

BMT & ASSOC

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a perspective on the past



a solution for the present



a vision for the future

Preliminary Cost Plan

Project Contact: Mark Dixon
Associate Director Responsible: Pedro Cardoso
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Client:
Property Address:

Nahas Construction Pty Ltd
Princes Highway, Wollie Creek, NSW 2205

Date:

September 28, 2009

BMT & ASSOC

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BMT & ASSOC provide an Australian wide Service with offices in Sydney, Melbourne, Brisbane, Newcastle, Canberra, Adelaide and Perth.

Monday, 28 September 2009

Nahas Construction Pty Ltd
PO BOX A141
SYDNEY SOUTH, NSW 1235

RE - Princes Highway, Wollli Creek, NSW 2205

Dear George,

Please find attached our Preliminary Cost Plan for the above-mentioned development.

Please refer to the attached indicative elemental trade breakup for an indication of the respective costs of the projects elements. Please note the following indicative elemental trade breakup has been derived from the total project costs, and only illustrates a very broad indication of the percentage of the total cost that can be allocated to the projects trade elements.

These figures have been derived from previous projects of a similar nature and do not necessarily reflect this project directly and as such can only be treated as a very broad indication.

We draw your attention to the lists of "Exclusions" and "Finishes" appended.

Yours Sincerely,



BMT & ASSOC Pty Ltd

Preliminary Cost Plan For Princes Highway, Wollli Creek, NSW 2205 Prepared for: Nahas Construction Pty Ltd

Prepared by:

BMT & ASSOC Pty Ltd

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Disclaimer

The information provided in this report has been prepared by BMT & ASSOC Pty Ltd (Quantity Surveyors), as Construction Cost Consultants and not in any other capacity, on the basis of estimated costs and information provided to us by the client. It is intended for use by the parties to whom directed. The contents should thus be treated as advice on construction costs and like matters, and not as legal or accounting advice.

1.0 Financial Summary

Based on our professional opinion and the material provided to BMT & ASSOC Pty Ltd, we believe the attached development cost summary reflects a fair and competitive indication of the cost to complete the development.

The BMT & ASSOC Pty Ltd Preliminary Cost Plan for construction cost totals \$6,581,092 exclusive of GST or \$7,239,202 inclusive of GST, with a further \$390,000 payable in consultants fees.

When a contingency allowance of \$329,055 is factored in the total development cost totals \$7,300,147 exclusive of GST or \$8,030,162 inclusive of GST.

Item	Total Cost GST Exclusive	Total Cost GST Inclusive	Cost Per Unit GST Exclusive
BMT Estimate			
Construction Cost	\$6,581,092	\$7,239,202	\$6,581,092
Council / Authority Fees	EXCL	EXCL	EXCL
Consultants Fees	\$390,000	\$429,000	\$390,000
Development Contingency	\$329,055	\$361,960	\$329,055
Total Development Cost	\$7,300,147	\$8,030,162	\$7,300,147
Program			
Anticipated Construction Period		38	Weeks

The development consists of a total gross floor area (fully enclosed and unenclosed covered area) of 5,438 square metres.

2.0 Construction Program

BMT & ASSOC Pty Ltd anticipate a period of 38 weeks to be appropriate for the construction of a development of this nature.

3.0 Descriptive Summary

The development involves the construction of a Commercial Development located at Princes Highway, Wolli Creek, NSW 2205.

An appropriate quality level of finishes has been allocated to the development.

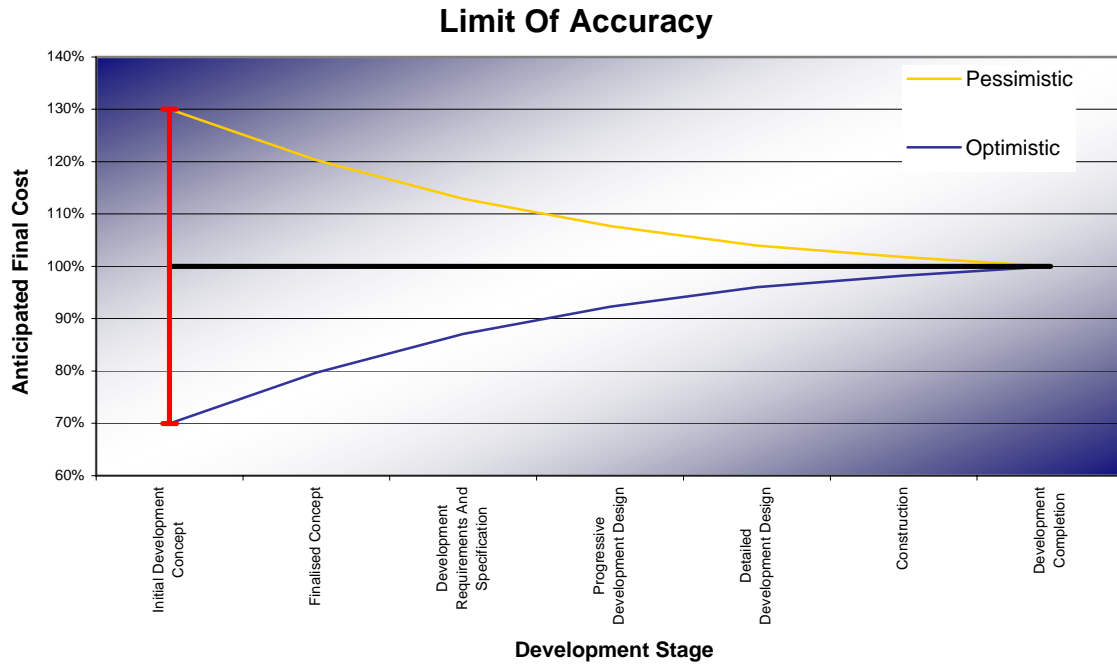
Please refer to attached Schedule of Finishes which have been allowed for within our estimate.

The development cost per square metre of gross floor area (fully enclosed covered area and unenclosed covered area) is \$1,332 exclusive of GST or \$1,477 inclusive of GST.

4.0 Limit of Accuracy

As with any development, the limit of accuracy for any level of cost and risk control is dictated by the level, and quality of documentation associated with its construction.

Figure 1. Below illustrates the effect of cost planning on a client’s perception of the final cost of the proposed development.



For any given stage, anticipation of actual final cost can only improve as the design itself becomes more refined. Estimates can fall anywhere between the two curves. The vertical red line illustrates the current level of documentation available for the completion of the BMT & ASSOC Pty Ltd budget estimate, and the limit of accuracy that can be achieved given this.

5.0 Cash Flow Analysis

Please refer to the attached cash flow diagram for the development. The forecast cash flow for this development has been derived using the CSIRO - Bromilow 20/20 curve that generates a mean cashflow for developments of this nature.

For a further detailed explanation of the scope of works, please refer to the attached trade break up estimate.

6.0 Disclaimer

BMT & ASSOC Pty Ltd have prepared this report in part on the basis of information supplied in the ordinary course of business by George Mitrokas of Nahas Construction Pty Ltd.

Whilst all professional care and skill have been exercised to validate its accuracy and authenticity, BMT & ASSOC Pty Ltd is unable to provide any guarantee in that regard, and will not be liable to any party for any loss arising as a result of any such information subsequently being found to be inaccurate or lacking authenticity.

7.0 Conclusion

Should you have any queries or require any further clarification, please do not hesitate to contact Pedro Cardoso of this office.

Yours Sincerely,



BMT & ASSOC Pty Ltd

Project Information

Project Number	115282
Project Description	Commercial Development
Project Address	Princes Highway, Wollli Creek, NSW 2205
Version Number	1
Version Description	Preliminary Cost Plan
Rates Current	September 28, 2009
Gross Floor Area	5,438m ²
Total Cost (GST Exclusive)	\$7,300,147
Cost/m² (GST Exclusive)	\$1,332
Total Cost (GST Inclusive)	\$8,030,162
Cost/m ² (GST Inclusive)	\$1,477

Schedule of Exclusions

- All authority fees
- Design contingency
- Land and Legal costs
- Rise and fall
- Holding costs and interest charges
- Unknown grounds conditions allowance
- Goods and Services Tax (GST)
- Leasing and marketing costs
- Finance costs
- Removal of hazardous materials and contaminated soil
- Staging, phasing or delay costs
- Electrical substation
- Allowance for latent conditions
- Cost increases beyond September 2009
- Internal fitout to plant room, supermarket and retail area
- Excavation into rock
- FF&E

Schedule of Information

Following is a schedule of information used in the preparation of the Preliminary Cost Plan.

- Written and verbal information as provided by George Mitrokas of Nahas Construction Pty Ltd.
- Architectural Drawings: Project No: 07047 Drawing No's: DA 02.00; DA02.02; DA02.02; DA03.01; DA04.01, Rev P4, dated September 09, as prepared by Marchese & Partners International.

Schedule of Finishes

Following is a schedule of assumed finishes used in the preparation of the Preliminary Cost Plan.

- Structural steel roof framing
- Reinforced concrete driveway and carpark
- Excavation into materials other than rock
- Demolition of existing cavity brick structures
- Suspended plaster board ceilings with paint finish
- Ceramic tiling to wet areas
- Epoxy floor finishes

Schedule of Areas

The costs within this report are calculated based on a Gross Floor Area (GFA) rate. Typically GFA can be determined as the sum of the Fully Enclosed Covered Floor Area (FECA) and the Unenclosed Covered Floor Area (UCA) of the building at all floor levels, measured in a square metre rate.

Fully Enclosed Covered Areas Include

- Basements
- Attics
- Garages
- Penthouses
- Lift Shafts
- Staircases
- Columns and Piers
- Equipment rooms

Unenclosed Covered Areas Include

- Roofed Balconies
- Open Verandahs
- Porches and Porticos
- Attached Covered Walkways
- Useable Space Under Buildings

Preliminary Cost Plan



Indicative Trade Summary

Commercial Development - , Wollri Creek, NSW 2205

Number Of Units - 1

Trade	\$/sqm	%	Total Cost	Cost/Unit
Preliminaries & Margin	185	15.3%	\$1,004,094	\$1,004,094
Demolition	93	7.7%	\$506,730	\$506,730
Excavation	40	3.3%	\$217,520	\$217,520
Substructure	65	5.4%	\$353,470	\$353,470
Columns	20	1.7%	\$108,760	\$108,760
Upper Floors	-	EXCL	EXCL	EXCL
Staircases	6	0.5%	\$32,628	\$32,628
Roof	160	13.2%	\$870,080	\$870,080
External Walls	45	3.7%	\$244,710	\$244,710
Windows & Glazing	20	1.7%	\$108,760	\$108,760
Internal Walls	15	1.2%	\$81,570	\$81,570
External Doors	15	1.2%	\$81,570	\$81,570
Internal Doors	10	0.8%	\$54,380	\$54,380
Wall Finishes	17	1.4%	\$92,228	\$92,228
Floor Finishes	20	1.7%	\$108,760	\$108,760
Ceiling Finishes	23	1.9%	\$125,166	\$125,166
Fixtures (PC Items)	19	1.6%	\$103,322	\$103,322
Fitments	61	5.0%	\$329,384	\$329,384
Electrical Services	90	7.4%	\$489,420	\$489,420
Hydraulic Services	40	3.3%	\$217,520	\$217,520
Mechanical Services	81	6.7%	\$440,478	\$440,478
Fire Services	15	1.2%	\$81,570	\$81,570
Transportation Services	-	EXCL	EXCL	EXCL
Site Works	121	10.0%	\$657,998	\$657,998
External Services	50	4.1%	\$270,975	\$270,975
Sub Total	1,210	100%	\$6,581,092	\$6,581,092
Contingency Allowance	61	4.5%	\$329,055	\$329,055
Consultants Fees	61	4.8%	\$390,000	\$390,000
Council Fees	-	-	-	-
Total	1,332		\$7,300,147	\$7,300,147

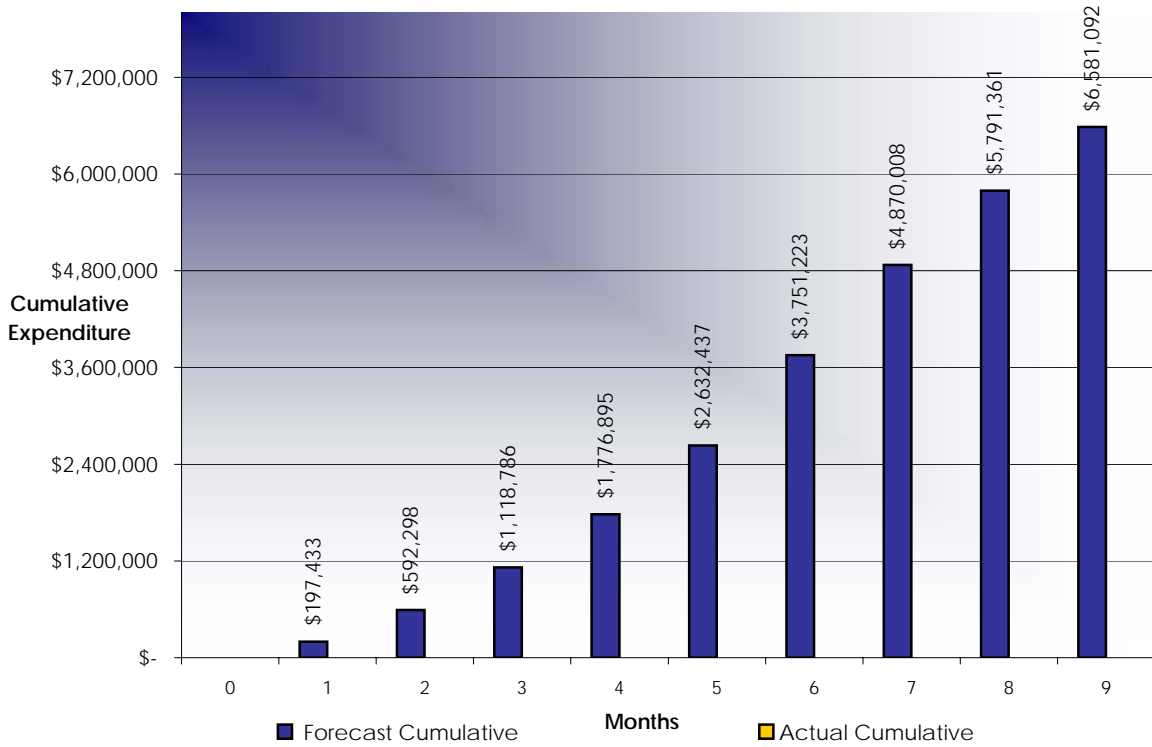
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Cashflow Forecast



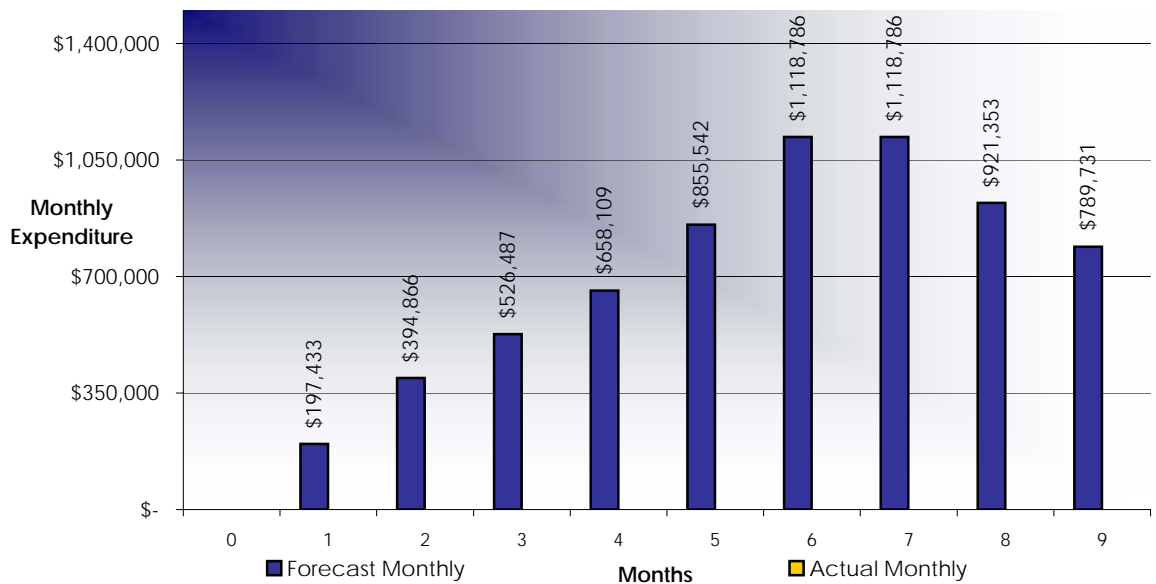
Cumulative Cash Flow Forecast

Princes Highway, Wollri Creek, NSW 2205

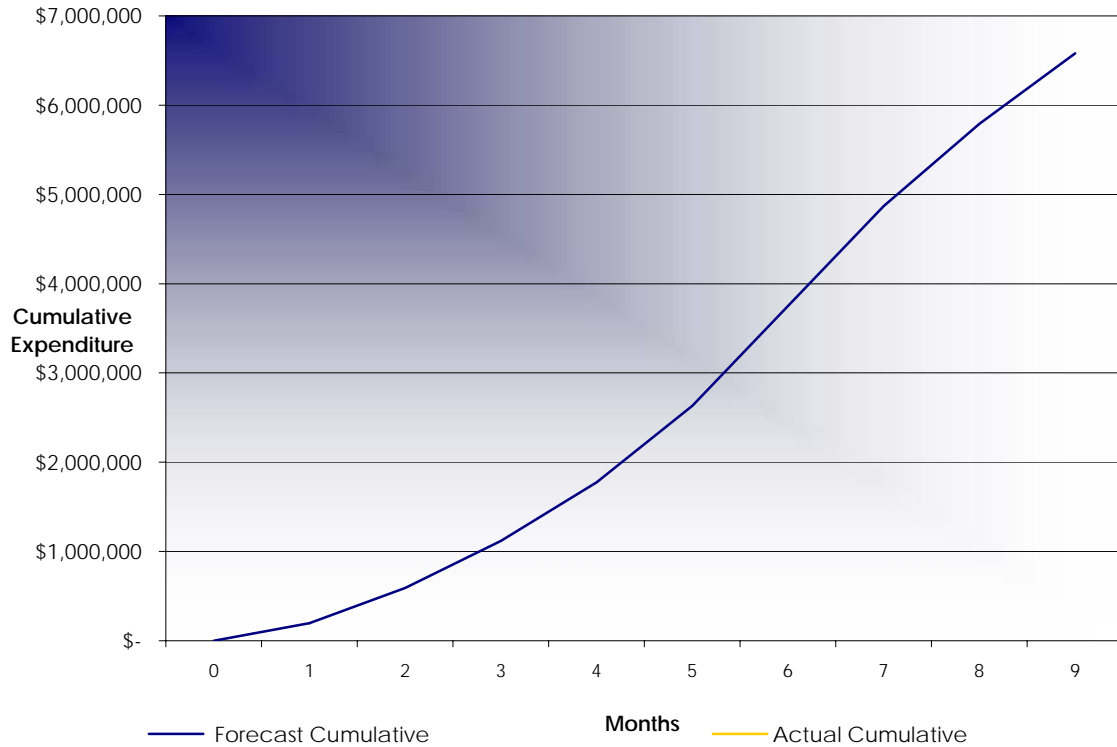


Monthly Cash Flow Forecast

Princes Highway, Wollri Creek, NSW 2205



Cumulative Cash Flow Forecast



Cash Flow Calculations

Anticipated Total Construction Cost		\$6,581,092				
Anticipated Construction Period		9 Months				
Total Works To Date		\$0				
Month	Anticipated Expenditure	Actual Expenditure	Variance	Forecast Cumulative	Actual Cumulative	Cumulative Variance
0						
1	\$ 197,433			\$ 197,433		
2	\$ 394,866			\$ 592,298		
3	\$ 526,487			\$ 1,118,786		
4	\$ 658,109			\$ 1,776,895		
5	\$ 855,542			\$ 2,632,437		
6	\$ 1,118,786			\$ 3,751,223		
7	\$ 1,118,786			\$ 4,870,008		
8	\$ 921,353			\$ 5,791,361		
9	\$ 789,731			\$ 6,581,092		

Note: All Values Shown GST Exclusive