222	53,088	163,082	32,953	332,345
Subtotal		2,163,770	1,380,288	4,240,135	856,785	8,640,979
Design and development fees		108,189	69,014	212,007	42,839	432,049
Total (excl GST)		**2,271,959**	**1,449,302**	**4,452,142**	**899,625**	**9,073,028**

NAME: PRINTERY BUILDING AT 12-14 ZOUCH RD, DENHAM COURT
EST: PRINTERY STUDIO & PRODUCTION
DATE: July 2019

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Item	Element	% BC	% Project	$/m2 GFA	Quantity	Unit	Rate	Amount
	Trades							
	DEMOLITION	3.0%	2.7%			m2		62,416
	EXCAVATION	0.7%	0.6%			m2		14,564
	PILING							
	DRAINAGE	3.0%	2.7%			m2		62,416
	REINFORCEMENT	1.0%	0.9%			m2		20,805
	FORMWORK	1.0%	0.9%			m2		20,805
	CONCRETE	2.0%	1.8%			m2		41,611
	BRICKWORK	1.5%	1.4%			m2		31,208
	STONEMASON							
	CARPENTER	7.3%	6.7%			m2		151,880
	FIXTURES	4.0%	3.7%			m2		83,222
	ROOFING	0.5%	0.5%			no		10,403
	ROOF PLUMBER	0.1%	0.1%					2,081
	WINDOWS	1.0%	0.9%			m2		20,805
	DOORS	2.8%	2.6%			m2		58,255
	KITCHEN APPLIANCES	6.5%	6.0%			m2		135,236
	STRUCTURAL STEEL	1.0%	0.9%					20,805
	METALWORK	11.4%	10.4%			No		237,183
	PLASTERBOARD	6.5%	6.0%			m2		135,236
	RENDERER		0.0%			m2		0
	TILING	6.5%	6.0%			m2		135,236
	Services							
17	17 SF SANITARY FIXTURES	4.4%	4.0%			m2		91,544
18	18 PD SANITARY PLUMBING	4.0%	3.7%			m2		83,222
19	19 WS WATER SUPPLY					m2		
20	20 GS GAS SERVICE					m2		
22	22 VE VENTILATION					m2		
24	24 AC AIR CONDITIONING	18.0%	16.5%			m2		374,499
25	25 FP FIRE PROTECTION	0.8%	0.7%			m2		16,644
26	26 LP ELECTRIC LIGHT & POWER	6.0%	5.5%			m2		124,833
27	27 CM COMMUNICATIONS	5.0%	4.6%			m2		104,027
28	28 TS TRANSPORTATION SYSTEMS					m2		
	Site Works							
42	42 XE EXTERNAL ELECTRIC LIGHT AND POWER	1.0%	0.9%			m2		20,805
43	43 XC EXTERNAL COMMUNICATIONS	1.0%	0.9%			m2		20,805
	NET BUILDING COST (N.B.C)	**100.0%**			16,821	m2		**2,080,549**
	PRELIMS & OVERHEADS		3.7%		4.00	%	2,080,549	83,222
	DESIGN & ENGINEERING COSTS @ 2%		4.8%		5.00	%	2,163,770	108,189
	TOTAL CONSTRUCTION COST (T.C.C)		**100.0%**		16,821	m2		**2,271,959**

NAME: BACKLOT SUPPORT AREA AT 12-14 ZOUCH RD, DENHAM COURT
EST: NEW BUILDING
DATE: July 2019

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Item	Element	% BC	% Project	$/m2 GFA	Quantity	Unit	Rate	Amount
	Substructure							
01	01SB SUBSTRUCTURE	3.0%	2.7%		758.40	m2	52.50	39,816
	Superstructure							
02	02 CL COLUMNS	2.4%	2.2%		758.40	m2	42.00	31,853
03	03 UF UPPER FLOORS					m2		
04	04 SC STAIRCASES					m2		
05	05 RF ROOF	5.0%	4.6%			m2		66,360
06	06 EW EXTERNAL WALLS	10.9%	10.0%		330.47	m2	437.76	144,665
07	07 WW WINDOWS	3.7%	3.4%			m2		49,106
08	08 ED EXTERNAL DOORS	1.3%	1.2%			m2		17,254
09	09 NW INTERNAL WALLS	7.3%	6.7%		333.70	m2	290.34	96,886
10	10 NS INTERNAL SCREENS	0.2%	0.2%			m2		2,654
11	11 ND INTERNAL DOORS	2.0%	1.8%			no		26,544
	Internal Finishes							
12	12 WF WALL FINISHES	2.9%	2.7%		667.39	m2	57.67	38,489
13	13 FF FLOOR FINISHES	2.8%	2.6%		758.40	m2	49.00	37,162
14	14 CF CEILING FINISHES	6.5%	6.0%		758.40	m2	113.75	86,268
	Fittings							
15	15 FT FITMENTS	11.4%	10.4%			No		151,301
16	16 SE SPECIAL EQUIPMENT					m2		
	Services							
17	17 SF SANITARY FIXTURES	4.4%	4.0%		130.97	m2	445.88	58,397
18	18 PD SANITARY PLUMBING	3.8%	3.5%		130.97	m2	385.08	50,434
19	19 WS WATER SUPPLY					m2		
20	20 GS GAS SERVICE					m2		
22	22 VE VENTILATION					m2		
24	24 AC AIR CONDITIONING	13.0%	11.9%		758.40	m2	227.50	172,536
25	25 FP FIRE PROTECTION	0.8%	0.7%		758.40	m2	14.00	10,618
26	26 LP ELECTRIC LIGHT & POWER	6.0%	5.5%		758.40	m2	105.00	79,632
27	27 CM COMMUNICATIONS	5.0%	4.6%		758.40	m2	87.50	66,360
28	28 TS TRANSPORTATION SYSTEMS					m2		
	Site Works							
32	32 XP SITE PREPARATION	1.2%	1.1%			m2		15,926
37	37 XK EXTERNAL STORMWATER DRAINAGE	0.8%	0.7%			m2		10,618
38	38 XD EXTERNAL SEWER DRAINAGE	0.8%	0.7%			m2		10,618
39	39 XW EXTERNAL WATER SUPPLY					m2		
40	40 XG EXTERNAL GAS					m2		
41	41 XF EXTERNAL FIRE PROTECTION	1.2%	1.1%			m2		15,926
42	42 XE EXTERNAL ELECTRIC LIGHT AND POWER	2.5%	2.3%			m2		33,180
43	43 XC EXTERNAL COMMUNICATIONS	1.1%	1.0%			m2		14,599
	NET BUILDING COST (N.B.C)	**100.0%**				m2		**1,327,200**
	PRELIMS & OVERHEADS		3.7%		4.00	%	1,327,200	53,088
	DESIGN & ENGINEERING COSTS @ 2%		4.8%		5.00	%	1,380,288	69,014
	TOTAL CONSTRUCTION COST (T.C.C)		**100.0%**			m2		**1,449,302**

NAME: BACKLOT PADDOCK & TEMPLE AT 12-14 ZOUCH RD, DENHAM COURT

EST: AUDIO VIDEO SET BUILDINGS

DATE: July 2019

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Item	Description		Quantity	Unit	Rate Total	Amount $
	Substructure					
01	01SB SUBSTRUCTURE	13.72%				610,751
	Superstructure					
02	02 CL COLUMNS	3.31%				147,426
03	03 UF UPPER FLOORS	0.18%				7,960
04	04 SC STAIRCASES	1.69%				75,129
05	05 RF ROOF	17.89%				796,436
06	06 EW EXTERNAL WALLS	17.41%				775,013
07	07 WW WINDOWS	3.92%				174,504
08	08 ED EXTERNAL DOORS	0.99%				43,938
09	09 NW INTERNAL WALLS	1.47%				65,439
10	10 NS INTERNAL SCREENS	0.00%				0
11	11 ND INTERNAL DOORS	0.00%				0
	Internal Finishes					
12	12 WF WALL FINISHES	0.00%				0
13	13 FF FLOOR FINISHES	0.00%				0
14	14 CF CEILING FINISHES	0.00%				0
	Fittings					
15	15 FT FITMENTS	4.40%				195,973
16	16 SE SPECIAL EQUIPMENT	0.00%				0
	Services					0
24	24 AC AIR CONDITIONING	0.00%				0
25	25 FP FIRE PROTECTION	1.40%				62,323
26	26 LP ELECTRIC LIGHT & POWER	1.76%				78,389
27	27 CM COMMUNICATIONS	0.00%				0
28	28 TS TRANSPORTATION SYSTEMS	0.00%				0
	Site Works					
32	32 XP SITE PREPARATION	5.44%				242,120
33	33 XR ROADS, FOOTPATHS AND PAVED AREAS	14.54%				647,314
34	34 XN BOUNDARY WALLS, FENCING AND GATES	3.13%				139,339
36	36 XL LANDSCAPING AND IMPROVEMENTS	0.34%				15,000
37	37 XK EXTERNAL STORMWATER DRAINAGE	0.00%				0
		91.58%				4,077,053
	PRELIMS & OVERHEADS	3.66%	4.00%		4,077,053	163,082
	DESIGN & ENGINEERING COSTS @	4.76%	5.00%		4,240,135	212,007
		100.00%				4,452,142

NAME: SITE WORKS AT 12-14 ZOUCH RD, DENHAM COURT
EST: CIVIL AND ROADWORKS
DATE: July 2019

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CONSTRUCTION COST CONSULTANTS

Item	Element	% BC	% Project	$/m2 GFA	Quantity	Unit	Rate	Amount
	Substructure							
01	01SB SUBSTRUCTURE					m2		
	Superstructure							
02	02 CL COLUMNS					m2		
03	03 UF UPPER FLOORS					m2		
04	04 SC STAIRCASES					m2		
05	05 RF ROOF					m2		
06	06 EW EXTERNAL WALLS					m2		
07	07 WW WINDOWS					m2		
08	08 ED EXTERNAL DOORS					m2		
09	09 NW INTERNAL WALLS					m2		
10	10 NS INTERNAL SCREENS					m2		
11	11 ND INTERNAL DOORS					no		
	Internal Finishes							
12	12 WF WALL FINISHES					m2		
13	13 FF FLOOR FINISHES					m2		
14	14 CF CEILING FINISHES					m2		
	Fittings							
15	15 FT FITMENTS					No		
16	16 SE SPECIAL EQUIPMENT					m2		
	Services							
17	17 SF SANITARY FIXTURES					m2		
18	18 PD SANITARY PLUMBING					m2		
19	19 WS WATER SUPPLY					m2		
20	20 GS GAS SERVICE					m2		
22	22 VE VENTILATION					m2		
24	24 AC AIR CONDITIONING					m2		
25	25 FP FIRE PROTECTION					m2		
26	26 LP ELECTRIC LIGHT & POWER					m2		
27	27 CM COMMUNICATIONS					m2		
28	28 TS TRANSPORTATION SYSTEMS					m2		
	Site Works				16,128	m2		
32	32 XP SITE PREPARATION	10%	9.4%		16,128	m2	5.25	84,630
33	33 XR ROADS, FOOTPATHS AND PAVED AREAS	26%	23.5%		1,729	m2	122.48	211,806
34	34 XN BOUNDARY WALLS, FENCING AND GATES	1%	1.2%		100	m	110.40	11,040
35	35 XB OUTBUILDINGS AND COVERED WAYS					m2		
36	36 XL LANDSCAPING AND IMPROVEMENTS	18%	16.2%		7,964	m2	18.26	145,402
37	37 XK EXTERNAL STORMWATER DRAINAGE	10%	9.0%		16,128	m2	5.00	80,642
38	38 XD EXTERNAL SEWER DRAINAGE	8%	7.2%		16,128	m2	4.00	64,514
39	39 XW EXTERNAL WATER SUPPLY	3%	2.3%		16,128	m2	1.30	20,967
40	40 XG EXTERNAL GAS					m2		
41	41 XF EXTERNAL FIRE PROTECTION	4%	3.6%		16,128	m2	2.00	32,257
42	42 XE EXTERNAL ELECTRIC LIGHT AND POWER	18%	16.5%		16,128	m2	9.20	148,382
43	43 XC EXTERNAL COMMUNICATIONS	3%	2.7%		16,128	m2	1.50	24,193
	NET BUILDING COST (N.B.C)	**100.0%**			16,821	m2		**823,832**
	PRELIMS & OVERHEADS		3.7%		4.00	%	823,832	32,953
	DESIGN & ENGINEERING COSTS @ 2%		4.8%		5.00	%	856,785	42,839
	TOTAL CONSTRUCTION COST (T.C.C)		**100.0%**					**899,625**