



Washington Brown
Quantity Surveyors

29th April 2009

**NSW Government Department of Planning
23-33 Bridge Street
SYDNEY NSW 2000**

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For the Attention of Tom FitzGerald

RE: Pelican Beach Resort Redevelopment

Dear Sir,

Further to a request from our client Attentus Projects & Properties we confirm that the proposed cost of construction for the scope of works provided to our offices is in the order of **\$2,170,000 excluding GST**. We attach for your reference a trade summary of costs for the proposed works.

We note that the above figure is for proposed construction works, and as such excludes the following costs:

- Bank Fees and Charges;
- Selling and Marketing Fees;
- Council Contributions, Authority Fees and Charges;
- Design, Management and Professional Fees;
- Contingency;
- GST Allowance.

Please do not hesitate to call our offices for any further queries.

Regards,

Tom Lander
Director
Washington Brown Pty Ltd
Chartered Quantity Surveyors
ABN: 42 129 725 579





Summary

PROJECT:	COFFS HARBOUR				INITIAL	R.P.NO: 0		
BUILDER:	TBA					Date: 7-Apr-09		
CLIENT:	Sapphire Beach Development Pty Ltd				atf Sapphire Beach Development Unit	File No: 3595		
TRADE	\$ Value	\$ Change	\$ Value	% Comp	\$ Complete	COMPLETE LAST PC	INCREASE BY TRADE	\$ to Complete
ENGINEERING DESIGN	150,000	-	150,000	0.00%	-	0	0	150,000
DEMOLITION	403,800	-	403,800	0.00%	-	0	0	403,800
EXCAVATION	600,360	-	600,360	0.00%	-	0	0	600,360
SERVICES	273,000	-	273,000	0.00%	-	0	0	273,000
ROAD & DRAINAGE	490,980	-	490,980	0.00%	-	0	0	490,980
TOTAL	1,918,140	-	1,918,140	0.00%	-	0	0	1,918,140
PRELIMINARIES	281,860	-	281,860	0.00%	-	0	0	281,860
MARGIN	120,000	-	120,000	0.00%	-	0	0	120,000
TOTAL BUILDERS COST	2,320,000	-	2,320,000	0.00%	-	0	0	2,320,000
CLIENT SUMS	0	-	0	0.00%	-	0	0	0
PROBABLE ESTIMATED COST	2,320,000	-	2,320,000	0.00%	-	0	0	2,320,000
Approved Variations	-	-	-	0.00%	-	0	0	-
Unfunded Costs	-	-	-					
ASSESSED VALUE TO DATE	2,320,000	-	2,320,000	0.00%	-	0		2,320,000
CONTRACT PRICE	-	-	-	0.00%	-	0		-
WORK COMPLETE	0%							
TIME COMPLETE	0%							
Start date:	7-Apr-09	Area m2	40,753	\$57	-			57
Original Completion Date	1-Jun-10	Prod No	39	59,487	-			59,487

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