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**Attention: Shivesh Singh**  
**By email**

## **20 HEARNE STREET, MORTDALE CIV ESTIMATE**

As requested, we provide below our report on Capital Investment Value (CIV) for the 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 costs of land dedicated or any other benefit provided, under a condition imposed under Division 6 or 6A, of Part 4 of the *Environmental 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
- c) Land costs (including any costs of marketing as 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 \$3,745,020 excluding GST, and \$4,119,522 including 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 equipment.

In compiling this estimate, no allowance has been made for the following cost items.

- a) Land costs;
- b) Any costs and fees as a result of any development approval resubmissions;
- c) Any special or additional contributions sought by authorities for public or other facilities as a condition of development approval;
- d) Cost increases beyond March 2017
- e) Finance costs and interest charges



ISO 9001  
FS 548756

**Job Creation**

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

- a) During construction – approximately 15 construction personnel for 6 months;
- b) After construction – approximately 12 operational personnel in the commercial component per year

**Conclusion**

In accordance with the guidelines created and NSW Planning Circular PS 10-1008, we confirm the CIV of \$3,745,020 excluding GST is fair and reasonable for the scope of work proposed and based on the documentation provided.

Should you have any queries, please do not hesitate to contact us.

Yours faithfully



**Richard Rigby**  
Director  
Rider Levett Bucknall

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APPENDIX A  
CIV ESTIMATE

**20 Heame Street, Mortdale**  
**CIV Estimate**

Location Summary

GFA: Gross Floor Area  
 Rates Current At March 2016

| Location                         | GFA m <sup>2</sup> | Cost/m <sup>2</sup>         | Total Cost            |
|----------------------------------|--------------------|-----------------------------|-----------------------|
| <b>A DEMOLITION</b>              |                    |                             | <b>233,873.37</b>     |
| <b>B WAREHOUSE</b>               |                    |                             | <b>2,409,745.99</b>   |
| <b>C OFFICE</b>                  |                    |                             | <b>223,922.05</b>     |
| <b>D EXTERNAL WORKS</b>          |                    |                             | <b>632,479.21</b>     |
|                                  |                    | <b>ESTIMATED NET COST</b>   | <b>\$3,500,020.62</b> |
| <b>MARGINS &amp; ADJUSTMENTS</b> |                    |                             |                       |
| Design Fees                      | 5.0 %              |                             | \$176,000.00          |
| LSL                              | 0.4 %              |                             | \$13,000.00           |
| DA Fees                          | 1.5 %              |                             | \$56,000.00           |
| Contingency                      |                    |                             | Excl.                 |
|                                  |                    | <b>ESTIMATED TOTAL COST</b> | <b>\$3,745,020.62</b> |

**20 Heame Street, Mortdale****CIV Estimate**

Location Element Item

**A DEMOLITION**

Rates Current At March 2016

| Description   | Unit           | Qty     | Rate                                  | Total               |
|---|----------------|---------|---------------------------------------|---------------------|
| <b>XP SITE PREPARATION</b>  |                |         |                                       |                     |
| 1 Demolish and level existing concrete ramps                                | m <sup>2</sup> | 94.0    | 25.00                                 | 2,350.00            |
| 2 Remove existing concrete weigh bridge                                     | Item           |         |                                       | 25,000.00           |
| 3 Remove existing humps   | No             | 3.0     | 250.00                                | 750.00              |
| 4 Demolish brick and fibro building   | m <sup>2</sup> | 689.0   | 100.00                                | 68,900.00           |
| 5 Remove existing tress   | No             | 14.0    | 150.00                                | 2,100.00            |
| 7 Remove brick and metal clad shed  | m <sup>2</sup> | 1,359.0 | 40.00                                 | 54,360.00           |
| 8 Demolish existing internal slab to warehouse                              | m <sup>2</sup> | 729.3   | 25.00                                 | 18,232.50           |
| 9 Demolish existing external slab   | m <sup>2</sup> | 773.0   | 25.00                                 | 19,325.00           |
| 10 Remove landscaped bank area  | m <sup>2</sup> | 90.0    | 15.00                                 | 1,350.00            |
| 11 Remove existing columns to shed  | No             | 5.0     |                                       | Incl.               |
| 12 Clear site top soil and vegetation from gardens                          | m <sup>2</sup> | 350.0   | 15.00                                 | 5,250.00            |
| 71 Demolish concrete slab of maintenance bay and remove colorbond roof/shed | m <sup>2</sup> | 74.0    | 40.00                                 | 2,960.00            |
|   |                |         | <b>SITE PREPARATION</b>               | <b>\$200,577.50</b> |
| <b>PR PRELIMINARIES</b>   |                |         |                                       |                     |
| 77 Preliminaries  | Item           |         |                                       | 20,057.75           |
|   |                |         | <b>PRELIMINARIES</b>                  | <b>\$20,057.75</b>  |
| <b>MA BUILDERS MARGIN &amp; OVERHEAD</b>                                    |                |         |                                       |                     |
| 79 Margin   | Item           |         |                                       | 13,238.12           |
|   |                |         | <b>BUILDERS MARGIN &amp; OVERHEAD</b> | <b>\$13,238.12</b>  |
|   |                |         | <b>DEMOLITION</b>                     | <b>\$233,873.37</b> |

## 20 Heame Street, Mortdale

### CIV Estimate

Location Element Item

**B WAREHOUSE**

Rates Current At March 2016

| Description  | Unit           | Qty     | Rate     | Total               |
|--|----------------|---------|----------|---------------------|
| <b>SB SUBSTRUCTURE</b>   |                |         |          |                     |
| 14 Allowance for pad and strip footing to warehouse  | No             | 22.0    | 1,250.00 | 27,500.00           |
| 15 Cut into existing slab to allow for new footings  | m <sup>2</sup> | 11.0    | 200.00   | 2,200.00            |
| 17 New concrete slab to warehouse  | m <sup>2</sup> | 732.0   | 100.00   | 73,200.00           |
| 19 Concrete slab to warehouse ramp   | m <sup>2</sup> | 287.0   | 100.00   | 28,700.00           |
| 72 Make good to retained existing concrete   | m <sup>2</sup> | 2,573.0 | 12.50    | 32,162.50           |
| 84 Slab edge thickening including excavation, formwork and reinforcement   | m              | 190.0   | 50.00    | 9,500.00            |
| <b>SUBSTRUCTURE</b>  |                |         |          | <b>\$173,262.50</b> |
| <b>CL COLUMNS</b>  |                |         |          |                     |
| 24 Structural steel columns complete to warehouse (allow 15/kg/m <sup>2</sup> )  | t              | 38.150  | 4,200.00 | 160,230.00          |
| <b>COLUMNS</b>   |                |         |          | <b>\$160,230.00</b> |
| <b>RF ROOF</b>   |                |         |          |                     |
| 25 Custom Colorbond orb roof sheeting with 15 degree pitch   | m <sup>2</sup> | 2,573.0 | 38.00    | 97,774.00           |
| 26 Colorbond orb awning to warehouse   | m <sup>2</sup> | 524.0   | 35.00    | 18,340.00           |
| 29 Allow for roof purlins  | m <sup>2</sup> | 2,572.9 | 14.00    | 36,020.60           |
| 30 Birdmesh  | m <sup>2</sup> | 2,572.9 |          | Excl.               |
| <b>ROOF</b>  |                |         |          | <b>\$152,134.60</b> |
| <b>EW EXTERNAL WALLS</b>   |                |         |          |                     |
| 32 Paint and finish 175mm concrete tilt panel to warehouse   | m <sup>2</sup> | 1,808.0 | 180.00   | 325,440.00          |
| 33 Colorbond custom orb cladding and girts   | m <sup>2</sup> | 283.0   | 60.00    | 16,980.00           |
| <b>EXTERNAL WALLS</b>  |                |         |          | <b>\$342,420.00</b> |
| <b>ED EXTERNAL DOORS</b>   |                |         |          |                     |
| 36 Roller shutter to warehouse (asmd)  | No             | 1.0     | 7,500.00 | 7,500.00            |
| 37 Single leaf fire egress door including hardware   | No             | 2.0     | 1,200.00 | 2,400.00            |
| <b>EXTERNAL DOORS</b>  |                |         |          | <b>\$9,900.00</b>   |
| <b>FF FLOOR FINISHES</b>   |                |         |          |                     |
| 80 Floor sealer to new and existing slabs  | m <sup>2</sup> | 2,573.0 | 12.50    | 32,162.50           |
| <b>FLOOR FINISHES</b>  |                |         |          | <b>\$32,162.50</b>  |
| <b>FT FITMENTS</b>   |                |         |          |                     |
| 49 225 dia steel bollards  | No             | 4.0     | 300.00   | 1,200.00            |
| 50 Allowance for 225 dia steel Bollards to columns, internal downpipe, electrical distribution board and hose wheel pipe | Item           |         |          | 5,000.00            |
| 51 Allow Armco crash barrier by loading docks  | m              | 97.0    | 300.00   | 29,100.00           |
| 52 Statutory, directional & identification signage   | Item           |         |          | 2,500.00            |
| <b>FITMENTS</b>  |                |         |          | <b>\$37,800.00</b>  |
| <b>HS HYDRAULIC SERVICES</b>   |                |         |          |                     |
| 53 Hydraulics to warehouse   | m <sup>2</sup> | 2,543.0 | 20.00    | 50,860.00           |
| <b>HYDRAULIC SERVICES</b>  |                |         |          | <b>\$50,860.00</b>  |

**20 Heame Street, Mortdale**  
**CIV Estimate**

Location Element Item

**B WAREHOUSE (continued)**

Rates Current At March 2016

| Description   | Unit           | Qty     | Rate  | Total                 |
|---|----------------|---------|-------|-----------------------|
| <b>MS MECHANICAL SERVICES</b>                       |                |         |       |                       |
| 55 Mechanical to warehouse                          | m <sup>2</sup> | 2,543.0 |       | Excl.                 |
| 89 Plant to warehouse                               | Item           |         |       | 1,000,000.00          |
| <b>MECHANICAL SERVICES</b>                          |                |         |       | <b>\$1,000,000.00</b> |
| <b>FP FIRE PROTECTION</b>                           |                |         |       |                       |
| 57 Sprinkler system to warehouse                    | m <sup>2</sup> | 2,543.0 |       | Excl.                 |
| <b>FIRE PROTECTION</b>                              |                |         |       | <b>Excl.</b>          |
| <b>LP ELECTRIC LIGHT AND POWER</b>                  |                |         |       |                       |
| 59 Electrical services to warehouse                 | m <sup>2</sup> | 2,543.0 | 30.00 | 76,290.00             |
| <b>ELECTRIC LIGHT AND POWER</b>                     |                |         |       | <b>\$76,290.00</b>    |
| <b>BW BUILDERS WORK IN CONNECTION WITH SERVICES</b> |                |         |       |                       |
| 61 Builders work in connection with services        | Item           |         |       | 33,814.50             |
| <b>BUILDERS WORK IN CONNECTION WITH SERVICES</b>    |                |         |       | <b>\$33,814.50</b>    |
| <b>XP SITE PREPARATION</b>                          |                |         |       |                       |
| 8 Demolish existing internal slab to warehouse      | m <sup>2</sup> | 104.7   | 25.00 | 2,617.50              |
| <b>SITE PREPARATION</b>                             |                |         |       | <b>\$2,617.50</b>     |
| <b>PR PRELIMINARIES</b>                             |                |         |       |                       |
| 77 Preliminaries                                    | Item           |         |       | 203,767.71            |
| <b>PRELIMINARIES</b>                                |                |         |       | <b>\$203,767.71</b>   |
| <b>MA BUILDERS MARGIN &amp; OVERHEAD</b>            |                |         |       |                       |
| 79 Margin   | Item           |         |       | 134,486.68            |
| <b>BUILDERS MARGIN &amp; OVERHEAD</b>               |                |         |       | <b>\$134,486.68</b>   |
| <b>WAREHOUSE</b>                                    |                |         |       | <b>\$2,409,745.99</b> |

**20 Heame Street, Mortdale**  
**CIV Estimate**

Location Element Item

**C OFFICE**

Rates Current At March 2016

| Description  | Unit           | Qty   | Rate     | Total              |
|--|----------------|-------|----------|--------------------|
| <b>SB SUBSTRUCTURE</b>                                       |                |       |          |                    |
| 23 Concrete slab to office                                   | m <sup>2</sup> | 154.0 | 150.00   | 23,100.00          |
| <b>SUBSTRUCTURE</b>  |                |       |          | <b>\$23,100.00</b> |
| <b>SC STAIRCASES</b>   |                |       |          |                    |
| 73 Allow for 1300mm wide steps complete to front of office   | M/R            | 3.0   | 1,250.00 | 3,750.00           |
| <b>STAIRCASES</b>  |                |       |          | <b>\$3,750.00</b>  |
| <b>RF ROOF</b>   |                |       |          |                    |
| 27 Custom Colorbond orb roof sheeting with 3-5 degree pitch  | m <sup>2</sup> | 191.0 | 45.00    | 8,595.00           |
| 29 Allow for roof purlins                                    | m <sup>2</sup> | 190.1 | 14.00    | 2,661.40           |
| 30 Birdmesh  | m <sup>2</sup> | 190.1 |          | Excl.              |
| <b>ROOF</b>  |                |       |          | <b>\$11,256.40</b> |
| <b>EW EXTERNAL WALLS</b>                                     |                |       |          |                    |
| 85 Colorbond custom orb cladding; stud framing, plasterboard | m <sup>2</sup> | 289.0 | 150.00   | 43,350.00          |
| <b>EXTERNAL WALLS</b>  |                |       |          | <b>\$43,350.00</b> |
| <b>WW WINDOWS</b>  |                |       |          |                    |
| 34 1800 x 1200 windows to office                             | No             | 15.0  | 1,000.00 | 15,000.00          |
| 35 1800 x 600 windows to office                              | No             | 2.0   | 500.00   | 1,000.00           |
| <b>WINDOWS</b>   |                |       |          | <b>\$16,000.00</b> |
| <b>ED EXTERNAL DOORS</b>                                     |                |       |          |                    |
| 38 Single leaf door to office                                | No             | 3.0   | 1,250.00 | 3,750.00           |
| <b>EXTERNAL DOORS</b>  |                |       |          | <b>\$3,750.00</b>  |
| <b>NW INTERNAL WALLS</b>                                     |                |       |          |                    |
| 39 Internal walls to office                                  | m <sup>2</sup> | 68.0  | 100.00   | 6,800.00           |
| <b>INTERNAL WALLS</b>  |                |       |          | <b>\$6,800.00</b>  |
| <b>NS INTERNAL SCREENS AND BORROWED LIGHTS</b>               |                |       |          |                    |
| 40 Glazing to office meeting room                            | m <sup>2</sup> | 10.0  | 250.00   | 2,500.00           |
| <b>INTERNAL SCREENS AND BORROWED LIGHTS</b>                  |                |       |          | <b>\$2,500.00</b>  |
| <b>ND INTERNAL DOORS</b>                                     |                |       |          |                    |
| 41 Single leaf doors including paint and hardware            | No             | 4.0   | 700.00   | 2,800.00           |
| <b>INTERNAL DOORS</b>  |                |       |          | <b>\$2,800.00</b>  |
| <b>WF WALL FINISHES</b>                                      |                |       |          |                    |
| 42 General paint to plasterboard walls (asmd)                | m <sup>2</sup> | 68.0  | 15.00    | 1,020.00           |
| 86 Tiling to bathroom  | m <sup>2</sup> | 20.0  | 100.00   | 2,000.00           |
| <b>WALL FINISHES</b>   |                |       |          | <b>\$3,020.00</b>  |
| <b>FF FLOOR FINISHES</b>                                     |                |       |          |                    |
| 43 Vinyl to common office areas                              | m <sup>2</sup> | 113.0 | 85.00    | 9,605.00           |
| 44 Tiling to office bathroom                                 | m <sup>2</sup> | 30.0  | 105.00   | 3,150.00           |
| 45 Waterproofing to wet areas                                | m <sup>2</sup> | 32.0  | 25.00    | 800.00             |
| <b>FLOOR FINISHES</b>  |                |       |          | <b>\$13,555.00</b> |



**20 Heame Street, Mortdale**  
**CIV Estimate**

Location Element Item

**C OFFICE (continued)**

Rates Current At March 2016

| Description   | Unit           | Qty   | Rate   | Total               |
|---|----------------|-------|--------|---------------------|
| <b>CF CEILING FINISHES</b>                          |                |       |        |                     |
| 46 Plaster board ceiling including paint            | m <sup>2</sup> | 154.0 | 75.00  | 11,550.00           |
| <b>CEILING FINISHES</b>                             |                |       |        | <b>\$11,550.00</b>  |
| <b>FT FITMENTS</b>                                  |                |       |        |                     |
| 47 Allow for kitchenette to lunchroom               | m <sup>2</sup> | 3.0   | 835.00 | 2,505.00            |
| 48 Lockers to office                                | No             | 10.0  | 200.00 | 2,000.00            |
| <b>FITMENTS</b>                                     |                |       |        | <b>\$4,505.00</b>   |
| <b>HS HYDRAULIC SERVICES</b>                        |                |       |        |                     |
| 54 Hydraulics to office                             | m <sup>2</sup> | 155.0 | 60.00  | 9,300.00            |
| <b>HYDRAULIC SERVICES</b>                           |                |       |        | <b>\$9,300.00</b>   |
| <b>MS MECHANICAL SERVICES</b>                       |                |       |        |                     |
| 56 Mechanical to office                             | m <sup>2</sup> | 155.0 | 110.00 | 17,050.00           |
| <b>MECHANICAL SERVICES</b>                          |                |       |        | <b>\$17,050.00</b>  |
| <b>FP FIRE PROTECTION</b>                           |                |       |        |                     |
| 58 Sprinkler system to office                       | m <sup>2</sup> | 155.0 |        | Excl.               |
| <b>FIRE PROTECTION</b>                              |                |       |        | <b>Excl.</b>        |
| <b>LP ELECTRIC LIGHT AND POWER</b>                  |                |       |        |                     |
| 60 Electrical services to office                    | m <sup>2</sup> | 155.0 | 120.00 | 18,600.00           |
| <b>ELECTRIC LIGHT AND POWER</b>                     |                |       |        | <b>\$18,600.00</b>  |
| <b>BW BUILDERS WORK IN CONNECTION WITH SERVICES</b> |                |       |        |                     |
| 61 Builders work in connection with services        | Item           |       |        | 1,348.50            |
| <b>BUILDERS WORK IN CONNECTION WITH SERVICES</b>    |                |       |        | <b>\$1,348.50</b>   |
| <b>PR PRELIMINARIES</b>                             |                |       |        |                     |
| 77 Preliminaries                                    | Item           |       |        | 19,088.64           |
| <b>PRELIMINARIES</b>                                |                |       |        | <b>\$19,088.64</b>  |
| <b>MA BUILDERS MARGIN &amp; OVERHEAD</b>            |                |       |        |                     |
| 79 Margin   | Item           |       |        | 12,598.51           |
| <b>BUILDERS MARGIN &amp; OVERHEAD</b>               |                |       |        | <b>\$12,598.51</b>  |
| <b>OFFICE</b>                                       |                |       |        | <b>\$223,922.05</b> |

## 20 Heame Street, Mortdale

### CIV Estimate

Location Element Item

**D EXTERNAL WORKS**

Rates Current At March 2016

| Description  | Unit           | Qty     | Rate       | Total               |
|--|----------------|---------|------------|---------------------|
| <b>SB SUBSTRUCTURE</b>   |                |         |            |                     |
| 20 Concrete slab to external ramps   | m <sup>2</sup> | 122.0   | 75.00      | 9,150.00            |
| 21 Concrete to 20m weigh bridge  | m <sup>2</sup> | 405.0   | 75.00      | 30,375.00           |
| 22 Concrete slab to external area  | m <sup>2</sup> | 1,259.0 | 75.00      | 94,425.00           |
| <b>SUBSTRUCTURE</b>  |                |         |            | <b>\$133,950.00</b> |
| <b>RF ROOF</b>   |                |         |            |                     |
| 65 Colorbond orb awning to cover fuel point with bunding and all required safety signage | m <sup>2</sup> | 61.0    | 150.00     | 9,150.00            |
| <b>ROOF</b>  |                |         |            | <b>\$9,150.00</b>   |
| <b>FF FLOOR FINISHES</b>   |                |         |            |                     |
| 62 Allow for carpark link marking  | No             | 12.0    | 5.00       | 60.00               |
| <b>FLOOR FINISHES</b>  |                |         |            | <b>\$60.00</b>      |
| <b>SE SPECIAL EQUIPMENT</b>  |                |         |            |                     |
| 63 Allow for fuel point and LPG storage  | No             | 1.0     | 15,000.00  | 15,000.00           |
| 64 Allow for bin storage (is this just the slab below or an actual "enclosed box"?)      | No             | 24.0    | 500.00     | 12,000.00           |
| 88 Weighbridges  | No             | 2.0     | 175,000.00 | 350,000.00          |
| <b>SPECIAL EQUIPMENT</b>   |                |         |            | <b>\$377,000.00</b> |
| <b>XP SITE PREPARATION</b>   |                |         |            |                     |
| 18 Allow for 2m x 4m proposed grids to ramps   | No             | 2.0     |            | Incl.               |
| <b>SITE PREPARATION</b>  |                |         |            | <b>Incl.</b>        |
| <b>XL LANDSCAPING AND IMPROVEMENTS</b>   |                |         |            |                     |
| 66 General landscaping around site boundary  | m <sup>2</sup> | 297.0   | 75.00      | 22,275.00           |
| <b>LANDSCAPING AND IMPROVEMENTS</b>  |                |         |            | <b>\$22,275.00</b>  |
| <b>PR PRELIMINARIES</b>  |                |         |            |                     |
| 77 Preliminaries   | Item           |         |            | 54,243.50           |
| <b>PRELIMINARIES</b>   |                |         |            | <b>\$54,243.50</b>  |
| <b>MA BUILDERS MARGIN &amp; OVERHEAD</b>   |                |         |            |                     |
| 79 Margin  | Item           |         |            | 35,800.71           |
| <b>BUILDERS MARGIN &amp; OVERHEAD</b>  |                |         |            | <b>\$35,800.71</b>  |
| <b>EXTERNAL WORKS</b>  |                |         |            | <b>\$632,479.21</b> |