

88 Regent

80 – 88 Regent Street, REDFERN NSW

Capital Investment Value (CIV) Estimate

Prepared for:

Milligan Group – Jarrod White



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Issue: 1.0



MitchellBrandtman
Quantity Surveyors & Construction Cost Managers

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1 SUMMARY

As requested, we have reviewed the available documentation in order to express an opinion regarding an achievable construction budget for the works presented relating to the Capital Investment Value (CIV).

Estimate of cost is based on “Consultant Issue” plans

Based on rates set against specific areas set out in your supplied documentation, we believe a construction **budget of approximately \$34,308,128.00 (Excl GST)** should apply.

2 DOCUMENTATION

The following documents/drawings have been used in the preparation of this CIV estimate:

Architectural drawings prepared by SJB Architects and dated 23rd November 2015.

DA-202 / 01 – Basements 2 – 4

DA-203 / 01 Basement 1

DA-204 / 01 – Ground Floor Plan

DA-205 / 01 – Level 1

DA-206 / 01 – Level 2 - 4

DA-207 / 01 – Level 5 - 13

DA-208 / 01 – Level 14 - 16

DA-209 / 01 – Level 17

DA-210 / 01 – Mezzanine

DA-211 / 01 – Roof

DA-501 / 01 – Elevations East & South

DA-601 / 01 – Sections A & B



3 INCLUSIONS

The works include but are not limited to:

DEMOLITION:	Demolition of existing structures.
FOUNDATIONS:	Reinforced concrete slab on ground including attached thickenings with strip footings. Piling / retention system.
STRUCTURE:	Suspended concrete slabs throughout supporting by concrete columns and load bearing masonry.
ENVELOPE:	Masonry / Pre-cast concrete wall system to perimeter. Suspended concrete roof slab.
INTERNAL WALLS:	Masonry / core filled block / light weight stud internal walls with plaster lining to wet areas.
CEILINGS:	Suspended plasterboard ceilings throughout. Moisture resistant plasterboard to wet area. Bare concrete to carpark and commercial soffit areas.
FINISHES:	Painted plasterboard ceilings to lobbies and residential units. Wall and floor tiling to wet areas.
EXTERNAL WORKS:	Driveway, footpaths, hard and soft landscaping.
MECHANICAL SERVICES:	Mechanical extraction units to carpark areas. Air-conditioning system to units. Mechanical ventilation to wet areas.
FIRE SERVICES:	Fire sprinkler system throughout.
ELECTRICAL SERVICES	General lighting and power. Security system.
HYDRAULIC SERVICES	Stormwater and sewer works.
TRANSPORTATION SERVICES	Passenger lifts.

4 EXCLUSIONS

- Fit-out works to the retail and childcare spaces
- Escalation from January 2016
- Works beyond site boundaries
- Contingency



5 QUALIFICATIONS

We note that the above estimate is classed as indicative only and would recommend a full detailed assessment be carried out as the design documentation progresses.

This budget has been prepared for the estimated Capital Investment Value based on Clause 3 of the Environmental Planning Assessment Regulation 2000.

Yours Sincerely

MITCHELL BRANDTMAN

Simon Brandtman
Partner

Elemental Summary



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Quantity Surveyors & Construction Cost Managers

Project: 17170 - REDFERN
Building: 17170 - Redfern

Details: Elemental Cost Assessment
CIV Cost Assessment
80 - 88 Regent St,
REDFERN

Code	Description	% BC	Cost/m2	Quantity	Unit	Rate	SubTotal	Factor	Total
SB	Substructure	7.23					2,477,123		2,477,123
CL	Columns	2.42					827,339		827,339
UF	Upper Floors	12.62					4,329,191		4,329,191
SC	Staircases	1.11					379,112		379,112
RF	Roof	1.60					548,836		548,836
EW	External Walls	12.57					4,310,334		4,310,334
WW	Windows - Included in EW	0.00					0		0
ED	External Doors	0.75					255,352		255,352
NW	Internal Walls	4.61					1,579,775		1,579,775
NS	Internal Screens	0.32					107,248		107,248
ND	Internal Doors	0.81					276,631		276,631
WF	Wall Finishes	2.79					956,036		956,036
FF	Floor Finishes	3.42					1,171,212		1,171,212
CF	Ceiling Finishes	1.65					565,178		565,178
FT	Fitments	7.22					2,474,186		2,474,186
SF	Sanitary Fixtures - Included in PD	0.00					0		0
PD	Sanitary Plumbing	7.50					2,572,241		2,572,241
WS	Water Supply - Included in PD	0.00					0		0
GS	Gas Services - Included in PD	0.00					0		0
SH	Space Heating - Included in AC	0.00					0		0
VE	Ventilation	0.72					244,425		244,425
AC	Air Conditioning	2.65					909,080		909,080
FP	Fire Protection	1.94					663,505		663,505
LP	Electric Light and Power	4.73					1,620,971		1,620,971
CM	Communications - Included in LP	0.00					0		0
TS	Transportation Services	3.18					1,089,000		1,089,000
XR	Roads, Footpaths, Paved Areas	0.32					107,885		107,885
XL	Landscaping & Improvements	0.46					155,000		155,000
XN	Boundary Walls, Fencing, Gates	0.20					65,845		65,845
PR	Preliminaries	16.98					5,822,164		5,822,164
YY	Special Provisions (Consultant's Fees)	2.34					800,460		800,460
	TOTAL (EXCL GST)								34,308,128
	GFA			12,381	m2				
	Cost/m2			2,771	/m2				
		100.00	0.00						34,308,128