



17 January 2024

Attention: Damon Maloney  
By Email: damon@abode2.com.au

Dear Sir,

**RE: Cost of Works Estimate – 146-152 Johnston Street, Casino (Lots 155-158 DP834821)**

We have been requested to carry out a Cost of Works Estimate based upon the estimated construction cost for the above project for the purposes of calculating Development Application Fees. In preparing this report we have had regard to the NSW Department of Planning Circular PS 21-022 dated 2 December 2021 relating to what costs associated with a development proposal are to be considered when calculating estimated costs of works under the *Environmental Planning and Assessment Regulation 2000* in relation to development application fees.

It should be noted that the estimated cost of development is intended to reflect the 'market cost' of building materials and labour involved in carrying out the development and may not accurately reflect the actual cost. This cost could be higher than the estimate if certain materials or products are unavailable. Similarly, the cost could be less than the estimate if the proponent uses cheaper materials or is able to source free labour.

Certification of the Estimated Cost of Works:

I certify that:

- I have provided the estimated costs of the proposed development and that those costs are based on industry recognised prices; and
- The estimated costs have been prepared having regard to the matters set out in clause 255 of the Environmental Planning and Assessment Regulation 2000.

Please find following our estimate of the cost of works for the above project.

**Asset Advisory Property Consultants Pty Ltd**  
**Valuers & Quantity Surveyors**

**Jeremy Rutledge - Director**  
**Quantity Surveyor AIQS Affil 26289, Valuer AAPI 66739**



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## A. GENERAL PROJECT INFORMATION

<b>DEVELOPMENT ADDRESS</b>	146-152 Johnston Street, Casino										
<b>DESCRIPTION OF WORKS</b>	Construction of Community Housing Project comprising a Mixed Use Two Storey Core “Building” and Three x Community Housing (Residential) Cluster Buildings.										
<b>BUILDING AREAS:</b>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Core Building (Commercial)</td> <td style="text-align: right;">315m<sup>2</sup></td> </tr> <tr> <td>Community Housing Core (Residential)</td> <td style="text-align: right;"><u>338m<sup>2</sup></u></td> </tr> <tr> <td>Core Sub Total</td> <td style="text-align: right;">653m<sup>2</sup></td> </tr> <tr> <td>Cluster Buildings</td> <td style="text-align: right;"><u>905m<sup>2</sup></u></td> </tr> <tr> <td><b>Total</b></td> <td style="text-align: right;"><b>1,558m<sup>2</sup></b></td> </tr> </table>	Core Building (Commercial)	315m <sup>2</sup>	Community Housing Core (Residential)	<u>338m<sup>2</sup></u>	Core Sub Total	653m <sup>2</sup>	Cluster Buildings	<u>905m<sup>2</sup></u>	<b>Total</b>	<b>1,558m<sup>2</sup></b>
Core Building (Commercial)	315m <sup>2</sup>										
Community Housing Core (Residential)	<u>338m<sup>2</sup></u>										
Core Sub Total	653m <sup>2</sup>										
Cluster Buildings	<u>905m<sup>2</sup></u>										
<b>Total</b>	<b>1,558m<sup>2</sup></b>										
<b>CAR PARK AREA:</b>	Concrete surfacing 680m <sup>2</sup>										
<b>FOOTPATH AREA:</b>	Concrete surfacing 167m <sup>2</sup>										
<b>LANDSCAPE AREA</b>	1,617m <sup>2</sup>										
<b>DEMOLITION WORKS:</b>	n/a										
<b>OTHER WORKS:</b>	Civil Works including road, stormwater, sewer and water reticulation.										

## B. COST OF WORKS SUMMARY

<b>CORE BUILDING SUMMARY</b>	<b>COST OF WORKS</b>
Core - Commercial	\$1,685,014
Core – Community Housing	\$1,807,710
<b>TOTAL</b>	<b>\$3,492,724</b>
<b>CLUSTER BUILDING SUMMARY</b>	<b>COST OF WORKS</b>
Cluster Buildings - Community Housing	<b>\$4,501,068</b>
<b>EXTERNAL WORKS SUMMARY</b>	<b>COST OF WORKS</b>
External Works – Commercial (*Floor Area Apportionment)	\$108,546
External Works - Community Housing	\$428,324
<b>TOTAL</b>	<b>\$536,870</b>
<b>GRAND TOTAL SUMMARY</b>	<b>COST OF WORKS</b>
Commercial (Inclusive of External Works)	\$1,793,560
Community Housing (Inclusive of External Works)	\$6,737,102
<b>GRAND TOTAL</b>	<b>\$8,530,662</b>

## C. ESTIMATED COST OF WORKS – ELEMENTAL ESTIMATES

### (i) TOTAL CORE BUILDING

<b>Site Preparation &amp; Access</b>	\$102,444.00
<b>Substructure</b>	\$33,306.00
<b>Superstructure</b>	
Columns	\$ 44,408.00
Upper Floors	\$238,693.00
Staircases	\$ 30,530.50
Roof	\$ 36,081.50
External Walls	\$330,284.50
Windows & External Doors	\$ 36,081.50
Internal Walls	\$ 97,142.50
Internal Doors	\$ 55,510.00
<b>Finishes</b>	
Wall	\$86,040.50
Floor	\$102,693.50
Ceiling	\$58,285.50
<b>Fittings</b>	
Fitments	\$216,489.00
<b>Services</b>	
Plumbing	\$316,407.00
Mechanical & Fire	\$360,815.00
Electrical & Solar PV	\$255,623.55
<b>External Services</b>	\$ 41,633
<b>Preliminaries</b>	\$ 333,060
<b>Sub Total</b>	<b>\$ 2,775,528</b>
Professional Fees	\$ 111,021
<b>Sub Total</b>	<b>\$ 2,886,549</b>
Builders Margin 10%	\$ 288,655
<b>Sub Total</b>	<b>\$ 3,175,204</b>
GST 10%	\$ 312,440
<b>Total</b>	<b>\$ 3,492,724</b>

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**(ii) TOTAL CLUSTER BUILDINGS**

<b>Site preparation</b>	\$141,956
<b>Substructure</b>	\$ 46,152
<b>Superstructure</b>	
Columns	\$ 61,536
Covered Entries	\$ 42,306
Roof	\$ 49,998
External Walls	\$ 457,674
Windows & External Doors	\$ 49,998
Internal Walls	\$ 134,610
Internal Doors	\$76,920
<b>Finishes</b>	
Wall	\$119,226
Floor	\$142,302
Ceiling	\$80,766
<b>Fittings</b>	
Fitments	\$299,988
<b>Services</b>	
Plumbing	\$438,444
Mechanical & Fire	\$499,980
Fire	\$61,536
Electrical & Solar PV	\$354,216
<b>External Services</b>	\$57,690
<b>Preliminaries 12%</b>	\$461,520
<b>Sub Total</b>	\$ 3,576,818
Professional Fees	\$ 143,073
<b>Sub Total</b>	<b>\$3,719,891</b>
<b>Builders Margin 10%</b>	\$ 371,989
<b>Subtotal</b>	<b>\$ 4,091,880</b>
<b>GST 10%</b>	\$ 409,188
<b>Total</b>	<b>\$4,501,068</b>

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**(iii) EXTERNAL WORKS**

External Carpark - Inc Pathways/Ramps etc	\$156,985
Landscaping – inclusive of playground	\$227,955
Fencing	\$41,689
<b>Subtotal</b>	<b>\$426,629</b>
Professional Fees	\$17,065
<b>Subtotal</b>	<b>\$443,694</b>
Builders Margin 10%	\$44,369
<b>Subtotal</b>	<b>\$488,064</b>
GST 10%	\$48,806
<b>Total</b>	<b>\$536,870</b>

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