

QUANTITY SURVEYOR'S REPORT

LINDFIELD RETAIL & RESIDENTIAL DEVELOPMENT LINDFIELD AVENUE, KOCHIA LANE & HAVILAH LANE

1	Demolitions	\$	180,000.00
2	Groundworks	\$	964,505.00
3	Concrete, Formwork and reinforcement	\$	6,748,308.00
4	Waterproofing	\$	332,665.00
5	Masonry, Render and Paint	\$	2,872,317.00
6	Metalwork	\$	204,460.00
7	Windows and Glazing	\$	1,549,350.00
8	Glass Balustrade	\$	448,500.00
9	Shower Screen and Mirror	\$	208,650.00
10	Ceilings	\$	1,189,160.00
11	Doors, Frames, Hardware and Painting	\$	399,500.00
12	Carpentry and Joinery	\$	4,504,800.00
13	Tiling	\$	1,777,825.00
14	Timber Flooring	\$	1,370,520.00
15	Toilet Fixtures and Accessories	\$	70,200.00
16	Bathroom, Kitchen and Laundry Fixtures	\$	702,400.00
17	Electrical Installation	\$	2,488,140.00
18	Substation	\$	200,000.00
19	Hydraulic Installation	\$	2,966,400.00
20	Mechanical Installation	\$	2,244,640.00
21	Fire Protection	\$	498,745.00
22	Appliances	\$	489,600.00
23	External Works	\$	150,000.00
24	Vertical Transportation	\$	1,070,000.00
25	Escalator	\$	600,000.00
26	Landscaping	\$	80,000.00
27	Scaffolding	\$	357,000.00
28	Preliminaries (14.5%)	\$	5,026,814.33
29	Builder's Margin (7.5%)	\$	2,963,587.45
		\$	42,658,086.77
30	Project contingency (5%)	\$	2,132,904.34
	Estimated Total Costruction Costs	\$	44,790,991.11
31	Provision for professional design and associated fees (say 8.5%)	\$	3,807,234.24
32	Provision for other fees and charges (say 1.5%)	\$	676,774.64
	ESTIMATED CAPITAL INVESTMENT VALUE	\$	49,275,000.00

I certify that I have:

Inspected the plans, the subject of the application for development consent or construction certificate.

Calculated the development costs in accordance with the definition of development costs in clause 25J of the Environmental Planning & Assessment Regulation 2000 at current prices.

The definition of **Capital Investment Value** of a development or project in this context 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 cost of land dedication or any other benefit provided, under a condition imposed under Division 6 or 6A of part 4 of the Act or 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 cost of marketing and selling land),
- (d) GST (within the meaning of A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth).

Signature of Registered Quantity Surveyor Certifying the Value of Work:

 Date: 16 June 2010

Josh Heymann BSc(QS) MSc RQS MAIQS FRICS

Director: Heymann-Cohen Pty Limited :: Quantity Surveyors