



Property Concept & Management Pty. Ltd.

Independent Property Consultants

12 July 2018

SJB Architects
412 King Street
Newcastle NSW 2300

Dear Sir,

RE: 35 HONEYSUCKLE DRIVE, NEWCASTLE CAPITAL INVESTMENT VALUE REPORT

Property Concept & Management Pty Ltd are the Quantity Surveyors acting for the Doma Group for the 35 Honeysuckle Drive Newcastle residential and mixed use development.

Our assessment of the Capital Investment Value for the proposed works as defined under the Environmental Planning and Assessment Regulations 2009 is **\$41,707,787 (excl. GST)**.

Project Scope

The Capital Investment Value includes the following scope of works:

- Ground floor retail tenancies – 1,456m2 GFA
- Residential apartments – 9,954m2 GFA (92 Apartments)
- Basement Car Parking – 190 Cars
- Rooftop Private Open Spaces
- All associated external works and incoming services.

Basis of Cost Estimate

The following drawings and information has been used in determining the Capital Investment Value:

- SJB Architects – DA documentation dated 9 July 2018.



Exclusions

The Capital Investment Value excludes the following:

- Land Costs and Land Acquisition Costs
- Interest/Finance/Legal Fees
- Removal of Contaminated Ground Material (if discovered)
- Retail/Commercial Tenancy Fitout
- Fittings and Furnishings
- Disabled Facilities
- Rainwater Storage
- Contingencies
- GST
- Cost Escalation beyond July 2018

Refer Registered Quantity Surveyors Elemental Cost Summary attached.

Should you need anything further please contact the undersigned.

Yours faithfully,

Garry Eggleton
B. App. Sc. QS AAIQS
Director