



Mr Charlie Westgarth
Property Development Manager
Qantas Airways Limited
Qantas Campus
B Wing, Level 1,
10 Bourke Road
Mascot NSW 2020

Date 31.07.2019 Pages 02

Subject
Capital Investment Value
Qantas Group Flight Training Centre at
Mascot, Sydney

Dear Sir,

We have prepared an estimate of the Capital Investment Value (CIV) for the above project in accordance with the Environmental Planning and Assessment Regulation 2000.

Our estimated CIV has been prepared in accordance with the NSW Department of Planning 'Planning Circular' Ref. PS 10-008 issued 10 May 2010.

The estimated CIV for the proposed project scope of works is \$165,371,000 excluding GST.

This estimated Capital Investment Value includes all design and construction costs together with relevant civil and infrastructure works, site services and all anticipated labour costs.

Should you require any further information please do not hesitate to contact us.

Yours sincerely

Graham E Moulton
Director
Airgonomics Pty Ltd
ABN 26 128 596 378



QANTAS GROUP FLIGHT TRAINING FACILITY

Mascot, Sydney

Capital Investment Value (CIV)

30-Jul-19

The following estimated CIV has been prepared in accordance with the NSW Department of Planning "Planning Circular" Ref. PS 10-008 issued 10 May 2010.

		CIV Estimate
Demolition and Site Preparation		\$ 520,000
Building Works		
- Sims Facility		
Structure and Finishes		\$ 40,889,000
Services		\$ 20,661,000
- Car Park - 2059 car spaces		
Structure and Finishes		\$ 45,900,000
Services		\$ 8,096,000
- External Siteworks		
External pavings, landscaping, fencing, etc.		\$ 4,971,000
Sub-Total		\$ 121,037,000
Head Contractors Preliminaries	15.00%	\$ 18,156,000
Overhead & Margin	4.50%	\$ 6,264,000
Sub-Total		\$ 145,457,000
Consultant Fees	6.50%	\$ 9,543,000
FF& E		\$ 1,517,000
New Equipment		\$ 4,000,000
Relocation of existing Equipment/FF&E		\$ 3,728,000
Statutory Authorities Fees, Charges and Contributions		\$ 1,126,000
Finance Fees & Charges		Excluded
Land Costs and Land Title Fees & Charges		Excluded
TOTAL ESTIMATED COST OF WORKS		\$ 165,371,000
GST		Not Applicable
TOTAL DEVELOPMENT COST		\$ 165,371,000