



15 December 2021

Charter Hall C/- Project Strategy
PO Box 271
Sutherland NSW 1499
Attention: Tim Greenway (tgreenway@projectstrategy.com.au)

Dear Tim,

600 WOODSTOCK AVENUE, ROOTY HILL CAPITAL INVESTMENT VALUE

We have prepared an estimate of the Capital Investment Value (CIV) for the 600 Woodstock Avenue Rooty Hill 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 \$44,652,514 (Excluding GST). This comprises the following:

600 WOODSTOCK AVENUE, ROOTY HILL NSW	AMOUNT \$
CONSTRUCTION COSTS	15,361,514
TENANT FITOUT & EQUIPMENT	28,600,000
DESIGN FEES	691,000
Goods & Services Tax (GST)	Excluded
TOTAL (Excluding GST)	\$44,652,514

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 106 full time equivalent jobs including Head Contractor staff, and subcontract labour will be required during construction and 51 ongoing full time equivalent jobs for the 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



APPENDIX A

CIV ORDER OF COST ESTIMATE

CIV ORDER OF COST



Estimate Summary

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	600 WOODSTOCK AVENUE, ROOTY HILL NSW				
	CAPITAL INVESTMENT VALUE				
	DATE: 15 DECEMBER 2021				
1/A	Demolition & Site Preparation	11,305	m2	94.83	1,072,089
1/B	Earthworks and Substructure	11,305	m2	160.04	1,809,259
1/C	Columns - Refer to Structural Steel	11,305	m2	0.00	Included
1/D	Upper Floors	11,305	m2	0.00	N/A
1/E	Staircase	11,305	m2	0.96	10,832
1/F	Roof	11,305	m2	68.17	770,712
1/G	Structural Steel	11,305	m2	126.64	1,431,659
1/H	External Walls; Windows & Doors	11,305	m2	241.50	2,730,150
1/J	Internal Walls	11,305	m2	104.96	1,186,560
1/K	Internal Doors & Screens	11,305	m2	0.00	Tenant Works
1/L	Wall; Floor & Ceiling Finishes	11,305	m2	0.00	Tenant Works
1/M	Fitments	11,305	m2	0.00	Tenant Works
1/N	Hydraulics Services	11,305	m2	53.25	602,000
1/P	Mechanical Services	11,305	m2	8.53	96,444
1/Q	Fire Services	11,305	m2	94.55	1,068,867
1/R	Electrical Services	11,305	m2	38.95	440,286
1/S	Transportation	11,305	m2	0.00	Tenant Works
1/T	External Engineering Services	11,305	m2	113.72	1,285,600
1/U	External Works	11,305	m2	146.31	1,654,057
	Subtotal - Trades				14,158,514
1/V	Head Contractor Preliminaries & Margin	11,305	m2	106.41	1,203,000
1/W	Design Consultant Fees	11,305	m2	61.12	691,000
	Authority Fees & Charges - Excluded				Excluded
1/X	Tenant Fitout & Equipment	11,305	m2	2,529.85	28,600,000
	Subtotal [Excluding GST]				44,652,514
	Goods and Services Tax (GST)				Excluded
	Total Cost				44,652,514

