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Level 29,  
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Sydney, NSW 2000

**Attention: Ms. Suzan Oktay (Development Manager)**

16 June, 2017

**EASTLAKES TOWN CENTRE (NORTH SITE) - BUILDING 1B  
EVANS AVENUE, EASTLAKES, 2018  
Development Application S75W Modification**

To satisfy the requirements of the Development Application for the S75W Modification to the NSW Department of Planning, we have pleasure in confirming our opinion of the "cost of development" for the above project.

The estimated "cost of development" of the project is **\$7,195,000 excluding GST** and we attach an elemental summary in support of the estimate.

We have based our assessment on architectural drawings prepared by FJMT Architects dated 9 June 2017.

We trust the foregoing is sufficient for the NSW Department of Planning but please do not hesitate to contact us should you have any queries regarding the above.

Yours sincerely

Paul Ludlow; BSc; FAIQS; MRICS.  
Newton Fisher & Associates Pty Limited.



Building 1B, North Site - Evans Avenue  
 Eastlakes, 2018

Cost of Development

<b>Code Ref.</b>	<b>Elemental Summary</b>	<b>Element %</b>	<b>Cost/m2</b>	<b>Element Total</b>
AR	Demolition & Alterations	0.38	13	27,350
SB	Substructure	0.24	8	17,000
CL	Columns	1.25	42	90,275
UF	Upper Floors	12.40	414	892,200
SC	Staircases	0.58	19	41,416
RF	Roof	3.39	113	244,113
EW/ED	External Walls & Doors	16.62	555	1,195,704
NW/ND	Internal Walls & Doors	8.73	291	627,942
WF	Wall Finishes	5.80	194	416,994
FF	Floor Finishes	3.37	112	242,189
CF	Ceiling Finishes	3.36	112	241,526
FT	Fitments	4.43	148	318,671
SE	Special Equipment	1.05	35	75,600
PB	Hydraulic Services	6.60	220	474,993
LP	Electrical Services	3.06	102	220,124
FP	Fire Services	1.95	65	140,128
AC	Mechanical Services	2.97	99	213,559
TS	Transportation Services	3.41	114	245,700
XR/XN	Siteworks	0.91	30	65,145
YY	Project Specific Works	-	-	-
PR/XP	Preliminaries & Site Establishment	11.27	376	810,688
BM	Builders Margin	4.59	153	330,066
DF	Design Fees	3.66	122	263,618
	Project Notes & List of Exclusions			
<b>Total</b>		<b>100.00</b>	<b>\$ 3,339</b>	<b>\$ 7,195,000</b>

<b>GFA:</b>	<b>2,155</b>	<b>M2</b>		
<b>Apt:</b>	<b>27</b>	<b>no</b>	<b>Cost/Unit</b>	<b>\$ 260,704</b>
<b>Comm:</b>	<b>2</b>	<b>no</b>	<b>Cost/Unit</b>	<b>\$ 78,000</b>