

MULLER *partnership*

NIHON UNIVERSITY
NEWCASTLE COURTHOUSE REDEVELOPMENT
9 CHURCH STREET, NEWCASTLE NSW
SECTION 94A ESTIMATE

Newcastle :: Sydney :: Melbourne
14 December 2018



14 December 2018
18301

Azusa Sekkei Co Ltd
C/- dwp
16 Telford Street,
NEWCASTLE NSW 2300

ATTENTION: EDWARD CLODE

Dear Ed,

**RE: NIHON UNIVERSITY
NEWCASTLE COURTHOUSE REDEVELOPMENT
SECTION 94A REPORT & ESTIMATE**

As per your request dated 14 December 2018, Muller Partnership has prepared the attached Section 94a Estimate and report as required by Newcastle City Council.

The purpose of this assessment is to determine the current construction cost value of the development for council purposes only and is not to be used for project budgeting, finance, insurance, sale, mortgage or any other purposes.

Should you require any of these services, Muller Partnership are able to provide them separately.

Should you have any queries, please feel free to contact the undersigned.

Yours faithfully,

MULLER PARTNERSHIP



CAMERON BEARD – DIRECTOR

CB:JD - 18301 Section94a Report

1. Schedule of Information

The following information has been used in completing our assessment of the work:-

1. Architectural drawings prepared by Azusa Sekkei dated 30 November 2018 received 3 December 2018 and numbered as follows:
 - 181130_Drawings for DA (67 sheets);
2. Landscape drawings prepared by Moir Landscape Architecture dated 27 November 2018 received 10 December 2018 and numbered as follows:
 - 1691 Nihon University DA Rev D (7 sheets);
3. Concept Stormwater Drawings prepared by Cardno dated 4 December 2018 received 10 December 2018 and numbered as follows:
 - 81019007-CI Rev 1 (4 sheets);
4. Architectural drawings titled 'Wall Type plans' prepared by Azusa Sekkei dated November 2018 received 13 November 2018 (4 sheets);
5. Finishes and Scope spreadsheet prepared by Azusa Sekkei titled 'Nihon Univ. Australia Newcastle Campus Project Table_of_Finishes_and_Scope' received 12 November 2018.

2. Disclaimer

MULLER PARTNERSHIP have prepared this report in part on the basis of information supplied to it in the ordinary course of business by dwp.

Whilst all reasonable professional care and skill has been exercised to validate its accuracy and authenticity, MULLER PARTNERSHIP is unable to provide any Guarantee in that regard, and will not be liable to any party for any loss arising as a result of any such information subsequently being found to be inaccurate, lacking authenticity or having been withheld.

This report is only intended for use by dwp, Muller Partnership accepts no responsibility to other parties who use opinions or information contained herein. They do so at their own risk. In acting as Quantity Surveyor for dwp, Muller Partnership's liability is limited to the scope of services and value limit, as defined in their Professional Indemnity insurance cover. A copy is available on request.

This report covers only the items as contained in this report. Should dwp require additional items or areas of assessment, these should be specifically requested and will be actioned as agreed between the parties.

The construction costs are current as at the date of this assessment only. The values assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in values.

FORMS TO BE SUBMITTED TO COUNCIL

Please note the subsequent pages (3 No.) are those required by Newcastle City Council as part of your DA submission.

These pages should be detached from this document and submitted accordingly.

Contact Number: (02) 4965 4722

Schedule 3 (Clause 13)

Registered Quantity Surveyor's Detailed Cost Report
Development Cost in excess of \$500,000

* A member of the Australian Institute of Quantity Surveyors or a person who can demonstrate equivalent qualifications.

Development Application No:

Date: 14-Dec-18

Complying Development Application No:

Construction Certificate No:

Applicant's name:

Applicant's Address:

Development: Proposed Educational Facility, Student Accommodation & Associated Siteworks

Development Address: 9 Church Street, Newcastle NSW

DEVELOPMENT DETAILS:


Gross Floor Area - Commercial	8,418 m2	Gross Floor Area - Other	m2
Gross Floor Area - Residential	m2	Total Gross Floor Area	9,320 m2
Gross Floor Area - Retail	m2	Total Site Area	5,192 m2
Gross Floor Area - Parking	902 m2	Total Car Parking Spaces	20 No
Total Development Cost			
Total Construction Cost	\$26,272,000	Excl GST	
Total GST	\$2,627,200		

ESTIMATE DETAILS:

Professional Fees		Excavation	Incl
% of Development Cost		Cost per square metre of site area	\$ - /m2
% of Construction Cost		Car Park	Incl
Demolition and Site Preparation		Cost per square metre of site area	\$ - /m2
	\$ 1,074,720		
Cost per square metre of site area	\$ 207 /m2	Cost per Space	\$ - /space
Construction - Commercial	\$ 25,197,280	Fit-out - Commercial	NA
Cost per square metre of commercial area	\$ 2,704 /m2	Cost per square metre of commercial area	\$ - /m2
Construction - Residential	NA	Fit-out - Residential	Incl
Cost per square metre of residential area	\$ - /m2	Cost per square metre of residential area	\$ - /m2
Construction - Retail	\$ -	Fit-out - Retail	NA
Cost per square metre of retail area	\$ - /m2	Cost per square metre of retail area	\$ - /m2

I certify that I have:

- Inspected the plans the subject of the application for development consent or construction certificate
- Prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors
- ~~Calculated the development costs in accordance with the definition of development costs in clause 25J of the Environmental Planning and Assessment Regulation 2000 at current prices~~
- Included GST in the calculation of the development
- Measured gross floor areas in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1, Appendix A2

Signed: 

Name: Cameron Beard

Position and Qualifications: Director - Muller Partnership; B.ConMgt, M.Bld, AAIQS, CQS, MRICS

Date: 14-Dec-18

Contact Number: 02 - 4965 4722

Proposed Residential & Educational Development
Nihon University
Church Street, Newcastle
Section 94a Estimate
December 2018

MAIN COST SUMMARY

Ref	Description	%	Cost/ m2	Sub Total	Total
1.0	DEMOLITION & ALTERATIONS	3.60	101.38	944,790	944,790
2.0	SITE PREPARATION	0.49	13.94	129,930	129,930
3.0	DEMOLITION & SITE PREPARATION Subtotal Excl GST				<u>1,074,720</u>
4.0	SUBSTRUCTURE	3.69	104.13	970,388	970,388
5.0	STAIRCASES & BALUSTRADES	1.64	46.26	431,090	431,090
6.0	UPPER FLOORS	10.07	283.93	2,645,900	2,645,900
7.0	COLUMNS	0.98	27.63	257,460	257,460
8.0	STRUCTURAL STEEL	1.62	45.75	426,300	426,300
9.0	ROOF	1.66	46.89	436,950	436,950
10.0	EXTERNAL WALLS	11.67	328.95	3,065,510	3,065,510
11.0	WINDOWS & EXTERNAL DOORS	1.67	46.99	437,880	437,880
12.0	INTERNAL WALLS	6.99	196.99	1,835,770	1,835,770
13.0	INTERNAL DOORS	1.55	43.82	408,400	408,400
14.0	WALL FINISHES	0.92	25.91	241,495	241,495
15.0	FLOOR FINISHES	3.78	106.47	992,225	992,225
16.0	CEILING FINISHES	3.98	112.14	1,045,043	1,045,043
17.0	PAINTING	1.36	38.43	358,103	358,103
18.0	JOINERY AND METALWORK	3.57	100.60	937,520	937,520
19.0	SPECIAL EQUIPMENT	1.67	47.22	440,000	440,000
20.0	HYDRAULIC SERVICES	3.07	86.45	805,650	805,650
21.0	MECHANICAL SERVICES	4.34	122.40	1,140,650	1,140,650
22.0	ELECTRICAL SERVICES	7.84	220.90	2,058,600	2,058,600
23.0	FIRE PROTECTION SERVICES	2.77	78.17	728,425	728,425
24.0	BUILDING WORKS Subtotal Excl GST				<u>19,663,359</u>
25.0	EXTERNAL SERVICES	2.34	65.94	614,500	614,500
26.0	SITEWORKS & LANDSCAPING	4.93	138.97	1,295,015	1,295,015
27.0	SITEWORKS Subtotal Excl GST				<u>1,909,515</u>
28.0	PRELIMINARIES, OVERHEADS & BUILDERS MARGIN	13.80	388.93	3,624,405	3,624,406
29.0	NEW CONSTRUCTION SUBTOTAL (Excl GST)				<u>26,272,000</u>
30.0	NEW CONSTRUCTION COST PER m/2 [Items 1-30]			3,698	
		100.00	2,819.19	26,275,697	26,272,000

GFA: 9,319 m2.