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16 February 2021

EG Funds Management Ltd  
Level 21, Governor Phillip Tower  
1 Farrer Place  
SYDNEY NSW 2000

Attention: Mr Raja Jamal  
By Email: [rjamal@eg.com.au](mailto:rjamal@eg.com.au)

Dear Sir

**175 – 177 CLEVELAND STREET, REDFERN  
CAPITAL INVESTMENT VALUE**

As requested, we provide below our report on the Capital Investment Value (CIV) for the above project.

**Definition**

The **Capital Investment value** of a development or project includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment other than the following costs:-

- (a) Amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 6 or 6A, of Part 4 of the *Environmental Planning and Assessment Act* or a planning agreement under that Division.
- (b) Costs relating to any part of the development or project that is the subject of a separate development consent or project approval (such as tenant fit-out)
- (c) Land costs (including any costs of marketing and selling land)
- (d) GST (as defined by *A New Tax System (Goods and Services Tax) Act 1999* of the Commonwealth).

**Basis of Valuation**

The estimated Capital Investment Value amounts to \$21,094,000 excluding GST. The Estimate breakdown is enclosed for your information.

This estimate includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment.

In compiling this estimate, no allowance has been made for the following cost items based on advice previously provided by the NSW Department of Planning;

- (a) Development Application and Construction Certificate fees;
- (b) Any special or additional contributions sought by authorities for public or other facilities as a condition of development approval;
- (c) Cost increases beyond February 2021;
- (d) Finance costs and interest charges.



ISO 9001  
FS 548756

**Job Creation**

We estimate that the number of jobs that would be created by this development of the site would be:-

- (a) During construction – approximately 70 construction personnel per year for 16 months, and
- (b) After construction – 10 operational personnel per year

**Certification**

In accordance with the guidelines created and NSW Planning Circular PS 10-008 dated 10 May 2010, we certify that the CIV of \$21,094,000 excluding GST is fair and reasonable for the scope of work proposed and based on the documentation provided.

Should you require any further assistance, please do not hesitate to contact us.

Yours faithfully



**Richard Rigby**  
Director  
Rider Levett Bucknall

[richard.rigby@au.rlb.com](mailto:richard.rigby@au.rlb.com)

## CAPITAL INVESTMENT VALUE ESTIMATE AT 16 FEBRUARY 2021

Description	ESTIMATE OF CONSTRUCTION COSTS (TIER 2 - FEBRUARY 2021)					
	No.	m2/unit	m2	\$/m2	\$	\$
<b>A DEMOLITION AND SITE PREPARATION</b>						
Type A hoarding to site boundary		m			Excluded	
Type B hoarding to site boundary		m	100	2,000	200,000	
Extra over for gates to site		No	2	2,500	5,000	
Graphics to hoarding		Note			Excluded	
Demolition of existing commercial buildings		m2	1,457	100	145,700	
Extra for tenant strip out (? Make good lease clauses?)		m2	1,457		Excluded	
Demolition of on grade carpark including fittings and fixtures		m2	184	50	9,177	
Removal of contaminated material / asbestos from buildings		Item			Excluded	
Dilapidation report of adjacent buildings		Item			Excluded	
Waterproof protection and battens to adjoining buildings		Item			Excluded	
Additional works to adjoining building basement, eg protection, fire rated walls (TBC)		Item			Excluded	
Remediation of GSW and contaminated ground		Item			Excluded	
Diversion of existing services; undergrounding cables		Note			Excluded	
Undergrounding power cables to Eveleigh Street; crossing to Cleveland Street; new street light (alternative solution required)		Item			125,000	
Undergrounding power cables to Woodburn Street; new street lighting (alternative solution required)		Item			75,000	
Temporary propping, shoring and underpinning to adjoining buildings		Item			Excluded	
<b>Sub-total for Demolition And Site Preparation</b>						<b>559,877</b>
<b>B B1 CAR PARKING AND PLANT</b>						
Bulk excavation		m3	5,231	40	209,248	
Extra over for rock excavation		Item			Excluded	
Shoring and underpinning to basement perimeter		m2	676	750	507,000	
Capping beam		m	130	450	58,500	
Disposal of surface water		Item			25,000	
Excavating below water table		Item			Excluded	
New retaining wall system to existing basements / adjoining basement (detail TBA)		Item			Excluded	
Tanked basement construction; hydrostatic slabs; cut off walls		Item			Excluded	
Temporary working platform		Item			Excluded	
Basement Level (3.50m high); piled foundations	8 No	126	1,006	1,100	1,106,600	
UCA to Entry Ramp		m2	115	1,100	126,500	
Extra for amenities		Item			15,000	
Extra for loading dock		Item			Excluded	
Extra for OSD tank		Item			75,000	
Extra for OSR tank		Item			75,000	
Extra for roof at GF level		m2	183	450	82,350	
Extra over for carpark management system (traffic light system)		Item			40,000	
<b>Sub-total for B1 Car Parking and Plant</b>	<b>8 No</b>	<b>140</b>	<b>1,121</b>	<b>2,070</b>		<b>2,320,198</b>
<b>C CAFÉ</b>						
<u>Ground Floor (3.5m high)</u>						
Commercial café (cold shell)		m2	124	1,500	185,550	
Extra over for warm shell		m2			Excluded	
Full height glazing		m2	46	750	34,500	
Extra over for Café furniture		item			Excluded	
Canopy					Excluded	
UCA to retail - see Co-Living Units		Item			Excluded	
Feature entry to Café		Item			Excluded	
<b>Sub-total for Retail</b>			<b>124</b>	<b>1,779</b>		<b>220,050</b>
<b>D CO-LIVING UNITS (Levels 1-6)</b>						
Common areas to GF level (3.5m)		m2	209	2,750	573,375	
Common study area to GF level (3.5m)		m2	85	3,250	274,950	
Lower Entry canopy allowance		Item			50,000	
GF substation		m2	16	3,000	48,000	
UCA to GF		m2	210	2,000	419,400	
Levels 1 - 5, Internal Floor Area						
Unit Type A	58 No			48%		
Unit Type B	39 No			33%		
Unit Type C	7 No			6%		
Unit Type D	5 No			4%		
Unit Type E	4 No			3%		
Unit Type F	4 No			3%		
Unit Type G	2 No			2%		
Unit Type H - Managers	1 No			1%		
Total Net Saleable Floor Area	120 No	-	-	100%		
Circulation Area	120 No	-	-	0%		
FECA	120 No	27.2	3,259	3,500	11,405,825	
Extra for glazed enclosure to lifts		m2	384	750	288,000	
Extra for Common Lounge & Common Kitchen to Level 5		m2	202	1,250	252,863	
Extra for FF+E		Item			Excluded	
UCA to Breezeways		m2	391	1,500	586,185	

## CAPITAL INVESTMENT VALUE ESTIMATE AT 16 FEBRUARY 2021

Description	ESTIMATE OF CONSTRUCTION COSTS (TIER 2 - FEBRUARY 2021)					
	No.	m2/unit	m2	\$/m2	\$	\$
Extra for Level 5 breezeway bridge			Item		50,000	
Extra over for transfer slabs over Basement			Item		75,000	
Balconies			58	1,000	57,580	
Extra for wintergardens			58	1,250	71,975	
Roof terraces and landscaping						
Level 3		m2	28	500	13,965	
Level 5		m2	353	500	176,710	
Extra for communal BBQ area to Level 5			Item		Included	
Level 6		m2	380	500	190,100	
Extra for rooflight		m2	12	2,000	24,000	
Roof over Co-Living units			749	500	374,695	
Roof feature and awnings			Item		100,000	
BMU			Item		Excluded	
Roof Plant and roof (say)		m2	62	1,600	98,576	
Common FECA to Level 6		m2	25	3,750	94,125	
<b>Sub-Total for Co-Living Units</b>	<b>120 No</b>	<b>37.1</b>	<b>4,453</b>	<b>3,419</b>		<b>15,225,323</b>
			<b>126,878</b>	<b>per apt</b>		
<b>E EXTERNAL WORKS WITHIN SITE BOUNDARY</b>						
Landscaping works to ground floor area		m2	627	750	470,419	
FF+E			Item		Excluded	
Artwork			Item		Excluded	
Landscaping features			Item		Included	
External services			Item		100,000	
Substation and HV			Item		375,000	
Genset			Item		507,333	
Solar PV system			Item		Excluded	
<b>Sub-total for External Works within Lot Boundary</b>						<b>1,452,752</b>
<b>F EXTERNAL WORKS OUTSIDE OF THE SITE BOUNDARY</b>						
Footpath paving works		m2	203	600	121,800	
Works to kerbs			Item		Excluded	
Intersection upgrades			Item		Excluded	
Head work upgrades			Item		Excluded	
<b>Sub-total for Works beyond Lot Boundary</b>						<b>121,800</b>
						<b>19,900,000</b>
<b>G CONSTRUCTION COST ESCALATION TO START ON SITE</b>			Item		Excluded	
<b>H DESIGN &amp; CONSULTANTS FEES (6%)</b>			Item		1,194,000	
<b>I DA FEES ETC</b>			Item		Excluded	
<b>J DESIGN CONTINGENCIES</b>			Item		Excluded	
<b>INDICATIVE ESTIMATE (EXCLUDING GST)</b>						<b>21,094,000</b>
<b>K GOODS &amp; SERVICES TAX – 10%</b>						2,109,400
<b>INDICATIVE ESTIMATE (INCL GOODS &amp; SERVICES TAX)</b>						<b>23,203,400</b>