23rd September 2013

35 Hinemoa Avenue

Normanhurst NSW 2076

FDC Construction & Fitout

22-24 Junction Street

Forest Lodge NSW 2037

Attn: Tim Bainbridge

OFFICE BUILDING SITE 8C SYDNEY OLYMPIC PARK

We have reviewed the DA Drawings on the above project as supplied from Bates Smart Architecture and prepared a Preliminary estimate of probable cost, based on the information contained in those drawings and the site information provided by yourselves.

Please find attached the Trade Summary of our Preliminary pricing, the cost of $2,673/m2 would seem comparable to other Projects.

We have excluded the following items from our cost plan as per your advice regarding the definition of Capital Investment Value:-

1. Contributions
2. Any Tennant Fit Out works (subject to separate D.A.'s)
3. Lobby Furniture

We trust that our Preliminary estimate is of assistance. Please be advised that allowance should be made for possible price increases in the Market if the project is not to commence in the next 6 Months.

Yours Faithfully

Owen Friend (B Build UNSW)

Homebush 8C

Job Name : HOMEBUSH 8C **Job Description**
Client's Name:

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
	Notes					
	Demolition	0.11	2.82	16,540		16,540
	Contamination Risk	0.64	17.04	100,000		100,000
	Excavation	2.56	68.53	402,065		402,065
	Substructure	3.28	87.65	514,270		514,270
	Concrete Works	17.68	472.59	2,772,710		2,772,710
	Structural Steel	1.23	32.79	192,350		192,350
	Waterproofing	0.48	12.94	75,904		75,904
	Metal Roofing	0.25	6.73	39,460		39,460
	External Walls	2.25	60.25	353,466		353,466
	Masonry	1.85	49.44	290,075		290,075
	Metalwork	0.90	23.96	140,560		140,560
	Windows/Curtain Walling	7.69	205.68	1,206,700		1,206,700
	Facade Cladding	0.59	15.68	92,000		92,000
	Doors	0.62	16.45	96,520		96,520
	Roller Shutters	0.03	0.77	4,500		4,500
	Ceilings & Partitions	3.19	85.28	500,310		500,310
	Floor and Wall Finishes	2.64	70.43	413,226		413,226
	Painting	0.54	14.39	84,400		84,400
	Fitments	0.65	17.43	102,260		102,260
	Signage	0.13	3.41	20,000		20,000
	Siteworks	0.32	8.49	49,800		49,800
	Hydraulics	3.46	92.45	542,405		542,405
	Electrical	6.35	169.66	995,370		995,370
	Mechanical	9.53	254.73	1,494,480		1,494,480
	Fire Services	2.00	53.34	312,920		312,920
	Lifts	2.03	54.16	317,755		317,755
	Part J Works	0.66	17.70	103,860		103,860
	EO Greenstar	1.59	42.61	250,000		250,000
	Subtotal					*11,483,906*
	Preliminaries	14.30	382.32	2,243,085		2,243,085
	Contigency	0.45	11.93	70,000		70,000
	HV Power	1.40	37.50	220,000		220,000
	Design	5.75	153.73	901,955		901,955
	Margin	4.86	130.03	762,871		762,871
GFA: 5,867 m2.		**100.00**	**2,672.89**	**15,681,817**		**15,681,817**

Final Total : $ 15,681,817

Homebush 8C

Job Name : HOMEBUSH 8C **Job Description**
Client's Name:

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
					G.S.T. 10.00% :	1,568,181
					Final Total Incl. G.S.T. : $	17,249,998