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14 July 2009

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Bovis Lend lease
Level 4, The Bond
30 Hickson Road
Millers Point
SYDNEY NSW 2000

Attention: Ms Abbey Johnson

Dear Madam

**DARLING WALK – PUBLIC DOMAIN WORKS
PLANNING APPLICATION – CAPITAL INVESTMENT VALUE
QUANTITY SURVEYOR'S CERTIFICATE**

As instructed, we have carried out a preliminary check estimate on the above project and we confirm the following:

The Capital Investment Value has been calculated in accordance with the following definition of Capital Investment Value as provided in State Environmental Planning Policy (Major Projects) 2006.

(a) the **capital investment value** of development includes all costs necessary to establish and operate the development, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment (but excluding GST, as defined by [A New Tax System \(Goods and Services Tax\) Act 1999](#) of the Commonwealth, and land costs),

In accordance with the attached preliminary check estimate, the Capital Investment Value for the above project would be as follows:

1. Public Domain Works \$11,806,479,000
2. Liverpool Street Toilets Reinstatement \$132,910
3. Road Works to Harbour Street and McDonald's Drive \$Nil. (Note: Costs previously included in Main Building Application.)
4. Bathurst Street Footbridge Augmentation Works \$2,086,888. (Note: costs for realignment of the footbridge to the new building previously included in the Main Building Application.)

Total \$14,026,277

Plus an allowance for Consultants Fees of \$1,093,787

Capital Investment Value including Consultants Fees = \$15,120,064 (excluding GST).

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DARLING WALK – PUBLIC DOMAIN WORKS
PLANNING APPLICATION – CAPITAL INVESTMENT VALUE

We trust this is in accordance with your requirements and please advise should you require any additional information.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'B. Richardson', with a long horizontal flourish extending to the right.

Bob Richardson
Managing Director
Rider Levett Bucknall

bob.richardson@au.rlb.com

Darling Walk - Public Domain Works - PA Budget Estimate

ELEMENTAL DETAIL REPORT

Estimated rates

Element	Quantity	Unit Rate	Cost \$	%
UPPER FLOORS			716,340	4.7
ROOF			288,750	1.9
EXTERNAL WALLS			492,650	3.3
WINDOWS			7,000	
EXTERNAL DOORS			4,000	
INTERNAL WALLS			8,300	0.1
INTERNAL SCREENS AND BORROWED LIGHTS			16,440	0.1
WALL FINISHES			18,700	0.1
FLOOR FINISHES			9,300	0.1
CEILING FINISHES			9,020	0.1
FITMENTS			5,300	
SPECIAL EQUIPMENT			715,909	4.7
HYDRAULIC SERVICES			22,100	0.1
MECHANICAL SERVICES			2,000	
ELECTRIC LIGHT AND POWER			105,000	0.7
BUILDERS WORK IN CONNECTION WITH SERVICES			5,000	
SITE PREPARATION			1,659,636	11.0
ROADS, FOOTPATHS AND PAVED AREAS				
OUTBUILDINGS AND COVERED WAYS			1,196,620	7.9
LANDSCAPING AND IMPROVEMENTS			3,294,630	21.8
EXTERNAL STORMWATER DRAINAGE			191,740	1.3
EXTERNAL ELECTRIC LIGHT AND POWER			431,250	2.9
EXTERNAL COMMUNICATIONS			100,000	0.7
EXTERNAL SPECIAL SERVICES			1,300,309	8.6
		Carried Forward	10,599,994	70.1

Darling Walk - Public Domain Works - PA Budget Estimate

ELEMENTAL DETAIL REPORT

Estimated rates

Element	Quantity	Unit Rate	Cost \$	%
	Brought Forward \$		10,599,994	
ALTERATIONS AND RENOVATIONS TO EXISTING EXTERNAL WORKS			185,500	1.2
SPECIAL PROVISIONS			966,670	6.4
PRELIMINARIES			1,112,111	7.4
BUILDERS MARGIN & OVERHEAD			541,147	3.6
CONTINGENCY			620,855	4.1
FEES			1,093,787	7.2
Grand Total \$			15,120,064	100.0