

SERVICES

**Quantity Surveying
Financiers Project Monitoring
Property Tax Advice (Depreciation Schedules)**

CLIENTS

Niecon Developments

PROPERTY

Oracle in Broadbeach, Gold Coast, QLD



The Oracle in Broadbeach is a \$360m dual tower development spanning an entire city block on the Gold Coast. Developed by Niecon Developments, the two towers are 40 floors and 50 floors and comprise 507 luxury apartments, 6,000m² of tower office space and a 3,000m² boulevard shopping and dining precinct set at ground level.

In December 2007 Napier & Blakeley were engaged by Niecon Developments to provide Quantity Surveying services and Property Tax Advice (Depreciation Schedules) for this major development.

Services provided include;

- Cost Estimates
- Value Engineering
- Contract Administration including Variations Assessment
- Progress Payment Assessment & Cost to Complete



Napier & Blakeley were also engaged by the project financiers to provide Project Monitoring Services as “Independent Certifiers” for this project. This role required our Quantity Surveying Team to provide:

- Verification of development costs
- Independent Certification
- Project Monitoring and sign-off of construction draw downs

Construction commenced in December 2007 and is due for completion by mid 2010.

