Property Concept & Management Pty. Ltd.
Independent Property Consultants

29 May 2019

Bates Smart Architects
43 Brisbane Street
Surry Hills NSW 2010

Dear Sir,

RE: 42 HONEYSUCKLE DRIVE, NEWCASTLE
CAPITAL INVESTMENT VALUE REPORT

Property Concept & Management Pty Ltd are the Quantity Surveyors acting for the Doma Group for the 42 Honeysuckle Drive Newcastle residential and hotel development.

Our assessment of the Capital Investment Value for the proposed works as defined under the Environmental Planning and Assessment Regulations 2009 is **$44,307,216 (excl. GST)**.

Project Scope

The Capital Investment Value includes the following scope of works:

- Ground floor retail tenancies – 182m2 GFA
- Residential apartments – 5,151m2 GFA (4,704m2 NSA - 60 Apartments)
- Hotel rooms – 3,351m2 GFA (152 Rooms)
- Above ground car parking 237 cars
- All associated external works and incoming services.

Basis of Cost Estimate

The following drawings and information has been used in determining the Capital Investment Value:

- Bates Smart Architects DA Documentation - dated 3 May 2019.

Exclusions

The Capital Investment Value excludes the following:

- Land Costs and Land Acquisition Costs
- Interest/Finance/Legal Fees
- Removal of Contaminated Ground Material (if discovered)
- Retail Tenancy Fitout
- Fittings and Furnishings
- Disabled Facilities
- Rainwater Storage
- Contingencies
- GST
- Cost Escalation beyond May 2019

Refer Registered Quantity Surveyors Detailed Cost Report summary attached.

Should you need anything further please contact the undersigned.

Yours faithfully,

Garry Eggleton
B. App. Sc. QS AAIQS
Director

42 Honeysuckle Drive
Hotel and Apartments

Indicative Budget - Entire Development

May 2019

Component	Estimated Cost		
	GFA	**$/m²**	**$**
Upper Level Parking (Gd - L5 Mezzanine):			
- Ground to Level 5 (237 Cars)	9,154	$ 707	$ 6,474,167
- Extra for Suspended Ramps (Ground to Level 5)	Item		$ 140,000
- Passenger Lift (1 No.)	Item		$ 165,000
- Preliminaries & Supervision (12.5%)	Item		$ 847,396
- Design Fees (6%)	Item		$ 457,594
- Management Fee (2%)	Item		$ 161,683
Sub-Total - Upper Level Parking	**9,154**	**$ 901**	**$ 8,245,839**
Serviced Apartments (Levels 5 to 8):			
- 1B Apartments - (12 No.)	768	$ 2,085	$ 1,601,395
- 1B Loft Apartments (5 No.)	350	$ 2,140	$ 749,053
- 2B Apartments - (34 No.)	2,926	$ 2,032	$ 5,944,535
- 2B Loft Apartments (1 No.)	119	$ 2,067	$ 245,928
- 3BR Apartments (8 No.)	988	$ 1,969	$ 1,945,471
- Common Area	798	$ 1,262	$ 1,007,395
- Service/BOH	443	$ 1,027	$ 454,850
- Stairs/Lift Shafts and Risers	394	$ 2,582	$ 1,017,141
- Balconies/Terraces	1,553	$ 1,056	$ 1,639,735
- Façade Planters	421	$ 600	$ 252,600
- Podium Landscaping (L5 -517m2)	Item		$ 270,000
- Extra for Transfer Structure - L5	Item		$ 100,000
- Condensor Platforms/Screens	Item		$ 95,000
- Deduct for Fittings & Furnishings	Item		-$ 1,842,856
- Passenger Lifts (2 No.)	Item		$ 350,000
- Preliminaries & Supervision (12.5%)	Item		$ 1,728,781
- Design Fees (6%)	Item		$ 933,542
- Management Fee (2%)	Item		$ 329,851
Sub-Total - Serviced Apartments (Levels 5 to 8)	**8,760**	**$ 1,920**	**$ 16,822,421**
Hotel (Ground & Levels 1 to 4):			
- Foyer/Reception	138	$ 2,644	$ 364,931
- Corridors/Circulation	1,029	$ 1,652	$ 1,699,548
- Hotel Room - (152 No.)	3,351	$ 2,590	$ 8,678,922
- Hotel Lounges	256	$ 2,122	$ 543,270
- Hotel Gym	257	$ 2,051	$ 527,223
- Hotel Swimming Pool Room	264	$ 1,676	$ 442,589
- Service/Storage/BOH	622	$ 1,154	$ 717,601
- Stairs/Lift Shafts and Risers	440	$ 2,692	$ 1,184,370
- Hotel Administration	160	$ 1,939	$ 310,296
- Hotel Amenities	46	$ 3,125	$ 143,755
- Voids Over Lounge	130	$ 900	$ 117,000
- Façade Planters	40	$ 600	$ 24,000
- Extra for Transfer Structure - L1	Item		$ 60,000
- Linen Chutes	Item		$ 80,000
- Allowance for Condensor Platforms/Screens	Item		$ 125,000
- Deduct for Fittings & Furnishings	Item		-$ 792,956
- Passenger Lifts (2 No.)	Item		$ 330,000
- Preliminaries & Supervision (12.5%)	Item		$ 1,819,444
- Design Fees (6%)	Item		$ 982,500
- Management Fee (2%)	Item		$ 347,150
Sub-Total - Hotel (Ground & Levels 1 to 4)	**6,733**	**$ 2,630**	**$ 17,704,643**
Retail (Ground Level):			
- Retail/Café	182	$ 1,564	$ 284,634
- Retail/Café Outdoor Area	64	$ 955	$ 61,149
- Retail Amenities	13	$ 3,125	$ 40,626
- Retail Service/BOH	13	$ 1,154	$ 14,998
- Preliminaries & Supervision (12.5%)	Item		$ 50,176
- Design Fees (6%)	Item		$ 27,095
- Management Fee (2%)	Item		$ 9,574
Sub-Total - Retail (Ground Level)	**208**		**$ 488,252**
External Works:			
- Entry Driveway/Crossover	Item		$ 36,000
- Entry Podium including Steps	Item		$ 72,000
- Landscaping & Paving (incl Verge)	Item		$ 370,000
- External Hydraulics	Item		$ 135,000
- Grease Arrestor	Item		$ 32,000
- External Lighting	Item		$ 85,000
- External HV & Comms Supply Costs	Item		$ 130,000
- Preliminaries & Supervision (12.5%)	Item		$ 107,500
- Design Fees (6%)	Item		$ 58,050
- Management Fee (2%)	Item		$ 20,511
Sub-Total - External Works			**$ 1,046,061**
PROJECT TOTAL	**24,855**	**$ 1,783**	**$ 44,307,216**

Exclusions:
- Furniture & Fittings
- Swimming Pool & Gym Equipment
- Retail/Café Fitout - By Tenant
- GST

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