



Thursday, 12th March 2015

Aqualand
Level 29, 225 George Street
SYDNEY NSW 2000

Attention: Mr. Mathew Wagstaff

**LINDFIELD MIXED USE DEVELOPMENT: 23 - 41 LINDFIELD AVE AND
7, 11 HAVILAH LANE, LINDFIELD**

CAPITAL INVESTMENT VALUE

Further to your request and instruction, our detailed estimate of the Capital Investment Value for the proposed mixed use development at the above address is \$60,100,661 (excl. GST). A trade summary of the estimate is attached to this letter. The estimate has been calculated in accordance with the NSW Government Regional & State Planning definition published in Circular PS 10-008, 10 May 2010 and is based on the following documents as provided:

- Section 75W Architects drawings: CA2924-ATDZ-1000(H), 1001(H), 1002(H), 1003(I), 1004(K), 1005(J), 1006(J), 1007(J), 1008(J), 1009(J), 1010(I), 1011(J), 1012(H) & 6001(D)

The proposed modifications to the development comprise the integration of Lot D in DP 347906 and Lot 4 in DP 713505 (39 and 41 Lindfield Avenue) into the development site and resulting amendments to the design of the mixed use development. Accordingly the modified description of development is summarised as follows:

- Demolition of existing structures on the site
- Excavation of the site
- Construction of a mixed use development with a maximum gross floor area (GFA) of 15,540m² comprising:
 - 2,720m² GFA retail floor space at ground floor within a single storey podium;
 - 141 residential apartments in two towers above the retail podium;
 - 4 levels of parking including 255 car parking bays;
 - 898m² of communal open space; and
 - Associated landscaping, servicing and infrastructure.
 - Fit-out and use of the proposed major retail tenancy as a supermarket
- FSR at 3.91:1 (0.68:1 retail and 3.23:1 residential)



Please let me know whether you require any further or more detailed information in this regard.

For and on behalf of
HEYMANN-COHEN PTY LIMITED

Richard Cohen

Brief Estimate Summary without Overall Markup

Job Name :	<u>LINDFIELD CIV MOD3R</u>	<u>Job Description</u>
Client's Name:	<u>Aqualand Projects Pty Ltd</u>	Proposed Mixed Use Development 23-41 Lindfield Ave & 7, 11 Havilah La, Lindfield BOQ No 1 MOD3 24 Feb 2015

Trd No.	Trade Description	Cost/m2	Trade Total
1	PREAMBLE		
2	DEMOLITION	27.00	805,500
3	SITE HEADWORKS	18.00	522,000
4	SHORING	40.00	1,162,128
5	BULK EXCAVATION AND DETAILED EXCAVATION	44.00	1,296,568
6	BORED PIERS	2.00	53,097
7	GROUND WORKS	3.00	96,265
8	CONCRETE	102.00	3,005,806
9	FORMWORK	158.00	4,627,109
10	REINFORCEMENT	61.00	1,780,817
11	POST TENSIONING	34.00	1,010,813
12	STRUCTURAL STEELWORK	13.00	375,504
13	PRECAST CONCRETE WALL	20.00	587,160
14	SPEEDPANEL WALL	20.00	592,992
15	HEBEL WALL	34.00	992,061
16	MASONRY	6.00	180,063
17	ALUMINIUM FRAMED WINDOWS AND DOORS AND SKYLIGHTS	62.00	1,832,814
18	TIMBER FLOORING	33.00	961,604
19	TIMBER DECKING	22.00	647,385
20	CARPENTRY	8.00	235,948
21	JOINERY	50.00	1,454,531
22	DOORS AND FRAMES	27.00	790,587
23	HARDWARE	16.00	462,457
24	AWNINGS	4.00	127,545
25	ROOF SAFETY ACCESS SYSTEM	1.00	36,900
26	WATERPROOFING	20.00	587,843
27	METALWORK	32.00	953,573
28	SHADING SYSTEMS	50.00	1,456,544
29	SIGNAGE	2.00	50,000
30	SHEET LINING AND PARTITIONS	55.00	1,618,213

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Trd No.	Trade Description	Cost/m2	Trade Total
31	WALL CLADDINGS	42.00	1,235,961
32	CEILINGS	34.00	1,004,927
33	CEMENT RENDER	13.00	373,782
34	INSULATION	13.00	390,686
35	RESILIENT FINISHES	1.00	17,595
36	TILING	28.00	831,465
37	EPOXY FINISHES AND CONCRETE SEALER	6.00	179,294
38	CARPET	7.00	201,384
39	PAINTING	21.00	602,181
40	GLAZED BALCONY SCREENS	3.00	75,750
41	SHOWER SCREENS AND MIRRORS	14.00	407,181
42	APPLIANCES	22.00	652,418
43	SANITARYWARE AND BATHROOM FIXTURES (APARTMENTS)	21.00	629,703
44	SANITARYWARE AND BATHROOM FIXTURES (GROUND FLOOR AMENITIES)	1.00	16,605
45	HYDRAULICS INSTALLATION	89.00	2,606,686
46	ELECTRICAL INSTALLATION	90.00	2,639,134
47	FIRE PROTECTION INSTALLATION	46.00	1,340,813
48	MECHANICAL INSTALLATION	79.00	2,312,642
49	VERTICAL TRANSPORTATION	23.00	687,263
50	LOADING DOCK TURNTABLE	4.00	122,850
51	DOCK LEVELLER	2.00	47,250
52	TRAVELATOR	15.00	450,110
53	LANDSCAPING	6.00	180,000
54	EXTERNAL WORKS	3.00	96,150
55	PUBLIC DOMAIN WORKS	7.00	215,988
56	ROAD WORKS	1.00	41,820
57	SUBSTATION	9.00	255,000
58	TOTAL CONSTRUCTION COST (EXCL. PRELIMINARIES, MARGIN & GST)		
59	SCAFFOLDING	43.00	1,257,462
60	HOARDINGS	12.00	344,727

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Trd No.	Trade Description	Cost/m2	Trade Total
61	PLATFORM HOIST	3.00	89,370
62	TOWER CRANE	48.00	1,396,529
63	PRELIMINARIES (14%)	210.00	6,174,826
64	MARGIN (4%)	64.00	1,876,167
65	IGA WARM SHELL FITOUT	27.00	788,034
66	TOTAL CONSTRUCTION COST (INCL. PRELIMINARIES & MARGIN, BUT EXCL. GST)		
67	PROFESSIONAL FEES	77.00	2,255,081
68	TOTAL DEVELOPMENT COST (EXCL. GST)		
GFA: 29,354 m2.		2,048.00	60,100,661
		Final Total :\$	60,100,661