

15 March 2022

Anthony Murr
 Altis Property Partners
 C/- Project Strategy
 PO Box 271
 Sutherland NSW 1499

Dear Anthony

884 MAMRE ROAD, KEMPS CREEK - CAPITAL INVESTMENT VALUE

We have prepared an estimate of the Capital Investment Value (CIV) for the 884-928 Mamre Rd Kemps Creek development in accordance with the Environmental Planning and Assessment Regulation 2000.

Our estimated CIV has been prepared in accordance with the NSW Department of Planning Circular (Ref. PS 21-020). The estimated CIV is \$51,810,361 (Excluding GST). This comprises the following:

CIVILS WORKS, INTERSECTION & LOT 2	AMOUNT \$
CONSTRUCTION COSTS	50,631,361
DESIGN & CONSULTANT FEES	1,179,000
Goods & Services Tax (GST)	Excluded
TOTAL (Excluding GST)	\$51,810,361

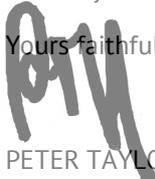
This estimated Capital Investment Value includes all design and construction costs together with all relevant infrastructure works, site services, plant & equipment, and all anticipated labour costs.

We have estimated an approximate 300 full time equivalent jobs including Head Contractor staff, and subcontract labour will be required during construction and ongoing utilisation of the development.

We note that the enclosed estimate should be considered as indicative only at this stage and that, prior to finalising any design or agreements, detailed estimates will be prepared based on further developed design information.

Should you require any further information please do not hesitate to contact the undersigned.

Yours faithfully


 PETER TAYLOR-HILL

Associate

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WT REF: PR-007627 884 MAMRE RD CIV 2022.03.15



APPENDIX A

CIV ORDER OF COST ESTIMATE – CIVIL WORKS



Estimate Summary

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	884-928 MAMRE ROAD, KEMPS CREEK				
	CIVIL WORKS				
	CIV COST ESTIMATE				
	MARCH 2022				
	Demolition & Remediation				82,009
	Site Preparation				598,043
	Sediment Control				329,163
	Bulk Earthworks				3,377,503
	Civil Stormwater				1,491,656
	Pavement Within Site				3,105,461
	Soft Landscaping				302,852
	Estate Signage & Fencing				149,903
	Retaining Walls				4,012,969
	Power Supply & Reticulation (Excl Zone Substation)				1,551,235
	Water & Sewer Reticulation				1,430,220
	Telecommunications				82,933
	Intersection Works				2,307,807
	SUBTOTAL TRADE WORKS				18,821,754
	Head Contractor Preliminaries & Supervision				1,130,000
	Head Contractor Design Fees				300,000
	Head Contractor Margin				610,000
	Subtotal - Head Contract Works				20,861,754
	Local Authority Fees - Excluded				Excluded
	TOTAL (Excluding GST)				20,861,754
	Total Cost				20,861,754



APPENDIX B

CIV ORDER OF COST ESTIMATE – LOT 2 WORKS



Estimate Summary

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	884-928 MAMRE ROAD, KEMPS CREEK				
	LOT 2 WAREHOUSE				
	CIV COST ESTIMATE				
	MARCH 2022				
	Demolition & Remediation				474,775
	Site Preparation				0
	Substructure				4,958,442
	Columns - Refer to Structural Steel				Included
	Upper Floors				637,500
	Staircase				164,340
	Roof				2,751,015
	Structural Steel				4,331,468
	External Walls; Windows & Doors				2,066,971
	Internal Walls				304,830
	Internal Doors & Screens				80,920
	Wall; Floor & Ceiling Finishes				352,385
	Fitments				778,220
	Hydraulics Services				1,041,061
	Mechanical Services				560,000
	Fire Services				2,133,268
	Electrical Services				2,006,856
	Transportation				170,000
	External Engineering Services				1,530,000
	External Works				3,576,555
	Subtotal - Trades				27,918,607
	Head Contractor Preliminaries & Supervision				1,396,000
	Head Contractor Design Fees				879,000
	Head Contractor Margin				755,000
	Subtotal - Head Contract Works				30,948,607
	Local Authority Fees - Excluded				Excluded
	TOTAL (Excluding GST)				30,948,607
	Total Cost				30,948,607

