

3rd February 2011

39 Hillcrest Road

Berowra NSW 2081

FDC Construction & Fitout

22-24 Junction Street

Forest Lodge NSW 2037

Attn: Tim Bainbridge

OFFICE BUILDING SITE 8B SYDNEY OLYMPIC PARK

We have reviewed the DA Drawings on the above project as supplied from Bates Smart Architecture and prepared a Preliminary estimate of probable cost, based on the information contained in those drawings and the site information provided by yourselves.


Please find attached the Trade Summary of our Preliminary pricing, the cost of \$2,614/m² would seem comparable to other Projects.

We have excluded the following items from our cost plan as per your advice regarding the definition of Capital Investment Value:-

1. Contributions
2. Any Tennant Fit Out works (subject to separate D.A.'s)
3. Lobby Furniture

We trust that our Preliminary estimate is of assistance. Please be advised that allowance should be made for possible price increases in the Market if the project is not to commence in the next 6 Months.

Yours Faithfully

A handwritten signature in black ink, appearing to read 'Owen Friend', with a large, stylized initial 'O' and a trailing flourish.

Owen Friend (B Build UNSW)

Site 88B Homebush Preliminary Pricing

Job Name : HOME BUSH 88 B

Job Description

Client's Name: FDC/Kirby

Homebush Office Building - Bates Smart Preliminary Drawings

Trade No.	Trade Description	Trade %	Cost/ m2	Sub Total	Trade Total
1	Notes				
2	Demolition	0.12	2.82	16,540	\$ 16,540.00
3	Contamination Risk (PC)	2.86	68.18	400,000	\$ 400,000.00
4	Excavation	2.60	62.10	364,365	\$ 364,365.00
5	Substructure	3.49	83.27	488,530	\$ 488,530.00
6	Concrete Works	18.86	449.98	2,640,030	\$ 2,640,030.00
7	Structural Steel	1.37	32.79	192,350	\$ 192,350.00
8	Waterproofing	0.36	8.68	50,904	\$ 50,904.00
9	Metal Roofing	0.46	10.99	64,460	\$ 64,460.00
10	External Walls (Precast)	3.45	82.25	482,586	\$ 482,586.00
11	Masonry	1.75	41.77	245,075	\$ 245,075.00
12	Metalwork	1.72	41.00	240,560	\$ 240,560.00
13	Windows Incl. Podium Glazing, Curtain Wal	5.58	133.03	780,500	\$ 780,500.00
14	Facade Cladding	0.90	21.48	126,000	\$ 126,000.00
15	Vertical Louvre Blinds (South Facade)	2.29	54.54	320,000	\$ 320,000.00
16	Doors	0.69	16.45	96,520	\$ 96,520.00
17	Roller Shutters	0.03	0.77	4,500	\$ 4,500.00
18	Ceilings & partitions	3.00	71.64	420,310	\$ 420,310.00
19	Floor & Wall Finishes	2.95	70.43	413,226	\$ 413,226.00
20	Painting	0.53	12.68	74,400	\$ 74,400.00
21	Fitments	0.73	17.43	102,260	\$ 102,260.00
22	Signage	0.14	3.41	20,000	\$ 20,000.00
23	Siteworks	0.36	8.49	49,800	\$ 49,800.00
24	Hydraulics	3.52	83.93	492,405	\$ 492,405.00
25	Electrical	6.15	146.84	861,539	\$ 861,539.00
26	Mechanical	10.23	244.09	1,432,080	\$ 1,432,080.00
27	Fire Services (Basement Only)	0.90	21.53	126,300	\$ 126,300.00

28 Option for Fire services to upper floors	1.50	35.73	209,620	\$	209,620.00
29 Lifts	2.19	52.15	305,970	\$	305,970.00
30 Part J Works (underslab Insulation)	0.74	17.70	103,860	\$	103,860.00
31 Subtotal				\$	11,124,690.00
32 Preliminaries	13.25	316.20	1,855,130	\$	1,855,130.00
33 Cranage & Scaffold	2.47	58.91	345,620	\$	345,620.00
34 Contingency	0.50	11.93	270,000	\$	270,000.00
35 Design			1,137,660	\$	1,137,660.00
36 Margin	4.32	103.04	604,560	\$	604,560.00
GFA: 5,867 m2.	100.00	2,614.23			
				Final Total :	\$ 15,337,660.00
				G.S.T. 10.00% :	\$ 1,533,766.00
				Final Total Incl. G.S.T. :	\$ 16,871,426.00

Friend Estimating 2nd February 2010