

15 July 2021

Anthony Murr  
Altis Property Partners C/- Project Strategy  
PO Box 271  
Sutherland NSW 1499

Dear Anthony

### 884 MAMRE ROAD, KEMPS CREEK - CAPITAL INVESTMENT VALUE

We have prepared an estimate of the Capital Investment Value (CIV) for the 884-928 Mamre Rd Kemps Creek development in accordance with the Environmental Planning and Assessment Regulation 2000.

Our estimated CIV has been prepared in accordance with the NSW Department of Planning Circular (Ref. PS 10-008). The estimated CIV is \$51,656,434 (Excluding GST). This comprises the following:

CIVILS WORKS, INTERSECTION & LOT 2	AMOUNT \$
CONSTRUCTION COSTS	50,507,434
DESIGN & CONSULTANT FEES	1,149,000
Goods & Services Tax (GST)	Excluded
<b>TOTAL (Excluding GST)</b>	<b>\$51,656,434</b>

This estimated Capital Investment Value includes all design and construction costs together with all relevant infrastructure works, site services, plant & equipment, and all anticipated labour costs.

We have estimated an approximate 300 full time equivalent jobs including Head Contractor staff, and subcontract labour will be required during construction and ongoing utilisation of the development.

We note that the enclosed estimate should be considered as indicative only at this stage and that, prior to finalising any design or agreements, detailed estimates will be prepared based on further developed design information.

Should you require any further information please do not hesitate to contact the undersigned.

Yours faithfully



PETER TAYLOR-HILL

Associate

WT

WT REF: PR-007627 884 MAMRE RD CIV 2021.07.15



# APPENDIX A

CIV ORDER OF COST ESTIMATE – CIVIL WORKS

## Estimate Summary

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<b>884-928 MAMRE ROAD, KEMPS CREEK</b>				
	<b>CIVIL WORKS</b>				
	<b>CIV COST ESTIMATE</b>				
	<b>JULY 2021</b>				
	Demolition & Remediation				82,009
	Site Preparation				598,043
	Sediment Control				329,163
	Bulk Earthworks				3,413,100
	Civil Stormwater				1,491,656
	Pavement Within Site				3,754,972
	Soft Landscaping				302,852
	Estate Signage & Fencing				149,903
	Retaining Walls				4,012,969
	Power Supply & Reticulation (Excl Zone Sustation)				1,551,235
	Water & Sewer Reticulation				1,430,220
	Telecommunications				82,933
	Intersection Works				3,375,639
	<b>SUBTOTAL TRADE WORKS</b>				<b>20,574,693</b>
	Head Contractor Preliminaries & Supervision				1,030,000
	Head Contractor Design Fees				320,000
	Head Contractor Margin				550,000
	<b>Subtotal - Head Contract Works</b>				<b>22,474,693</b>
	Local Authority Fees - Excluded				Excluded
	<b>TOTAL (Excluding GST)</b>				<b>22,474,693</b>
<b>Total Cost</b>					<b>22,474,693</b>





## APPENDIX B

CIV ORDER OF COST ESTIMATE – LOT 2 WORKS

# WT ESTIMATE



## Estimate Summary

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<b>884-928 MAMRE ROAD, KEMPS CREEK</b>				
	<b>LOT 2 WAREHOUSE</b>				
	<b>CIV COST ESTIMATE</b>				
	<b>JULY 2021</b>				
	Demolition & Remediation				474,775
	Site Preparation				0
	Substructure				5,075,528
	Columns - Refer to Structural Steel				Included
	Upper Floors				270,300
	Staircase				16,830
	Roof				2,584,585
	Structural Steel				3,812,063
	External Walls; Windows & Doors				2,077,471
	Internal Walls				304,830
	Internal Doors & Screens				98,790
	Wall; Floor & Ceiling Finishes				352,385
	Fitments				936,051
	Hydraulics Services				1,048,760
	Mechanical Services				531,590
	Fire Services				1,997,482
	Electrical Services				1,892,496
	Transportation				85,000
	External Engineering Services				1,530,000
	External Works				3,235,804
	<b>Subtotal - Trades</b>				<b>26,324,741</b>
	Head Contractor Preliminaries & Supervision				1,316,000
	Head Contractor Design Fees				829,000
	Head Contractor Margin				712,000
	<b>Subtotal - Head Contract Works</b>				<b>29,181,741</b>
	Local Authority Fees - Excluded				Excluded
	<b>TOTAL (Excluding GST)</b>				<b>29,181,741</b>
<b>Total Cost</b>					<b>29,181,741</b>



