

PROPOSED RESIDENTIAL DEVELOPMENT 4 Mitchell Street Enfield

Initial Cost Plan ver.1

30 June 2017

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I. EXECUTIVE SUMMARY

This cost plan looks at the estimated total construction cost based on the drawings and associated information provided by the Dem Architects with respect to the proposed development of a residential building at 4 Mitchell Street Enfield.

The estimated total construction cost is **\$62,619,044** as described in the report.

2. PROJECT DESCRIPTION

The proposed project is the construction of the residential development located in 4 Mitchell Street Enfield. The site has an area of approximately 12,611 m² and is currently occupied with a three storey development and a two storey building.

The general scope of the works includes the items as listed below.

- Basement car parking
- 259 car parking bays
- Car parking entry from Baker street
- 157 apartment units
- 26 town houses
- Associated landscape works and external works

3. COST PLAN SUMMARY

This cost plan looks at the estimated total construction cost based on the drawings and associated information provided by the Architect with respect to the proposed development of a residential building at 4 Mitchell Street Enfield.

The estimated total construction cost is **\$62,619,044** as described in the report.

Description	Amount
Net Construction Costs (Excl. Preliminaries and Overheads & Margin)	\$55,239,100
Preliminaries (9.00%)	\$4,971,519
Overhead and Margin (4.0%)	\$2,408,425
TOTAL CONSTRUCTION COST	\$62,619,044

4. BASIS OF THE COST PLAN

The estimate is based on areas and approximate quantities measured from the drawings and associated information provided by the Architect. The rates that have been applied are based on material, plant and labour costs that are current at the report date.

The rates are based on the works being part of a continuous project work stream, with no allowance for staging, and are undertaken in an optimal and reasonable timeframe with minimal requirement for out-of-hours or undue overtime work. The rates are further based on a project tendered on a competitive basis, within a reasonable timeframe and with a good level of documentation.

5. ITEMS INCLUDED AND EXCLUDED

Items Specifically Included

The following items are specifically included in the cost plan:

- Demolition of the existing buildings on the site
- 157 apartment units
- 26 town houses
- Basement car park
- Stormwater management system
- Passenger lifts

Items Specifically Excluded

The following items are specifically excluded from the cost plan:

- Removal of hazardous materials including asbestos
- Allowance for staging
- DA conditions
- Council S94 contributions and Long Service Levy any other statutory and authority fees and charges
- Finance charges
- Services head-work i.e. amplification and/or bringing services to the site. It is assumed that all services exist on the site boundary
- Upgrading existing roads around the site
- Removal of ground contamination
- Rock excavation
- Land cost
- Loose furniture and fittings, blinds and curtains
- GST
- Out of hours work
- Relocations
- Relocation of sewer drainage

6. PROJECT RISKS

This document describes and details the cost plan for the proposed development of a residential building at 4 Mitchell Street Enfield and is based on the level of information available at the time as well the documents that have been produced and made available by the architect.

The risks that attach to the works and consequently to the cost estimate include the following key items:

- Extent, if any, of hazardous materials in the existing building
- Extent, if any, of contaminated soil on site
- Rock under the site
- Insufficient power available
- Headworks required due to size and scale of the development including works to the Baker Street
- Delays to the project
- Procurement strategy differs from assumption in the cost plan
- Changes in the construction market conditions
- Client directed changes to brief, scope or documents

7. DOCUMENTS

The following drawings and documents were used in compiling the cost plan:

1. Architectural Drawing: 4432-00_arsk-7000 (Rev 01) - arsk-7006 (Rev 01), arsk-7007 (Rev 02) prepared by Dem Architects

8. GENERAL

We trust that this cost plan meets with your requirements. Should there be any queries or if you require any additional information please feel free to call or email.

Yours faithfully,
Donald Cant Watts Corke Pty Ltd



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Director
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9. COST ESTIMATE

Proposed Development at 4 Mitchell Street Enfield

Cost Estimate 01 June 2017

Code	Description	Quantity	Unit	Rate	Total
	<u>Demolition</u>				
	Demolition of the existing buildings	1.00	Item	600,000.00	600,000.00
	Basement Car park				
	No of car bays	259.00	No		
	Area per car bay	30.97	m ²		
	Basement Level - slab on ground	8,021.00	m ²	925.00	7,419,425.00
	Apartments				
	Ground Level Apartments	3,165.00	m ²	2,450.00	7,754,250.00
	Ground Level Balconies	582.00	m ²	650.00	378,300.00
	Level 1 Apartments	2,306.00	m ²	2,450.00	5,649,700.00
	Level 1 Balconies	276.00	m ²	650.00	179,400.00
	Level 2 Apartments	2,306.00	m ²	2,450.00	5,649,700.00
	Level 2 Balconies	276.00	m ²	650.00	179,400.00
	Level 3 Apartments	1,574.00	m ²	2,450.00	3,856,300.00
	Level 3 Balconies	193.00	m ²	650.00	125,450.00
	Level 4 Apartments	1,244.00	m ²	2,450.00	3,047,800.00
	Level 4 Balconies	222.00	m ²	650.00	144,300.00
	Level 5 Apartments	765.00	m ²	2,450.00	1,874,250.00
	Level 5 Balconies	248.00	m ²	650.00	161,200.00
	Town houses				
	Level 1 Town houses	1,455.00	m ²	2,800.00	4,074,000.00
	Level 1 Balconies	662.00	m ²	650.00	430,300.00
	Level 2 Town houses	1,455.00	m ²	2,800.00	4,074,000.00
	Level 2 Balconies	381.00	m ²	650.00	247,650.00
	Level 3 Town houses	144.00	m ²	2,800.00	403,200.00

**Proposed Development at 4 Mitchell
Street Enfield**

**Cost Estimate 01
June 2017**

Code	Description	Quantity	Unit	Rate	Total
	Level 3 Balconies	20.00	m ²	650.00	13,000.00
	Common Areas				
	Ground Level	753.00	m ²	2,100.00	1,581,300.00
	Level 1	615.00	m ²	2,100.00	1,291,500.00
	Level 2	527.00	m ²	2,100.00	1,106,700.00
	Level 3	354.00	m ²	2,100.00	743,400.00
	Level 4	318.00	m ²	2,100.00	667,800.00
	Level 5	196.00	m ²	2,100.00	411,600.00
	Roof	4,397.00	m ²	450.00	1,978,650.00
	Services				
	Fire services	1.00	Item		Included
	Hydraulic Services	1.00	Item		Included
	Electrical Services	1.00	Item		Included
	Security Services	1.00	Item		Included
	Mechanical Services	8,021.00	m ²	25.00	200,525.00
	Storm Water Management System	1.00	Item	200,000.00	200,000.00
	Passenger Lifts - 6 Levels	2.00	No	66,000.00	132,000.00
	Passenger Lifts - 7 Levels	2.00	No	77,000.00	154,000.00
	Passenger Lifts - 3 Levels	2.00	No	33,000.00	66,000.00
	Passenger Lifts - 4 Levels	1.00	No	44,000.00	44,000.00
	Builders Work in Connection with Services(assumed 3% of services costs)	3.00	%		Included
	External Works and Landscaping				
	Miscellaneous external works including footpaths and vehicle crossovers	1.00	Item	200,000.00	200,000.00

**Proposed Development at 4 Mitchell
Street Enfield**

**DONALD
CANT
WATTS
CORKE**

**Cost Estimate 01
June 2017**

Code	Description	Quantity	Unit	Rate	Total
	Soft Landscaping	1.00	Item	200,000.00	200,000.00
	NET CONSTRUCTION COST (EXCL. PRELIMINARIES AND OVERHEADS & MARGIN)	28,058.00	m²	1,968.75	55,239,100.00
				%	
	Preliminaries	1.00	Item	9.00	4,971,519.00
	Overhead and Margin	1.00	Item	4.00	2,408,424.76
	NET CONSTRUCTION COST (INCL. PRELIMINARIES AND OVERHEADS & MARGIN)	28,058.00	m²	2,231.77	62,619,043.76

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