

# Appendix L

## Capital investment value report

Our ref: 118392 – CIV Estimate v4  
Your ref:

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The Trust Company Limited ACN 004 027 749  
as custodian for Stockland Trust Management Limited ACN 001 900 741  
as trustee for Advance Property Fund ABN 24 976 581 817

11<sup>th</sup> November 2020

Attention: Advance Property Fund

### **33–39 TALAVERA ROAD – SSD APPLICATION**

Currie & Brown has been requested by the client to prepare a State Significant Development (SSD) Application Capital Investments Value (CIV) estimate for their new Development at 33 – 39 Talavera Road, Macquarie Park, NSW.

Our estimate is based on the Design Documentation as provided by the client.

Based on the above documentation, Currie & Brown's estimate for the CIV (Excl. Land Cost) is as follows:

- 33-39 Talavera Road State Significant Development Application \$263,626,022.00 (Excl. GST)

Please see below breakdown to the above costs in line with Table 1 in Appendix A of the Department of Planning & infrastructure – Planning Circular PS 13-002

**Table 1: ESTIMATE COST OF WORKS – BASED ON WORKS COMPONENTS**

<b>Cost (applicant's genuine estimate)</b>	
Site preparation and excavation including shoring, tanking, filling and waterproofing	\$ 3,381,686.00
Building construction and engineering costs - concrete, brickwork, plastering - steelwork / metalwork - carpentry / joinery - windows and doors - roofing	\$ 53,541,297.00
Internal services (e.g. plumbing, electric, air conditioning, mechanical, fire protection, plant, lifts)	\$ 67,003,091.00
Internal fit out including equipment (e.g. flooring, wall finishing, fittings, fixtures, bathrooms and equipment)	\$ 104,468,418.00
Other structures (e.g. landscaping, retaining walls, driveway, parking, loading areas)	\$ 2,614,566.00
'LID' structure to driveway to meet Council requirements	\$ 3,625,000.00
External Services (e.g. gas, telecommunications, water, sewerage, drains, electricity to mains)	\$ 4,372,067.00
Preliminaries (e.g. scaffolding, hoarding, fencing, site sheds, waste management)	\$ 21,159,897.00
Professional fees (e.g. architects and consultant fees, excluding fees associated with non-construction components)	\$ 3,450,000.00
<b>TOTAL (Excl GST)</b>	<b>\$ 263,626,022.00</b>

Please see below list of inclusions and exclusions for the above CIV estimate.

#### Inclusions

- Site Preparation Costs
- Shell and Core Costs for Data Halls and Office
- Warm Shell Fitout for Data Halls
- Warm Shell Fitout for Offices
- Equipment
- External Works including Site Services
- Preliminaries and Margin for Main Contractor
- Professional Fees
- Long Service Levy (LSL)

#### Exclusions

- Demolition of existing buildings
- Cost of Land
- Land, Legal, Finance and Holding Costs
- Infrastructure and Headwork Costs Outside Site Boundary
- Planning Fees and Contributions
- Goods and Services Tax (GST)

Should you have any comments or queries please do not hesitate to contact us.

## **CERTIFICATION OF THE ESTIMATED COST OF WORKS**

I certify that:

I have provided the estimated costs of the proposed development and that costs are based on industry recognised prices; and

The estimated costs have been prepared having regard to the matters set out in clause 255 of the *Environmental Planning and Assessment Regulation 2000*.

**Signed:**

**Name:** Craig Bell

**Position:** Director

**AIQS Membership No:** 7912

**Contact Number:** +61 418 842 501

**Contact Address:** L10, 3 Spring Street, Sydney, NSW 2000

**Date:** 11<sup>th</sup> November 2020

Yours sincerely

For and on behalf of

Currie & Brown (Australia) Pty Ltd

A handwritten signature in black ink, appearing to read 'Craig Bell', written in a cursive style.

Craig Bell

**Director**