

# COST PLAN



## Mercantile Hotel

Cost Plan 7 (CIV)

Welsh + Major

0174-0008 | 13 December 2017



QUANTITY SURVEYING | BUILDING CONSULTANCY |  
TAX & ASSET SERVICES | PPP ADVISORY | INFRASTRUCTURE |  
FACILITIES MANAGEMENT ADVISORY | EXPERT WITNESS

Ref: MBM 0174-0008



13<sup>th</sup> December 2017

Welsh + Major  
Level 4, 69 Reservoir Street,  
Surry Hills,  
NSW 2010

Attention: Mr Dean Williams

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Dear Dean,

**Re: MERCANTILE HOTEL, THE ROCKS - CAPITAL INVESTMENT VALUE**

For the purpose of accompanying the Development Application to the Department of Planning, we have pleasure in confirming our opinion of the estimated Capital Investment Value (CIV) for the above-mentioned project.

Our estimate for the CIV for this project is \$4,723,767 (Excl. GST) which has been calculated in accordance with the definition for the CIV under the Environmental Planning and Assessment Regulation 2000 amended on 10<sup>th</sup> May 2010.

We attach the CIV estimate summary in support of the above amount. We have based our assessment on the following Drawings prepared by Welsh + Major dated August 2017;

- Dwg No DA02 - Ground Floor Plan
- Dwg No DA03 - First Floor Plan
- Dwg No DA04 - Second Floor
- Dwg No DA05 - Roof Terrace - Option A
- Dwg No DA06 - Roof Plan
- Dwg No DA14 - East Elevation
- Dwg No DA15 - North Elevation
- Dwg No DA16 - West Elevation

Should you have any queries or require further information please do not hesitate to contact me.

Yours faithfully,  
MBMpl Pty Ltd

**Keith Brandon Dip QS (NZ) AAIQS**  
Executive Quantity Surveyor



# SUMMARY



Client: Welsh + Major  
Project: Mercantile Hotel

Details: Cost Plan 7  
MBM0174-0008  
Date - 13/12/2017

Code	Description	Page	% of Cost	Cost/m2	Total
1	<b>GENERAL INFORMATION</b>	5			
2	DEMOLITION	6	1.79	81.39	84,480
3	UNDERPINNING	7	0.19	8.67	9,000
4	GROUND WORKS	7	0.08	3.56	3,700
5	CONCRETE	8	0.20	8.94	9,280
6	REINFORCEMENT	8	0.43	19.74	20,487
7	FORMWORK	8	0.80	36.31	37,690
8	STRUCTURAL STEEL	8	7.49	340.89	353,840
9	METALWORK	9	0.25	11.56	12,000
10	CARPENTRY	9	1.07	48.88	50,740
11	ROOFING	9	4.27	194.53	201,920
12	DOORS & HARDWARE	10	1.58	72.06	74,800
13	WINDOWS & GLAZING	10	4.10	186.46	193,550
14	DRY WALL & CEILING	11	4.01	182.43	189,360
15	TILING	11	4.31	196.29	203,745
16	CARPET	12	0.63	28.82	29,920
17	RESILIENT FINISHES	12	0.07	3.19	3,315
18	WATERPROOF	12	0.41	18.44	19,145
19	PAINTING	12	2.25	102.40	106,290
20	TOILET PARTITION	13	0.30	13.87	14,400
21	JOINERY	13	5.04	229.53	238,250
22	FITMENTS	13	0.72	32.96	34,210
23	HYDRAULIC SERVICES	14	4.95	225.43	234,000
24	MECHANICAL SERVICES	14	6.94	315.99	328,000
25	ELECTRICAL SERVICES	14	4.02	182.79	189,735
26	FIRE SERVICES	15	2.01	91.49	94,965
27	LIFT SERVICES	15	8.45	384.39	399,000
28	KITCHEN EQUIPMENT	15	10.16	462.43	480,000
29	EXTERNAL WORKS	15	0.87	39.74	41,250
30	<b>TRADE TOTAL</b>		77.42	3,523.19	<b>3,657,072</b>
31	PRELIMINARIES (15%)		11.61	528.48	548,561
32	MARGIN (4%)		3.56	162.07	168,225
33	<b>CONSTRUCTION TOTAL</b>		92.59	4,213.74	<b>4,373,858</b>
34	PROFESSIONAL FEES (8%)		7.41	337.10	349,909

GFA: 1,038.00 m2 Cost/m2 (excl GST): \$4,551/m2

**Project Total (excl GST): 4,723,767**

**GST (10%): 472,377**

**Project Total (incl GST): 5,196,143**

# OUR LOCATIONS

MBM has offices in Sydney, Melbourne, Brisbane, Perth, Canberra, Adelaide and the Gold Coast.

We operate as a single entity and are able to utilise specialised skills from any office to deliver a successful outcome for your project or development.

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Dear Dean,

**Re: MERCENTILE HOTEL, THE ROCKS - ESTIMATED JOB NUMBERS**

We have pleasure in confirming our opinion of the estimated Construction and Operational Job Numbers created on the above-mentioned project.

Our estimate for the total number of jobs created in Construction for this project is 185 No. This comprises the creation of 155 No. On Site Jobs and 30 No. Off Site Jobs. The Off Site Jobs created will be in the Structural Steel, Metalwork, Doors, Windows and Joinery Trades.

Our weekly estimate for the Operational Staff for the Hotel is 102 No.

Should you have any queries or require further information please do not hesitate to contact me.

Yours faithfully,  
MBMpl Pty Ltd

**Keith Brandon Dip QS (NZ) AAIQS**  
Executive Quantity Surveyor