

23 November 2018

Emily Dickson
Senior Planning Officer
NSW Department of Planning and Environment
320 Pitt Street | GPO Box 39,
Sydney, NSW 2001

Dear Emily,

SSD 8858 Eastern Creek Quarter – Stage 2 Capital Investment Value.

We have prepared an estimate of the Capital Investment Value (CIV) for the Eastern Creek Quarter Stage 2 Development in accordance with the Environmental Planning and Assessment Regulation 2000.

The estimated CIV value is **\$20,336,272 (excluding GST)**.

This comprises of the following:

Construction Costs	\$19,005,862
Design and Construction Contingences	\$0
Consultants Fees	\$1,140,352
Statutory, Headwork & Council Charges – 1%	\$190,059
TOTAL	\$20,336,272

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 refer you to the attached summary, which details the cost breakdown used in compiling this estimate.

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.

Please feel free to contact us if there is any further information you require on the above.

Regards,



Angela Li
Senior Cost Planner - Retail Development
Frasers Property Australia