
Quantity Surveyor's Report No 1

Capital Investment Value

Rozelle Village Mixed-Use Development, Rozelle

for

Rozelle Village Pty Ltd

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Rozelle Village Mixed-Use Development, Rozelle
Capital Investment Value Cost Estimate

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Cost Estimate Summary and Details

1 Introduction

Altus Page Kirkland was requested by Rozelle Village Pty Ltd to prepare a Quantity Surveyor's Report on the Capital Investment Value for the proposed mixed-use development of Rozelle Village located at Rozelle.

2 Executive Summary

The estimated Capital Investment Value (CIV) as at 18th April 2012 is approximately \$333,181,000 excl. GST.

3 Project Scope

This Capital Investment Value Estimate is prepared for the proposed mixed-use development on the site previously occupied by the Balmain Leagues Club Precinct and comprises the following:

- Basement Car Parking over 5 levels from basement B3 to B8 with an approximate area of 55,800m²
- Basement Retail Area and associated carparking/loading docks located on basement levels B2 and B1 with an approximate area of 15,750m²
- Five Podium levels from ground level to level 4 comprising Retail Outlets, Food Courts, a Club, a Child Care Facility, a Community Centre and a Private Residential Swimming Pool & Tennis Court – all with an approximate area of 21,700m²
- 25 Storey Tower Block comprising 239 apartments with an approximate area of 31,300m²
- 25 Storey Tower Block comprising 70 apartments with an approximate area of 11,400m²; and
- Associated Site Works comprising upgrades to existing Streets and Laneways, Traffic Lights, Footpaths, Crossovers and Sundry Landscaping

4 Basis of Cost Estimate

The Cost Estimate for the Capital Investment Value of the proposed development has been prepared using the following information.

- Actual and forecasted amounts for Professional Fees as provided by Rozelle Village Pty Ltd
- Costs for Demolition and Site Preparation as prepared by Altus Page Kirkland
- Costs for Site Services as provided by Aecom
- Costs for the Construction and associated Site Works as prepared by Altus Page Kirkland, based on the following information :-
 - Architectural Drawings by Stannistic Architects
 - Architectural Drawings by PTW
 - Landscape Drawings by McGreggor Coxall
 - Structural Design Sketches by TTW

5 Assumptions and Notes

1. Basement is generally above the watertable
2. Excavation below B3 assumed in sand/soft rock
3. Piles with shotcrete retaining wall system to Basement Carpark
4. Plant and pipework associated with utilising radiant heat/cool zones of building for reticulation of hot/cold water systems
5. Energy generation by supplier (e.g. Co-gen System)

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6 Exclusions

1. Land costs and land acquisition costs
2. Interest, finance, legal fees
3. Marketing costs
4. Council Contributions
5. Removal of contaminants and hazardous materials
6. Fit out to tenancies
7. Restaurant/Cafe/Clubrooms building finishes and fit-out
8. Loose fitments and furniture
9. GST
10. Escalation beyond April 2012

Appendix A

	Cost Estimate Summary and Details
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