



**Our Ref:** JP/2019/044/02

16<sup>TH</sup> OCTOBER 2019

LA LAND PTY LIMITED  
C/- COMPLEX CONSTRUCTION PTY LIMITED  
LEVEL 6, SUITE 1A, 91 PHILLIP STREET  
PARRAMATTA NSW 2150

ATTENTION: MR. RAMI IBRAHIM

Dear Sir,

**RE : "JORDAN SPRINGS EAST VILLAGE CENTRE" – PROPOSED MIXED  
USE DEVELOPMENT AT JORDAN SPRINGS FOR LA LAND PTY LIMITED**

---

Attached is the Capital Investment Value (CIV) estimate in the amount of \$51,804,892.70 (including GST) which is based on the DA drawing No's DA000 to DA701 (Revision A) prepared by PBD Architects Pty Ltd.

The above estimate includes the design and construction of the building, structures, associated infrastructure and fixed plant and equipment necessary for the operations of the building.

The above estimate excludes land cost (including any costs of marketing and selling land), and associated fees.

Our estimate is based on a construction period of twenty four (24) months.

If you have any further enquiries regarding the above please do not hesitate to contact the writer.

Regards,



**JOHN PORTELLI**  
(B App SC (Hons), AAIQS)  
**MANAGING DIRECTOR**

**JPQS PTY LTD QUANTITY SURVEYORS & PROJECT MANAGERS**

# ELEMENTAL COST PLAN

PAGE NO.	ELEMENT	ELEMENTAL COST (\$)	GROSS FLOOR AREA COST (\$)	% OF BC
1	SUBSTRUCTURE	3,114,363	86	6.61
1	COLUMNS	1,254,781	35	2.66
1	UPPER FLOORS	7,447,797	206	15.81
1	STAIRCASES	258,692	7	0.55
2	ROOF	1,412,075	39	3.00
2	EXTERNAL WALLS	3,557,816	98	7.55
2	WINDOWS	1,339,498	37	2.84
2	EXTERNAL DOORS	84,724	2	0.18
2	INTERNAL WALLS	3,910,381	108	8.30
3	INTERNAL SCREENS AND BORROWED LIGHTS	299,400	8	0.64
3	INTERNAL DOORS	460,255	13	0.98
3	WALL FINISHES	2,352,053	65	4.99
3	FLOOR FINISHES	2,124,386	59	4.51
3	CEILING FINISHES	1,542,215	43	3.27
4	FITMENTS	1,485,550	41	3.15
4	SPECIAL EQUIPMENT	200,000	6	0.42
4	SANITARY FIXTURES	818,550	23	1.74
4	SANITARY PLUMBING	973,550	27	2.07
4	WATER SUPPLY	526,500	15	1.12
5	GAS SERVICE	135,000	4	0.29
5	SPACE HEATING	N/A		
5	VENTILATION	672,121	19	1.43
5	EVAPORATIVE COOLING	N/A		
5	AIR CONDITIONING	405,000	11	0.86
5	FIRE PROTECTION	571,621	16	1.21
6	LIGHT AND POWER	1,156,240	32	2.46
6	COMMUNICATIONS	143,000	4	0.30
6	TRANSPORTATION SYSTEMS	850,000	23	1.80
6	SPECIAL SERVICES	N/A		
6	PROPORTION OF PRELIMINARIES	4,157,945	115	8.83
	<b>BUILDING COST (BC)</b>			
6	CENTRALISED ENERGY SYSTEMS	N/A		
7	ALTERATIONS AND RENOVATIONS	N/A		
7	SITE PREPARATION	N/A		
7	ROADS, FOOTPATHS AND PAVED AREAS	576,161	16	1.22
7	BOUNDARY WALLS, FENCING AND GATES	28,487	1	0.06
7	OUTBUILDINGS AND COVERED WAYS	N/A		
8	LANDSCAPING AND IMPROVEMENTS	664,996	18	1.41
8	EXTERNAL STORMWATER DRAINAGE	205,500	6	0.44
8	EXTERNAL SEWER DRAINAGE	67,500	2	0.14
8	EXTERNAL WATER SUPPLY	72,500	2	0.15
8	EXTERNAL GAS	67,500	2	0.14
8	EXTERNAL FIRE PROTECTION	157,500	4	0.33
9	EXTERNAL ELECTRIC LIGHT AND POWER	79,500	2	0.17
9	EXTERNAL COMMUNICATIONS	81,000	2	0.17
9	EXTERNAL SPECIAL SERVICES	N/A		
9	EXTERNAL ALTERATIONS AND RENOVATIONS	N/A		
9	PROPORTION OF PRELIMINARIES	733,755	20	1.56
9	SPECIAL PROVISIONS	3,107,445	86	6.60
	<b>PROJECT COST (EXCL GST)</b>	<b>47,095,357</b>	<b>1,302</b>	<b>100.00</b>
	<b>GROSS FLOOR AREA (M2)</b>	<b>36,180</b>		



ITEM	DESCRIPTION OF WORK	UNIT	QTY	RATE	TOTAL
<b>PRELIMINARIES</b>					
1	Preliminaries.	m2	36,180	135	4,891,700
<b>TOTAL</b>					<b>4,891,700</b>
<b>SUBSTRUCTURE</b>					
1	Basement, foundation and pit excavation; footings and ground slab; termite treatment, sand bed and waterproof membrane.	m2	10,393	300	3,114,363
<b>TOTAL</b>					<b>3,114,363</b>
<b>SUPERSTRUCTURE</b>					
<b><u>Columns</u></b>					
1	Concrete, formwork and bar reinforcement to columns.	m2	25,787	49	1,254,781
<b>TOTAL</b>					<b>1,254,781</b>
<b><u>Upper Floors</u></b>					
1	Concrete, formwork and reinforcement to suspended slabs and beams.	m2	25,787	289	7,447,797
<b>TOTAL</b>					<b>7,447,797</b>
<b><u>Staircases</u></b>					
1	Reinforced concrete stairs including handrail fixed to brickwork and balustrade to inner leg.	m2	546	474	258,692
<b>TOTAL</b>					<b>258,692</b>

ITEM	DESCRIPTION OF WORK	UNIT	QTY	RATE	TOTAL
1	<b><u>Roof</u></b> Concrete to suspended roof slab including formwork, bar reinforcement, waterproofing and topping finish.	m2	4,040	350	1,412,075
<b>TOTAL</b>					<b>1,412,075</b>
<b>EXTERNAL FABRIC AND FINISHES</b>					
1	<b><u>External Walls</u></b> Brick Walls and Render & Paint Finish	m2	5,249	221	1,158,627
2	Concrete Block Walls	m2	3,912	290	1,135,981
	<b>External Cladding and Screens</b>				
2	Metal Screens	m2	532	408	217,295
3	Balcony Balustrades	m	746	350	261,222
6	Metal cladding	m2	1,277	615	784,691
<b>TOTAL</b>					<b>3,557,816</b>
1	<b><u>Windows</u></b> Aluminium framed clear glazed windows, louvres, curtains, blinds, pelmets and hardware.	m2	4,537	295	1,339,498
<b>TOTAL</b>					<b>1,339,498</b>
1	<b><u>External Doors</u></b> Solid core doors, hollow core doors, sliding doors and bi-folder doors including frames and hardware.	m2	104	814	84,724
<b>TOTAL</b>					<b>84,724</b>



ITEM	DESCRIPTION OF WORK	UNIT	QTY	RATE	TOTAL
	<b>INTERNAL FABRIC</b>				
	<u><b>Internal Walls</b></u>				
1	Brick Walls	m2	6,236	210	1,309,579
2	Metal Studding	m2	11,141	90	1,002,773
3	In Situ Concrete walls	m2	3,429	322	1,103,221
4	Concrete Block Walls	m2	2,102	235	494,808
<b>TOTAL</b>					<b>3,910,381</b>
	<u><b>Internal Screens and Borrowed Lights</b></u>				
1	Toilet and Shower Screens	m2	855	350	299,400
<b>TOTAL</b>					<b>299,400</b>
	<u><b>Internal Doors</b></u>				
1	Fire rated doors, hollow core doors and services cupboard doors	m2	1,319	349	460,255
<b>TOTAL</b>					<b>460,255</b>
<b>INTERNAL FINISHES</b>					
	<u><b>Wall Finishes</b></u>				
1	Waterproofing	m2	2,760	52	144,407
2	Render and/or In-situ Plaster	m2	12,472	30	374,165
3	Paintwork to Walls	m2	36,797	15	565,820
4	Glazed Tiling	m2	9,557	120	1,146,811
5	Not Elsewhere included in WF	%			120,850
<b>TOTAL</b>					<b>2,352,053</b>
	<u><b>Floor Finishes</b></u>				
1	Carpet	m2	8,511	35	300,599
2	Ceramic Tiles	m2	7,635	120	916,347
3	Waterproofing	m2	7,478	55	409,829
4	Not Elsewhere included in FF	%			497,611
<b>TOTAL</b>					<b>2,124,386</b>



ITEM	DESCRIPTION OF WORK	UNIT	QTY	RATE	TOTAL
	<b><u>Ceiling Finishes</u></b>				
1	Suspended plasterboard ceiling and paintwork.	m2	11,940	129	1,542,215
<b>TOTAL</b>					<b>1,542,215</b>
<b>FITTINGS</b>					
	<b><u>Fitments</u></b>				
1	Electrical Appliance, Vanity unit, mirrors and kitchen cupboards.	Item			1,485,550
<b>TOTAL</b>					<b>1,485,550</b>
	<b><u>Special Equipment</u></b>				
1	Waste Disposal Equipment	Item			200,000
<b>TOTAL</b>					<b>200,000</b>
<b>SERVICES</b>					
	<b><u>Sanitary Fixtures</u></b>				
1	WC suites, basins, sinks, showers, soap & toilet holders and towel rails	No	135	6,063	818,550
<b>TOTAL</b>					<b>818,550</b>
	<b><u>Sanitary Plumbing</u></b>				
1	Supply and installation, testing and maintenance of all the sanitary plumbing	Item			973,550
<b>TOTAL</b>					<b>973,550</b>
	<b><u>Water Supply</u></b>				
1	Supply, installation, testing and maintenance of all the water supply systems	Item			526,500
<b>TOTAL</b>					<b>526,500</b>

ITEM	DESCRIPTION OF WORK	UNIT	QTY	RATE	TOTAL
1	<b><u>Gas Service</u></b> Supply, installation, testing and maintenance of all the gas systems	Item			135,000
TOTAL					135,000
1	<b><u>Space Heating</u></b> N/A				
TOTAL					0
1	<b><u>Ventilation</u></b> Mechanical ventilation to wet areas and car park areas	m2	10,393	65	672,121
TOTAL					672,121
1	<b><u>Evaporative Cooling</u></b> N/A				
TOTAL					0
1	<b><u>Air Conditioning</u></b> Air conditioning to units	No	135	3,000	405,000
TOTAL					405,000
1	<b><u>Fire Protection</u></b> Fire fighting equipment, hydrant installations, hose reels and cupboards	Item			571,621
TOTAL					571,621



ITEM	DESCRIPTION OF WORK	UNIT	QTY	RATE	TOTAL
1	<b><u>Electrical Light and Power</u></b> Sub distribution boards, emergency lighting, light fittings including all light and power	Item			1,156,240
<b>TOTAL</b>					<b>1,156,240</b>
1	<b><u>Communications</u></b> Telephone, voice intercom and TV circuit	Item			143,000
<b>TOTAL</b>					<b>143,000</b>
1	<b><u>Transportation Systems</u></b> Lift service	Item			850,000
<b>TOTAL</b>					<b>850,000</b>
1	<b><u>Special Services</u></b> N/A				
<b>TOTAL</b>					<b>0</b>
<b>CENTRALISED ENERGY SYSTEMS</b>					
1	<b><u>Centralised Energy Systems</u></b> N/A				
<b>TOTAL</b>					<b>0</b>



ITEM	DESCRIPTION OF WORK	UNIT	QTY	RATE	TOTAL
<b><u>ALTERATIONS</u></b>					
1	<b><u>Alterations and Renovations</u></b> N/A				
<b>TOTAL</b>					<b>0</b>
<b><u>SITE WORKS</u></b>					
1	<b><u>Site Preparation</u></b> N/A				
<b>TOTAL</b>					<b>0</b>
1	<b><u>Roads, Footpaths and Paved Areas</u></b> Concrete Footpath and Paved Areas	m <sup>2</sup>	2,525	228	576,161
<b>TOTAL</b>					<b>576,161</b>
1	<b><u>Boundary Walls, Fencing and Gates</u></b> Boundary fencing	m	82	347	28,487
<b>TOTAL</b>					<b>28,487</b>
1	<b><u>Outbuildings and Covered Ways</u></b> N/A				
<b>TOTAL</b>					<b>0</b>

ITEM	DESCRIPTION OF WORK	UNIT	QTY	RATE	TOTAL
1	<u>Landscaping and Improvements</u> Landscaping	Item			664,996
TOTAL					664,996
EXTERNAL SERVICES					
1	<u>External Stormwater Drainage</u> Kerb and gutter	Item			205,500
TOTAL					205,500
1	<u>External Sewer Drainage</u> Control pit, Sewer line	Item			67,500
TOTAL					67,500
1	<u>External Water Supply</u> Ambient Water Supply and Irrigation system	Item			72,500
TOTAL					72,500
1	<u>External Gas</u> Gas Metering, Pressure Regulating Equipment, Commissioning and testing	Item			67,500
TOTAL					67,500
1	<u>External Fire Protection</u> Fire Service Reticulation and Hydrants	Item			157,500
TOTAL					157,500



ITEM	DESCRIPTION OF WORK	UNIT	QTY	RATE	TOTAL
1	<b><u>External Electric Light and Power</u></b> Underground Cables, External Lighting and Power	Item			79,500
<b>TOTAL</b>					<b>79,500</b>
1	<b><u>External Communications</u></b> External Communications Cabling	Item			81,000
<b>TOTAL</b>					<b>81,000</b>
1	<b><u>External Special Services</u></b> N/A				
<b>TOTAL</b>					<b>0</b>
<b>EXTERNAL ALTERATIONS</b>					
1	<b><u>External Alterations and Renovations</u></b> N/A				
<b>TOTAL</b>					<b>0</b>
<b>SPECIAL PROVISIONS</b>					
	<b><u>Special Provisions</u></b> Element YY may include allowances for Contingencies, Headworks and Statutory Charges, Training Funds, Land Cost, Loose Furniture and Equipment, Professional Fees and Disbursement, Allowances for Escalation in Costs, GST etc.				
1	Overhead and profit	Item			2,307,445
2	Professional fees	Item			800,000
<b>TOTAL</b>					<b>3,107,445</b>