

- QUANTITY SURVEYORS -  
- CONSTRUCTION COST CONSULTANTS -

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29<sup>th</sup> October 2014

Aqualand Projects Pty Ltd  
Level 29, 225 George Street,  
SYDNEY NSW 2000

Attention : Mr. Ralph Kress,

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

Dear Ralph,

Further to your request & instruction, our estimate of the Capital Investment Value for proposed mixed use development at the above site of \$57,894,726 (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/C, 0002/C, 0100/C, 0101/C, 0102/C, 1000/C, 1001/C, 1002/C, 1003/C, 1004/C, 1005/E, 1006/E, 1007/E, 1008/E, 1009/E, 1010/D, 1011/E, 1012/D, 2000/D, 2001/D, 3000/C, 3001/C, 3002/D, 4000/C, 4001/C, 5000/D, 5001/D, 5002/D, 5003/D, 6001/C, 6002/C, 6003/C, 6500/C.

This CIV estimate has been prepared to accompany an application to modify the Minister for Planning & Infrastructure's approval of Project Application MP 08\_0244 for the mixed use development at 23-37 Lindfield Avenue and 11 Havilah Lane, Lindfield.

The modifications to the development comprise the integration of Lot 1 in DP1198025 (part of the former Council car park) into the development site and resulting amendments to the design of the mixed use development. Accordingly the modified description of the development is summarised as:

- Demolition of existing structure on the site;
- Excavation of the site;

- Construction of a mixed use development with a maximum gross floor area (GFA) of 13,612m<sup>2</sup> comprising:
  - 2,715 m<sup>2</sup> GFA retail floorspace at ground floor within a single storey podium;
  - 127 residential apartments in two towers above the retail podium;
  - Parking;
  - Communal open space; and
  - Associated landscaping, servicing and infrastructure.”

Should you require further information, please contact our office.

Yours faithfully,

*Dave Gallagher* (AAIQS)

**HOLLIS PARTNERS**

QUANTITY SURVEYORS

Encl: CIV estimate dated 29/10/2014 (1 page).

# Aqualand Lindfield - CIV Estimate

**Job Name :** AQUA LINDFIELD-CIV-2  
**Client's Name:** Aqualand

**Job Description**  
 Quantity Surveyor Report  
 Mixed Use Development  
 23-37 Lindfield Ave, Lindfield  
 (CIV Estimate - 29-10-2014)

Trd No.	Trade Description	Trade %	Cost/m2	Trade Total
1	Demolition, Site Remediation			216,000
2	Services Infrastructure Upgrades, Relocations & Diversions			240,000
3	Basement 3 (carparking, plant & service rooms)			3,208,950
4	Basement 2 (carparking, plant & service rooms)			3,696,300
5	Basement 1 (carparking, plant & service rooms)			3,696,300
6	Lower Ground (carparking, plant & service rooms)			2,130,300
7	Lower Ground ROW & Loading Dock			2,028,000
8	Retail			2,959,200
9	Public Entry & Arcade			1,367,600
10	Public Amenity			787,200
11	Landscaped Podium			669,600
12	Balconies/planters			1,440,600
13	Residential Tower (incl. access, service) - lower ground & ground residential lobbies			338,100
14	Residential Tower (incl. access, service) - level 1			4,049,850
15	Residential Tower (incl. access, service) - level 2			5,015,150
16	Residential Tower (incl. access, service) - level 3			5,000,450
17	Residential Tower (incl. access, service) - level 4			4,914,700
18	Residential Tower (incl. access, service) - level 5			4,797,100
19	Residential Tower (incl. access, service) - level 6			2,200,100
20	Residential Tower (incl. access, service) - level 7			2,178,050
21	Roadworks & Streetscape			120,000
22	Design/Consultants & Project Management (8%)			4,084,284
23	Contingency (5%)			2,756,892
24	Development Contributions (excluded)			
25	GST (excluded)			

**GBA: 25,223 m2.**

**2,295.31**

**57,894,726**

**Final Total : \$**

**57,894,726**