



**NEWTON, FISHER & ASSOCIATES PTY. LTD.**

Quantity Surveyors and Project Finance Auditors

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**CAPITAL CORPORATION PROPERTIES PTY LTD**

PO BOX 6285

Baulkham Hills BC NSW 2153

Attention: Ms. Maria Passafaro

13 May, 2013

**AXIS – STAGE 1A - 2 AUSTRALIA AVENUE, SYDNEY OLYMPIC PARK**

For the purpose of satisfying the requirements of the Director General's Environmental Assessment Requirements we, in our capacity as Quantity Surveyors have the pleasure in confirming the Capital Investment Value (CIV) for the proposed development.

The estimated total Capital Investment Value of the project is **\$10,800,000 excluding GST** and we attach a functional area estimate in support of this figure.

This estimate has been prepared in accordance with the Environmental Planning and Assessment Regulation 2000 and 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.

We have based our assessment on Architectural Drawings DA-1A-0020-2010 prepared by Architectus dated April 2013.

We trust the foregoing is sufficient for the Director General's Assessment Requirements but please do not hesitate to contact us should you have any queries regarding the above.

Yours faithfully,

Steven Bregovic

[info@newtonfisher.com.au](mailto:info@newtonfisher.com.au)

for

Newton, Fisher & Associates Pty. Ltd.

# Cost Plan Summary

<b>Job Name :</b>	<u>AUST AVE S1A REV1</u>	<b>Job Description</b>
<b>Client's Name:</b>	<u>CAPITAL CORPORATION</u>	RETAIL & COMMERCIAL DEVELOPMENT

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
1	SITE CLEARANCE & DEMOLITION					
2	BASEMENT CAR PARKING					
3	RETAIL	3.06	50.48	330,750		330,750
4	COMMERCIAL	72.93	1,202.11	7,876,250		7,876,250
5	SITEWORKS	2.40	39.59	259,400		259,400
6	SITE SERVICES	2.96	48.84	320,000		320,000
7	BUILDERS PRELIMINARIES	9.67	159.34	1,044,000		1,044,000
8	BUILDERS OH&P	3.31	54.58	357,600		357,600
9	FEES	5.67	93.41	612,000		612,000
10	PROJECT NOTES & LIST OF EXCLUSIONS					
<b>GFA: 6,552 m2.</b>		<b>100.00</b>	<b>1,648.35</b>	<b>10,800,000</b>		<b>10,800,000</b>

**Final Total : \$ 10,800,000**

# Cost Plan Detail

Job Name : AUST AVE S1A REV1

Job Description

Client's Name: CAPITAL CORPORATION

RETAIL & COMMERCIAL DEVELOPMENT

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 1 <u>SITE CLEARANCE &amp; DEMOLITION</u>						
1	Allow for all other site clearance; included in separate submission		m2			EXCL
<u>SITE CLEARANCE &amp; DEMOLITION</u>						Total :
Trade : 2 <u>BASEMENT CAR PARKING</u>						
1	Basement carpark - included in stage 2					EXCL
<u>BASEMENT CAR PARKING</u>						Total :
Trade : 3 <u>RETAIL</u>						
1	Retail outlets, shell only, with common facilities, amenities	315.00	m2	1,050.00		330,750.00
<u>RETAIL</u>						Total : 330,750.00
Trade : 4 <u>COMMERCIAL</u>						
1	Commercial offices, warm shell, with common facility, amenities	6,237.00	m2	1,250.00		7,796,250.00
2	Roof plant	200.00	m2	400.00		80,000.00
3	Lift access serving ten levels - served by stage 1 lifts					EXCL
<u>COMMERCIAL</u>						Total : 7,876,250.00
Trade : 5 <u>SITEWORKS</u>						
1	Podium level landscaping paving and internal road works	461.00	m2	400.00		184,400.00
2	Boundary works with neighbours	1.00	sum	50,000.00		50,000.00
3	Building signage	1.00	sum	25,000.00		25,000.00
<u>SITEWORKS</u>						Total : 259,400.00
Trade : 6 <u>SITE SERVICES</u>						
1	Sewer connection					
2	Stormwater connection	1.00	sum	25,000.00		25,000.00
3	Storm detention tank structures	1.00	sum	150,000.00		150,000.00
4	Rainwater storage tank structure	1.00	sum	100,000.00		100,000.00
5	Water mains connection including cutting across roadway	1.00	sum	30,000.00		30,000.00
6	Gas mains connection including cutting across roadway	1.00	sum	15,000.00		15,000.00

# Cost Plan Detail

<b>Job Name :</b>	<u>AUST AVE S1A REV1</u>	<b>Job Description</b>
<b>Client's Name:</b>	<u>CAPITAL CORPORATION</u>	RETAIL & COMMERCIAL DEVELOPMENT

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<u><b>SITE SERVICES</b></u>						<b>Total : 320,000.00</b>
<i>Trade : 7 <u><b>BUILDERS PRELIMINARIES</b></u></i>						
1	Allowance for builders preliminaries, supervision and attendance on trades	0.12	sum	8,700,000.00		1,044,000.00
<u><b>BUILDERS PRELIMINARIES</b></u>						<b>Total : 1,044,000.00</b>
<i>Trade : 8 <u><b>BUILDERS OH&amp;P</b></u></i>						
1	Allowance for builders profit margin	0.04	sum	9,800,000.00		392,000.00
2	Balancing figure	-1.00	sum	34,400.00		-34,400.00
<u><b>BUILDERS OH&amp;P</b></u>						<b>Total : 357,600.00</b>
<i>Trade : 9 <u><b>FEES</b></u></i>						
1	Professional and design fees	0.06	perc	10,200,000.00		612,000.00
<u><b>FEES</b></u>						<b>Total : 612,000.00</b>
<i>Trade : 10 <u><b>PROJECT NOTES &amp; LIST OF EXCLUSIONS</b></u></i>						
	<u><b>Project Notes</b></u>					
	This order of cost per square metre estimate is for the proposed retail and commercial development comprising 1 x level of retail and 7 x levels of commercial office space.					
	The cost estimate based on the drawings prepared by Architectus DA-1A-0020-2010 dated April 2013					
	<u><b>List Of Exclusions</b></u>					
	The items listed below have been specifically excluded from this preliminary estimate. Costs for such items should be incorporated as necessary when assessing total project cost:-					
1	Land, acquisition and legal costs		note			
2	Finance, establishment and holding charges		note			
3	Council fees, charges, levies and contributions		note			
4	Escalation costs associated wit any development program not yet determined		note			
5	Loose furniture, fittings, equipment, blinds & curtains		note			
6	Fit out of lettable retail & commercial areas		note			
7	Contingency sum		note			
8	Marketing, sales and promotional costs		note			
9	Major services diversions and augmentation		note			
10	Removal of hazardous or contaminaton material		note			
11	Major works beyond the boundary of the site		note			

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<b>Item No.</b>	<b>Item Description</b>	<b>Quantity</b>	<b>Unit</b>	<b>Rate</b>	<b>Mark Up %</b>	<b>Amount</b>
<i>Trade :</i> <b>10</b> <b><u>PROJECT NOTES &amp; LIST OF EXCLUSIONS</u></b>						<i>(Continued)</i>
<b>12</b>	Goods & Services Tax (GST) @ 10% provision		note			
<b><u>PROJECT NOTES &amp; LIST OF EXCLUSIONS</u></b>						<b>Total :</b>