



NEWTON, FISHER & ASSOCIATES PTY. LTD.
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CAPITAL CORPORATION PROPERTIES PTY LTD

PO BOX 6285

Baulkham Hills BC NSW 2153

Attention: Ms. Maria Passafaro

13 May, 2013

AXIS – STAGE 2 - 2 AUSTRALIA AVENUE, SYDNEY OLYMPIC PARK

For the purpose of satisfying the requirements of the Director General's Environmental Assessment Requirements we, in our capacity as Quantity Surveyors have the pleasure in confirming the Capital Investment Value (CIV) for the proposed development.

The estimated total Capital Investment Value of the project is **\$40,500,000 excluding GST** and we attach a functional area estimate in support of this figure.

This estimate has been prepared in accordance with the Environmental Planning and Assessment Regulation 2000 and 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.

We have based our assessment on Architectural Drawings DA-2-1000-1006 prepared by Architectus dated April 2013.

We trust the foregoing is sufficient for the Director General's Assessment Requirements but please do not hesitate to contact us should you have any queries regarding the above.

Yours faithfully,

Steven Bregovic
info@newtonfisher.com.au
for
Newton, Fisher & Associates Pty. Ltd.

Cost Plan Summary

Job Name : AUST AVE S2 REV1

Job Description

Client's Name: CAPITAL CORPORATION

RETAIL & COMMERCIAL DEVELOPMENT

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
1	SITE CLEARANCE & DEMOLITION					
2	BASEMENT CAR PARKING	21.04	286.19	8,522,000		8,522,000
3	RETAIL	4.16	56.60	1,685,250		1,685,250
4	COMMERCIAL	50.43	685.93	20,425,000		20,425,000
5	SITEWORKS	3.82	51.90	1,545,300		1,545,300
6	SITE SERVICES	1.90	25.86	770,000		770,000
7	BUILDERS PRELIMINARIES	9.80	133.26	3,968,133		3,968,133
8	BUILDERS OH&P	3.64	49.46	1,472,739		1,472,739
9	FEES	5.21	70.91	2,111,578		2,111,578
10	PROJECT NOTES & LIST OF EXCLUSIONS					
GFA: 29,777 m2.		100.00	1,360.11	40,500,000		40,500,000

Final Total : \$ 40,500,000

Cost Plan Detail

Job Name :	<u>AUST AVE S2 REV1</u>	Job Description
Client's Name:	<u>CAPITAL CORPORATION</u>	RETAIL & COMMERCIAL DEVELOPMENT

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 1 <u>SITE CLEARANCE & DEMOLITION</u>						
1	Allow for all other site clearance; included in separate submission		m2			EXCL
<u>SITE CLEARANCE & DEMOLITION</u>						Total :
Trade : 2 <u>BASEMENT CAR PARKING</u>						
1	Basement carpark for 299 vehicles @ 40m2/space	11,960.00	m2	700.00		8,372,000.00
2	Loading dock	1.00	sum	150,000.00		150,000.00
<u>BASEMENT CAR PARKING</u>						Total : 8,522,000.00
Trade : 3 <u>RETAIL</u>						
1	Retail outlets, shell only, with common facilities, amenities	1,605.00	m2	1,050.00		1,685,250.00
<u>RETAIL</u>						Total : 1,685,250.00
Trade : 4 <u>COMMERCIAL</u>						
1	Commercial offices, warm shell, with common facility, amenities	16,212.00	m2	1,250.00		20,265,000.00
2	Roof plant	400.00	m2	400.00		160,000.00
<u>COMMERCIAL</u>						Total : 20,425,000.00
Trade : 5 <u>SITEWORKS</u>						
1	Podium level landscaping paving and internal road works	3,758.00	m2	350.00		1,315,300.00
2	Streetscape along Australia Avenue & Herb Elliot Avenue	160.00	m	500.00		80,000.00
3	Boundary works with neighbours	1.00	sum	100,000.00		100,000.00
4	Building signage	1.00	sum	50,000.00		50,000.00
<u>SITEWORKS</u>						Total : 1,545,300.00
Trade : 6 <u>SITE SERVICES</u>						
1	Sewer upgrade and extension along roadway	1.00	sum	250,000.00		250,000.00
2	Stormwater connection	1.00	sum	25,000.00		25,000.00
3	Storm detention tank structures	1.00	sum	150,000.00		150,000.00
4	Rainwater storage tank structure	1.00	sum	100,000.00		100,000.00
5	Water mains connection including cutting across roadway	1.00	sum	30,000.00		30,000.00

Cost Plan Detail

Job Name :	<u>AUST AVE S2 REV1</u>	Job Description
Client's Name:	<u>CAPITAL CORPORATION</u>	RETAIL & COMMERCIAL DEVELOPMENT

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 6 <u>SITE SERVICES</u>						(Continued)
6	Gas mains connection including cutting across roadway	1.00	sum	15,000.00		15,000.00
7	Kiosk substation and mains electrical connection	1.00	sum	200,000.00		200,000.00
<u>SITE SERVICES</u>						Total : 770,000.00
Trade : 7 <u>BUILDERS PRELIMINARIES</u>						
1	Allowance for builders preliminaries, supervision and attendance on trades	0.12	sum	33,067,770.00		3,968,132.40
<u>BUILDERS PRELIMINARIES</u>						Total : 3,968,132.40
Trade : 8 <u>BUILDERS OH&P</u>						
1	Allowance for builders profit margin	0.04	sum	36,915,683.00		1,476,627.32
2	Balancing figure	-1.00	sum	3,889.00		-3,889.00
<u>BUILDERS OH&P</u>						Total : 1,472,738.32
Trade : 9 <u>FEES</u>						
1	Professional and design fees	0.06	perc	38,392,311.00		2,111,577.11
<u>FEES</u>						Total : 2,111,577.11
Trade : 10 <u>PROJECT NOTES & LIST OF EXCLUSIONS</u>						
	<u>Project Notes</u>					
	This order of cost per square metre estimate is for the proposed retail and commercial development comprising 2 x levels of basement car parking, 1 x level of retail and 7 x levels of commercial office space.					
	The cost estimate based on the drawings prepared by Architectus DA-2-1000 - 1006 dated April 2013					
	<u>List Of Exclusions</u>					
	The items listed below have been specifically excluded from this preliminary estimate. Costs for such items should be incorporated as necessary when assessing total project cost:-					
1	Land, acquisition and legal costs		note			
2	Finance, establishment and holding charges		note			
3	Council fees, charges, levies and contributions		note			
4	Escalation costs associated with any development program not yet determined		note			
5	Loose furniture, fittings, equipment, blinds & curtains		note			
6	Fit out of lettable retail & commercial areas		note			
7	Contingency sum		note			
8	Marketing, sales and promotional costs		note			

Cost Plan Detail

Job Name :	<u>AUST AVE S2 REV1</u>	<u>Job Description</u>
Client's Name:	<u>CAPITAL CORPORATION</u>	RETAIL & COMMERCIAL DEVELOPMENT

Item	Item Description	Quantity	Unit	Rate	Mark	Amount
No.					Up %	
<i>Trade :</i> 10 <u>PROJECT NOTES & LIST OF EXCLUSIONS</u>						<i>(Continued)</i>
9	Major services diversions and augmentation		note			
10	Removal of hazardous or contaminaton material		note			
11	Major works beyond the boundary of the site		note			
12	Goods & Services Tax (GST) @ 10% provision		note			
<u>PROJECT NOTES & LIST OF EXCLUSIONS</u>						Total :