

QUANTITY SURVEYORS
CONSTRUCTION COST CONSULTANTS

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28 May 2013

Anka (Civic Center) Pty Ltd.,
Level 3, 179-191 New South Head Road,
EDGECLIFF NSW 2027

Attention : Mr. Andrew Stringer,

CIV QUANTITY SURVEYOR ESTIMATE
LINDFIELD MIXED USE DEVELOPMENT
23-37 LINDFIELD AVENUE, LINDFIELD 2070

Dear Andrew,

Further to your request & instruction, our estimate of the Capital Investment Value for proposed mixed use development at the above site of \$53,272,712 (excl. GST).

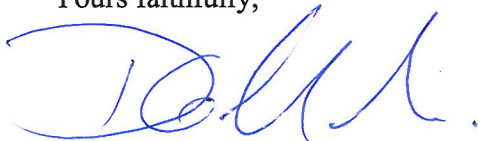
A estimate break up is attached.

The estimate has been calculated in accordance with the NSW Government Regional & State Planning definition published in Circular PS 10-008, 10 May 2010 and is based on the following documents provided :-

- Section 75W drawings : CA 2924 ADAZ 0001/B, 0002/B, 0100/B, 0101/B, 0200/B, 0201/B, 0202/B, 0203/B, 0204/B, 0205/B, 0206/B, 0207/B, 0208/B, 0209/B, 1000/B, 1001/B, 1002/B, 1003/B, 1004/B, 1005/B, 1006/B, 1007/B, 1008/B, 1009/B, 1010/B, 1011/B, 1012/B, 2000/B, 2001/B, 3000/B, 3001/B, 3002/B, 4000/B, 4001/B, 5000/B, 5001/B, 5002/B, 5003/B, 6000/B, 6001/B, 6002/B, 6003/B, 6500/B.

Should you require further information, please contact our office.

Yours faithfully,



David Gallagher (AAIQS),
John J. Hollis & Partners Pty Ltd.

Encl : CIV estimate Rev. 2 dated 28/05/2013 (1 page).

23-37 Lindfield Avenue, Lindfield - CIV Estimate

Job Name : ANKA LINDFIELD-CIV-2
Client's Name: Anka (Civic Center) Pty Ltd

Job Description
 Quantity Surveyor Report
 Mixed Use Development
 23-37 Lindfield Ave, Lindfield
 (CIV Rev. 2 - 28/05/2013)

Trd No.	Trade Description	Trade %	Cost/m2	Trade Total
1	Preamble			
2	Demolition, Site Remediation	0.41		216,000
3	Services Infrastructure Upgrades, Relocations & Diversions	0.45		240,000
4	Basement 3 (carparking, plant & service rooms)	3.66		1,950,750
5	Basement 2 (carparking, plant & service rooms)	6.94		3,696,300
6	Basement 1 (carparking, plant & service rooms)	6.94		3,696,300
7	Lower Ground (carparking, plant & service rooms)	4.15		2,208,600
8	Lower Ground ROW & Loading Dock	2.94		1,563,600
9	Retail	4.94		2,634,000
10	Public Entry & Arcade	2.48		1,320,800
11	Public Amenity	1.38		732,800
12	Landscaped Podium	1.39		738,900
13	Balconies	2.52		1,343,300
14	Residential Tower (incl. access, service) - level 1	8.47		4,510,450
15	Residential Tower (incl. access, service) - level 2	8.73		4,650,100
16	Residential Tower (incl. access, service) - level 3	8.73		4,650,100
17	Residential Tower (incl. access, service) - level 4	8.10		4,314,450
18	Residential Tower (incl. access, service) - level 5	7.99		4,255,650
19	Residential Tower (incl. access, service) - level 6	3.96		2,107,000
20	Residential Tower (incl. access, service) - level 7	3.81		2,028,600
21	Roadworks & Streetscape	0.23		120,000
22	Design/Consultants & Project Management (8%)	7.05		3,758,216
23	Contingency (5%)	4.76		2,536,796
24	Development Contributions (excluded)			
25	GST (excluded)			
		100.00		53,272,712

Final Total : \$ 53,272,712