

22 February 2008

Lot 22 Honeysuckle Drive Development Management Pty Ltd  
C/- JBA Urban Planning Consultants  
Level 7, 77 Berry Street  
NORTH SYDNEY NSW 2060

**ATTENTION: KIM BAUER**

Dear Sir,

**RE: ATRIUM, LOT 22 HONEYSUCKLE DRIVE, NEWCASTLE**

We have prepared and attach the Proposed Cost of Development estimate for incorporation within the Preliminary Environmental Assessment Report in the total of \$37,290,000 including GST.

We confirm that this estimate has been prepared in accordance with the conditions within regulation 25J of the Environmental Planning and Assessment Regulations 2000.

If you have any queries please do not hesitate to call.

Yours faithfully,  
**WT PARTNERSHIP**



**P.T. ELPHICK**

cc Martin Moore – Morgan Moore & Associates  
Amy Romero – Austcorp

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and Construction  
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## INDICATIVE OPINION OF PROPOSED COST OF DEVELOPMENT

Date 22 January 2008

## MAIN SUMMARY

Rev 01

| Ref                                                      | Description                                                                     | Unit | Qty    | Rate \$  | Amount \$           | Amount \$         |
|----------------------------------------------------------|---------------------------------------------------------------------------------|------|--------|----------|---------------------|-------------------|
| 1                                                        | Carpark (Basement, ground & 1/F)                                                | m2   | 6,168  | 857.65   | 5,290,000           | 5,290,000         |
| 2                                                        | Atrium & Core                                                                   | m2   | 1,028  | 3,968.87 | 4,080,000           |                   |
| 3                                                        | Retail                                                                          | m2   | 125    | 1,680.00 | 210,000             |                   |
| 4                                                        | Showroom                                                                        | m2   | 414    | 1,256.04 | 520,000             |                   |
| 5                                                        | Restaurant                                                                      | m2   | 248    | 2,701.61 | 670,000             |                   |
| 6                                                        | Commercial                                                                      | m2   | 10,150 | 1,330.05 | 13,500,000          |                   |
| 7                                                        | Plant Room (Roof)                                                               | m2   | 760    | 671.05   | 510,000             |                   |
| 8                                                        | Terrace                                                                         | m2   | 276    | 1,195.65 | 330,000             | 19,819,998        |
| 9                                                        | Site preparation & specifics                                                    | m2   | 13,001 |          |                     |                   |
| 10                                                       | External Works                                                                  | m2   | 3,320  | 150.60   | 500,000             |                   |
| 11                                                       | Incoming Services                                                               | Prov | 3,624  | 143.49   | 520,000             | 1,020,000         |
| 12                                                       | Grouting existing mines                                                         | Prov | 1      | 100,000  | 100,000             |                   |
| 13                                                       | Additional allowance for Green Star Rating (ESD)                                | Prov | 1      |          | Refer 22h Below     |                   |
| 14a                                                      | Remediation works                                                               | Prov | 1      | 200,000  | 200,000             |                   |
| 14b                                                      | Remediation levies                                                              | Prov | 1      |          | Refer 22g Below     | 300,000           |
| <b>TOTAL TRADE COST</b>                                  |                                                                                 |      |        |          |                     | <b>26,430,000</b> |
| 15                                                       | PRELIMINARIES & MARGIN                                                          | say  | 20.0%  |          |                     | 5,270,000         |
| 16                                                       | DESIGN CONSULTANTS                                                              | say  | 5.4%   |          |                     | 1,700,000         |
| <b>SUB TOTAL</b>                                         |                                                                                 |      |        |          |                     | <b>33,400,000</b> |
| <b>Other Items</b>                                       |                                                                                 |      |        |          |                     |                   |
| 17                                                       | Cottage Creek Works                                                             | Prov | 1      | 500,000  | 500,000             |                   |
| 18                                                       | Legal Fees                                                                      | Prov | 1      |          |                     |                   |
| 19                                                       | Project Management                                                              | Prov | 1      |          | Refer 22d Below     |                   |
| 20                                                       | Management, finance, marketing                                                  | Prov | 1      |          | Refer 22b,c,d Below | 500,000           |
| 21                                                       | Land Costs                                                                      | Prov | 1      |          | EXCLUDED            | 33,900,000        |
| <b>TOTAL COST OF DEVELOPMENT (excl GST)</b>              |                                                                                 |      |        |          |                     | <b>33,900,000</b> |
| <b>GST</b>                                               |                                                                                 |      |        |          |                     | <b>3,390,000</b>  |
| <b>TOTAL COST OF DEVELOPMENT (Current Day Rates) 222</b> |                                                                                 |      |        |          |                     | <b>37,290,000</b> |
| 22                                                       | <b>Costs excluded from above in accordance with EPA 2000 Regulation 25J (3)</b> |      |        |          |                     |                   |
| a                                                        | Land purchase                                                                   |      |        |          | EXCLUDED            |                   |
| b                                                        | Legal                                                                           |      |        |          | EXCLUDED            |                   |
| c                                                        | Marketing & Financing                                                           |      |        |          | EXCLUDED            |                   |
| d                                                        | Project Management                                                              |      |        |          | EXCLUDED            |                   |
| e                                                        | Building Insurance                                                              |      |        |          | EXCLUDED            |                   |
| f                                                        | Fittings & Furniture                                                            |      |        |          | EXCLUDED            |                   |
| g                                                        | Taxes, levies or charges (other than GST)                                       |      |        |          | EXCLUDED            |                   |
| h                                                        | Energy & water efficiency measures (ESD additions)                              |      |        |          | EXCLUDED            |                   |

## INDICATIVE OPINION OF PROPOSED COST OF DEVELOPMENT

Date 22 January 2008

Rev 01

## BASEMENT CAR PARK

Floor Area (FA) = m2

6,168

| Ref | Element                               | Unit   | Qty   | Rate<br>\$              | Amount<br>\$        | Rate/m2/FA<br>\$ |
|-----|---------------------------------------|--------|-------|-------------------------|---------------------|------------------|
| 1   | Substructure                          | m2     | 3,318 | 220.00                  | 729,960             | 118.35           |
| 2   | Extra over for piling                 | m2     | 3,318 | 300.00                  | 995,400             | 161.38           |
| 3   | Columns                               | m2     | 6,168 | 40.00                   | 246,720             | 40.00            |
| 4   | Upper Floors                          | m2     | 2,850 | 230.00                  | 655,500             | 106.27           |
| 5   | Staircases                            | no     | 3     | 4,000.00                | 12,000              | 1.95             |
| 6   | Roof                                  | m2     | 1,001 | 350.00                  | 350,350             | 56.80            |
| 7   | Roof Finishes incl externals          | m2     | 1,001 | -                       | -                   | 0.00             |
| 8   | Trafficable safety mesh flooring      | m2     | -     | 250.00                  | -                   | 0.00             |
| 9   | External Walls                        | m2     | 1,661 | 350.00                  | 581,350             | 94.25            |
| 10  | RC upstand wall                       | m2     | -     | 250.00                  | -                   | 0.00             |
| 11  | Galv steel security grilles           | m2     | -     | 200.00                  | -                   | 0.00             |
| 12  | External Doors                        | no     | 3     | 10,000.00               | 30,000              | 4.86             |
| 13  | External Doors - Fire exit            | no     | 9     | 1,200.00                | 10,800              | 1.75             |
| 14  | Internal Walls                        | m2     | 1,020 | 100.00                  | 102,025             | 16.54            |
| 15  | Internal Walls - lift                 | m2     | 46    | 250.00                  | 11,550              | 1.87             |
| 16  | Balustrades                           | m      | 28    | 250.00                  | 7,000               | 1.13             |
| 17  | Internal Doors                        | no     | 3     | 900.00                  | 2,700               | 0.44             |
| 18  | Wall Finishes                         | m2     | 3,748 | 5.00                    | 18,739              | 3.04             |
| 19  | Floor Finishes                        | m2     | 6,168 | 6.00                    | 37,008              | 6.00             |
| 20  | Ceiling Finishes                      | m2     | 6,168 | 5.00                    | 30,840              | 5.00             |
| 21  | Fittings                              | m2     | 6,168 | 12.00                   | 74,016              | 12.00            |
| 22  | Allow for bicycle rack                | no     | 10    | 200.00                  | 2,000               | 0.32             |
| 23  | Hydraulic Services                    | m2     | 6,168 | 20.00                   | 123,360             | 20.00            |
| 24  | Mechanical Services                   | m2     | 6,168 | 65.00                   | 400,920             | 65.00            |
| 25  | Fire Services - sprinklers & hydrants | m2     | 6,168 | 50.00                   | 308,400             | 50.00            |
| 26  | Fire Services - drenchers             | item   | 1     | 130,000.00              | 130,000             | 21.08            |
| 26  | Electrical Services                   | m2     | 6,168 | 60.00                   | 370,080             | 60.00            |
| 27  | Lift Services (see core)              |        |       |                         | -                   | 0.00             |
| 28  | Builder's Work                        | item   |       |                         | 42,644              | 6.91             |
| 29  | Sundries                              | item   |       |                         | 11,809              | 1.91             |
| 30  | <b>Sub total</b>                      |        |       |                         | <b>5,285,170</b>    | <b>856.87</b>    |
| 31  | Site Preparation                      | item   |       | refer separate estimate |                     | 0.00             |
| 32  | <b>Sub total</b>                      |        |       |                         | <b>5,285,170</b>    | <b>856.87</b>    |
| 33  | Sundry items                          | approx |       |                         | 4,829               | 0.78             |
| 34  | <b>TOTAL TO SUMMARY EXCL GST</b>      |        |       |                         | <b>\$ 5,290,000</b> | <b>\$ 857.65</b> |

## LIST OF EXCLUSIONS

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## INDICATIVE OPINION OF PROPOSED COST OF DEVELOPMENT

Date 22 January 2008

Rev 01

## ATRIUM [INCL LIFT LOBBY]

Floor Area (FA) = m2

308

| Ref | Element                                                | Unit   | Qty | Rate<br>\$              | Amount<br>\$        | Rate/m2/FA<br>\$   |
|-----|--------------------------------------------------------|--------|-----|-------------------------|---------------------|--------------------|
| 1   | Substructure                                           | m2     | -   | 220.00                  | -                   | 0.00               |
| 2   | Extra area at basement 4 along grid D                  | m2     | -   | 220.00                  | -                   | 0.00               |
| 3   | Columns                                                | m2     | 308 | 35.00                   | 10,780              | 35.00              |
| 4   | Upper Floors                                           | m2     | 308 | 230.00                  | 70,840              | 230.00             |
| 5   | Staircases                                             | no     | -   | 4,000.00                | -                   | 0.00               |
| 6   | Roof - solid                                           | m2     | 80  | 450.00                  | 36,000              | 116.88             |
| 7   | Roof - part open                                       | m2     | 154 | 1,200.00                | 184,800             | 600.00             |
| 8   | Roof glazed                                            | m2     | 120 | 2,200.00                | 264,000             | 857.14             |
| 9   | External Walls - glazing & structure                   | m2     | 360 | 1,500.00                | 540,000             | 1753.25            |
| 10  | Operable double doors                                  | No     | 2   | 35,000.00               | 70,000              | 227.27             |
| 11  | Galv steel security grilles                            | m2     | -   | 200.00                  | -                   | 0.00               |
| 12  | External Doors                                         | no     | -   | 10,000.00               | -                   | 0.00               |
| 13  | External Doors - Fire exit                             | no     | -   | 1,200.00                | -                   | 0.00               |
| 14  | Internal Walls (Glazed)                                | m2     | -   | 100.00                  | -                   | 0.00               |
| 15  | Internal Walls - lift                                  | m2     | -   | 385.00                  | -                   | 0.00               |
| 16  | Balustrades                                            | m      | -   | 1,100.00                | -                   | 0.00               |
| 17  | Internal Doors - to towers                             | no     | 16  | 2,400.00                | 38,400              | 124.68             |
| 18  | Wall Finishes                                          | m2     | -   | 5.00                    | -                   | 0.00               |
| 19  | Floor Finishes                                         | m2     | 308 | 250.00                  | 77,000              | 250.00             |
| 20  | Ceiling Finishes                                       | m2     | 160 | 100.00                  | 16,000              | 51.95              |
| 21  | Fittings                                               | m2     | -   | 12.00                   | -                   | 0.00               |
| 22  | Allow for bicycle rack                                 | no     | -   | 200.00                  | -                   | 0.00               |
| 23  | Hydraulic Services                                     | m2     | 160 | 45.00                   | 7,200               | 23.38              |
| 24  | Mechanical Services                                    | m2     | 160 | 200.00                  | 32,000              | 103.90             |
| 25  | Fire Services (Detectors, EWIS, Hydrants & Hose reels) | m2     | 160 | 45.00                   | 7,200               | 23.38              |
| 26  | Fire Services - drenchers                              | m2     | 864 | 200.00                  | 172,800             | 561.04             |
| 26  | Electrical Services                                    | m2     | 160 | 120.00                  | 19,200              | 62.34              |
| 27  | Lift Services (see core)                               |        |     |                         | -                   | 0.00               |
| 28  | Builder's Work                                         | item   |     |                         | 9,813               | 31.86              |
| 29  | Sundries                                               | item   |     |                         | 3,987               | 12.94              |
| 30  | <b>Sub total</b>                                       |        |     |                         | <b>1,560,020</b>    | <b>5065.00</b>     |
| 31  | Site Preparation                                       | Item   |     | refer separate estimate |                     | 0.00               |
| 32  | <b>Sub total</b>                                       |        |     |                         | <b>1,560,020</b>    | <b>5065.00</b>     |
| 33  | Sundry items                                           | approx | 0%  |                         | 9,980               | 32.40              |
| 34  | <b>TOTAL TO SUMMARY EXCL GST</b>                       |        |     |                         | <b>\$ 1,570,000</b> | <b>\$ 5,097.40</b> |

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## INDICATIVE OPINION OF PROPOSED COST OF DEVELOPMENT

Date 22 January 2008

Rev 01

## CORES

Floor Area (FA) = m2

720

| Ref | Element                                               | Unit   | Qty   | Rate<br>\$              | Amount<br>\$        | Rate/m2/FA<br>\$   |
|-----|-------------------------------------------------------|--------|-------|-------------------------|---------------------|--------------------|
| 1   | Substructure                                          | m2     | -     | 220.00                  | -                   | 0.00               |
| 2   | Extra area at basement 4 along grid D                 | m2     | -     | 220.00                  | -                   | 0.00               |
| 3   | Columns                                               | m2     | 720   | 35.00                   | 25,200              | 35.00              |
| 4   | Upper Floors                                          | m2     | 720   | 230.00                  | 165,600             | 230.00             |
| 5   | Staircases                                            | no     | 3     | 4,000.00                | 12,000              | 16.67              |
| 6   | Roof                                                  | m2     | 90    | 320.00                  | 28,800              | 40.00              |
| 7   | Extra for roof under access road and loading bay      | m2     | -     | 180.00                  | -                   | 0.00               |
| 8   | Trafficable safety mesh flooring                      | m2     | -     | 250.00                  | -                   | 0.00               |
| 9   | External Walls                                        | m2     | 515   | 350.00                  | 180,215             | 250.30             |
| 10  | RC upstand wall                                       | m2     | -     | 250.00                  | -                   | 0.00               |
| 11  | Galv steel security grilles                           | m2     | -     | 200.00                  | -                   | 0.00               |
| 12  | External Doors                                        | no     | -     | 10,000.00               | -                   | 0.00               |
| 13  | External Doors - Fire exit                            | no     | 8     | 1,200.00                | 9,600               | 13.33              |
| 14  | Internal Walls                                        | m2     | 850   | 100.00                  | 85,039              | 118.11             |
| 15  | Internal Walls - lift                                 | m2     | 1,296 | 385.00                  | 498,960             | 693.00             |
| 16  | Balustrades                                           | m      | -     | 250.00                  | -                   | 0.00               |
| 17  | Internal Doors                                        | no     | 11    | 900.00                  | 9,900               | 13.75              |
| 18  | Wall Finishes                                         | m2     | 1,123 | 80.00                   | 89,856              | 124.80             |
| 19  | Floor Finishes                                        | m2     | 400   | 120.00                  | 48,000              | 66.67              |
| 20  | Ceiling Finishes                                      | m2     | 400   | 55.00                   | 22,000              | 30.56              |
| 21  | Fittings                                              | m2     | 720   | 20.00                   | 14,400              | 20.00              |
| 22  | Allow for bicycle rack                                | no     | -     | 200.00                  | -                   | 0.00               |
| 23  | Hydraulic Services                                    | m2     | 720   | 520.00                  | 374,400             | 520.00             |
| 24  | Mechanical Services                                   | m2     | 400   | 280.00                  | 112,000             | 155.56             |
| 25  | Fire Services (Detectors, EWIS, Hydrants & Hosereels) | m2     | 400   | 45.00                   | 18,000              | 25.00              |
| 26  | Electrical Services                                   | m2     | 400   | 120.00                  | 48,000              | 66.67              |
| 27  | Lift Services                                         | No     | 3     | 240,000.00              | 720,000             | 1000.00            |
| 28  | Builder's Work                                        | item   |       |                         | 40,833              | 56.71              |
| 29  | Sundries                                              | item   |       |                         | 4,738               | 6.58               |
| 30  | <b>Sub total</b>                                      |        |       |                         | <b>2,507,541.00</b> | <b>3482.70</b>     |
| 31  | Site Preparation                                      | item   |       | refer separate estimate |                     | 0.00               |
| 32  | <b>Sub total</b>                                      |        |       |                         | <b>2,507,541</b>    | <b>3482.70</b>     |
| 33  | Sundry items                                          | approx | 0%    |                         | 2,459               | 3.41               |
| 34  | <b>TOTAL TO SUMMARY EXCL GST</b>                      |        |       |                         | <b>\$ 2,510,000</b> | <b>\$ 3,486.11</b> |

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## INDICATIVE OPINION OF PROPOSED COST OF DEVELOPMENT

Date 22 January 2008

Rev 01

## RETAILS

Floor Area (FA) = m2

125

| Ref | Element                                                | Unit   | Qty | Rate<br>\$              | Amount<br>\$      | Rate/m2/FA<br>\$   |
|-----|--------------------------------------------------------|--------|-----|-------------------------|-------------------|--------------------|
| 1   | Substructure                                           | m2     | -   | 220.00                  | -                 | 0.00               |
| 2   | Extra area at basement 4 along grid D                  | m2     | -   | 220.00                  | -                 | 0.00               |
| 3   | Columns                                                | m2     | 125 | 45.00                   | 5,625             | 45.00              |
| 4   | Upper Floors                                           | m2     | 125 | 240.00                  | 30,000            | 240.00             |
| 5   | Staircases                                             | no     | -   | 4,000.00                | -                 | 0.00               |
| 6   | Roof                                                   | m2     | -   | 320.00                  | -                 | 0.00               |
| 7   | Extra for roof under access road and loading bay       | m2     | -   | 180.00                  | -                 | 0.00               |
| 8   | Trafficable safety mesh flooring                       | m2     | -   | 250.00                  | -                 | 0.00               |
| 9   | External Walls                                         | m2     | -   | 550.00                  | -                 | 0.00               |
| 10  | External Walls (Glazed)                                | m2     | 96  | 1,100.00                | 105,875           | 847.00             |
| 11  | Galv steel security grilles                            | m2     | -   | 200.00                  | -                 | 0.00               |
| 12  | External Doors                                         | no     | -   | 10,000.00               | -                 | 0.00               |
| 13  | External Doors - Fire exit                             | no     | -   | 1,200.00                | -                 | 0.00               |
| 14  | Internal Walls                                         | m2     | 124 | 140.00                  | 17,325            | 138.60             |
| 15  | Internal Walls - lift                                  | m2     | -   | 250.00                  | -                 | 0.00               |
| 16  | Balustrades                                            | m      | -   | 250.00                  | -                 | 0.00               |
| 17  | Internal Doors                                         | no     | -   | 900.00                  | -                 | 0.00               |
| 18  | Wall Finishes                                          | m2     | 248 | 10.00                   | 2,475             | 19.80              |
| 19  | Floor Finishes                                         | m2     | 125 | 10.00                   | 1,250             | 10.00              |
| 20  | Ceiling Finishes                                       | m2     | 125 | 10.00                   | 1,250             | 10.00              |
| 21  | Fittings                                               | m2     | 125 | 12.00                   | 1,500             | 12.00              |
| 22  | Allow for bicycle rack                                 | no     | -   | 200.00                  | -                 | 0.00               |
| 23  | Hydraulic Services                                     | m2     | 125 | 100.00                  | 12,500            | 100.00             |
| 24  | Mechanical Services                                    | m2     | 125 |                         | Excluded          |                    |
| 25  | Fire Services (Detectors, EWIS, Hydrants & Hose reels) | m2     | 125 | 45.00                   | 5,625             | 45.00              |
| 26  | Electrical Services                                    | m2     | 125 | 120.00                  | 15,000            | 120.00             |
| 27  | Lift Services (see core)                               |        |     |                         | -                 | 0.00               |
| 28  | Builder's Work                                         | item   |     |                         | 3,655             | 29.24              |
| 29  | Sundries                                               | item   |     |                         | 1,500             | 12.00              |
| 29  | <b>Sub total</b>                                       |        |     |                         | <b>203,580</b>    | <b>1628.64</b>     |
| 30  | Site Preparation                                       | Item   |     | refer separate estimate |                   | 0.00               |
| 31  | <b>Sub total</b>                                       |        |     |                         | <b>203,580</b>    | <b>1628.64</b>     |
| 32  | Sundry items                                           | approx | 0%  |                         | 6,420             | 51.36              |
| 33  | <b>TOTAL TO SUMMARY EXCL GST</b>                       |        |     |                         | <b>\$ 210,000</b> | <b>\$ 1,680.00</b> |

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## INDICATIVE OPINION OF PROPOSED COST OF DEVELOPMENT

Date 22 January 2008

Rev 01

## SHOWROOM

Floor Area (FA) = m2

414

| Ref | Element                                               | Unit   | Qty | Rate<br>\$              | Amount<br>\$      | Rate/m2/FA<br>\$   |
|-----|-------------------------------------------------------|--------|-----|-------------------------|-------------------|--------------------|
| 1   | Substructure                                          | m2     | -   | 220.00                  | -                 | 0.00               |
| 2   | Extra area at basement 4 along grid D                 | m2     | -   | 220.00                  | -                 | 0.00               |
| 3   | Columns                                               | m2     | 414 | 65.00                   | 26,910            | 65.00              |
| 4   | Upper Floors                                          | m2     | 414 | 230.00                  | 95,220            | 230.00             |
| 5   | Staircases                                            | no     | -   | 4,000.00                | -                 | 0.00               |
| 6   | Roof                                                  | m2     | -   | 320.00                  | -                 | 0.00               |
| 7   | Extra for roof under access road and loading bay      | m2     | -   | 180.00                  | -                 | 0.00               |
| 8   | Trafficable safety mesh flooring                      | m2     | -   | 250.00                  | -                 | 0.00               |
| 9   | External Walls                                        | m2     | 166 | 550.00                  | 91,355            | 220.66             |
| 10  | External Walls (Glazed)                               | m2     | 327 | 650.00                  | 212,713           | 513.80             |
| 11  | Galv steel security grilles                           | m2     | -   | 200.00                  | -                 | 0.00               |
| 12  | External Doors                                        | no     | -   | 10,000.00               | -                 | 0.00               |
| 13  | External Doors - Fire exit                            | no     | 1   | 1,200.00                | 1,200             | 2.90               |
| 14  | Internal Walls                                        | m2     | 120 | 100.00                  | 11,990            | 28.96              |
| 15  | Internal Walls - lift                                 | m2     | -   | 250.00                  | -                 | 0.00               |
| 16  | Balustrades                                           | m      | -   | 250.00                  | -                 | 0.00               |
| 17  | Internal Doors                                        | no     | -   | 900.00                  | -                 | 0.00               |
| 18  | Wall Finishes                                         | m2     | 240 | 5.00                    | 1,199             | 2.90               |
| 19  | Floor Finishes                                        | m2     | 414 | 6.00                    | 2,484             | 6.00               |
| 20  | Ceiling Finishes                                      | m2     | 414 | 5.00                    | 2,070             | 5.00               |
| 21  | Fittings                                              | m2     | 414 | 12.00                   | 4,968             | 12.00              |
| 22  | Allow for bicycle rack                                | no     | -   | 200.00                  | -                 | 0.00               |
| 23  | Hydraulic Services                                    | m2     | 414 | 20.00                   | 8,280             | 20.00              |
| 24  | Mechanical Services                                   | m2     | 414 |                         | Excluded          |                    |
| 25  | Fire Services (Detectors, EWIS, Hydrants & Hosereels) | m2     | 414 | 45.00                   | 18,630            | 45.00              |
| 26  | Electrical Services                                   | m2     | 414 | 80.00                   | 33,120            | 80.00              |
| 27  | Lift Services (see core)                              |        |     |                         | -                 | 0.00               |
| 28  | Builder's Work                                        | item   |     |                         | 4,462             | 10.78              |
| 29  | Sundries                                              | item   |     |                         | 4,016             | 9.70               |
| 30  | <b>Sub total</b>                                      |        |     |                         | <b>518,616</b>    | <b>1252.70</b>     |
| 31  | Site Preparation                                      | Item   |     | refer separate estimate |                   | 0.00               |
| 32  | <b>Sub total</b>                                      |        |     |                         | <b>518,616</b>    | <b>1252.70</b>     |
| 33  | Sundry items                                          | approx | 0%  |                         | 1,383             | 3.34               |
| 34  | <b>TOTAL TO SUMMARY EXCL GST</b>                      |        |     |                         | <b>\$ 520,000</b> | <b>\$ 1,256.04</b> |

## LIST OF EXCLUSIONS

See main summary

## INDICATIVE OPINION OF PROPOSED COST OF DEVELOPMENT

Date 22 January 2008

Rev 01

## RESTAURANT

Floor Area (FA) = m2

248

| Ref | Element                                                | Unit   | Qty | Rate<br>\$              | Amount<br>\$      | Rate/m2/FA<br>\$   |
|-----|--------------------------------------------------------|--------|-----|-------------------------|-------------------|--------------------|
| 1   | Substructure                                           | m2     | -   | 220.00                  | -                 | 0.00               |
| 2   | Extra area at basement 4 along grid D                  | m2     | -   | 220.00                  | -                 | 0.00               |
| 3   | Columns                                                | m2     | 248 | 45.00                   | 11,160            | 45.00              |
| 4   | Upper Floors                                           | m2     | 248 | 240.00                  | 59,520            | 240.00             |
| 5   | Staircases                                             | no     | 1   | 4,000.00                | 4,000             | 16.13              |
| 6   | Roof                                                   | m2     | 248 | 240.00                  | 59,520            | 240.00             |
| 7   | Roof Balcony                                           | m2     | 276 | 300.00                  | 82,800            | 333.87             |
| 8   | Finish to balcony                                      | m2     | 276 | 100.00                  | 27,600            | 111.29             |
| 9   | External Walls                                         | m2     | 310 | 850.00                  | 263,160           | 1061.13            |
| 10  | Extra over for operable (say 30%)                      | m2     | -   | 950.00                  | -                 | 0.00               |
| 11  | Galv steel security grilles                            | m2     | -   | 200.00                  | -                 | 0.00               |
| 12  | External Doors                                         | no     | 3   | 2,500.00                | 7,500             | 30.24              |
| 13  | External Doors - Fire exit                             | no     | 2   | 1,200.00                | 2,400             | 9.68               |
| 14  | Internal Walls                                         | m2     | 45  | 100.00                  | 4,500             | 18.15              |
| 15  | Internal Walls - lift                                  | m2     | -   | 250.00                  | -                 | 0.00               |
| 16  | Balustrades                                            | m      | 56  | 250.00                  | 14,000            | 56.45              |
| 17  | Internal Doors                                         | no     | 1   | 900.00                  | 900               | 3.63               |
| 18  | Wall Finishes                                          | m2     | 90  | 10.00                   | 900               | 3.63               |
| 19  | Floor Finishes                                         | m2     | 248 | 10.00                   | 2,480             | 10.00              |
| 20  | Ceiling Finishes                                       | m2     | 248 | 25.00                   | 6,200             | 25.00              |
| 21  | Fittings                                               | m2     | 248 | 12.00                   | 2,976             | 12.00              |
| 22  | Allow for bicycle rack                                 | no     | -   | 200.00                  | -                 | 0.00               |
| 23  | Hydraulic Services                                     | m2     | 248 | 85.00                   | 21,080            | 85.00              |
| 24  | Mechanical Services                                    | m2     | 248 | 200.00                  | 49,600            | 200.00             |
| 25  | Fire Services (Detectors, EWIS, Hydrants & Hose reels) | m2     | 248 | 45.00                   | 11,160            | 45.00              |
| 26  | Electrical Services                                    | m2     | 248 | 120.00                  | 29,760            | 120.00             |
| 27  | Lift Services (see core)                               |        |     |                         | -                 | 0.00               |
| 28  | Builder's Work                                         | item   |     |                         | 6,009             | 24.23              |
| 29  | <b>Sub total</b>                                       |        |     |                         | <b>667,225</b>    | <b>2690.42</b>     |
| 30  | Site Preparation                                       | Item   |     | refer separate estimate |                   | 0.00               |
| 31  | <b>Sub total</b>                                       |        |     |                         | <b>667,225</b>    | <b>2690.42</b>     |
| 32  | Sundry items                                           | approx | 0%  |                         | 2,775             | 11.19              |
| 33  | <b>TOTAL TO SUMMARY EXCL GST</b>                       |        |     |                         | <b>\$ 670,000</b> | <b>\$ 2,701.61</b> |

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## INDICATIVE OPINION OF PROPOSED COST OF DEVELOPMENT

Date 22 January 2008

Rev 01

BASE OFFICE (incl Roof Plant Room)

Floor Area (FA) = m2

10,150

| Ref | Element                                                | Unit   | Qty    | Rate<br>\$ | Amount<br>\$         | Rate/m2/FA<br>\$   |
|-----|--------------------------------------------------------|--------|--------|------------|----------------------|--------------------|
| 1   | Substructure (included in carpark section)             | m2     | -      | -          | -                    | 0.00               |
| 2   | Columns (Typical)                                      | m2     | 7,610  | 55.00      | 418,550              | 41.24              |
| 3   | Columns (G/F FECA)                                     | m2     | 2,540  | 55.00      | 139,700              | 13.76              |
| 4   | Columns (G/F UCA)                                      | m2     | 626    | 55.00      | 34,430               | 3.39               |
| 5   | Extra over for transfer columns at G/F                 | No     | 2      | 5,000.00   | 10,000               | 0.99               |
| 6   | Upper Floors                                           | m2     | 10,150 | 240.00     | 2,436,000            | 240.00             |
| 7   | Staircases - Fire                                      | no     | 5      | 4,000.00   | 20,000               | 1.97               |
| 8   | Roof - Solid                                           | m2     | 1,154  | 300.00     | 346,200              | 34.11              |
| 9   | Metal deck roof and columns                            | m2     | 760    | 150.00     | 114,000              | 11.23              |
| 10  | Allow for roof features                                | PCSum  | -      | -          | 20,000               | 1.97               |
| 11  | External Walls total area outside atrium               | m2     | 4,198  | 650.00     | 2,728,440            | 268.81             |
| 12  | External walls to atrium                               | m2     | 691    | 650.00     | 449,280              | 44.26              |
| 13  | EO for sun shading device                              | m2     | 3,305  | -          | -                    | 0.00               |
| 14  | Extra over for double glazing in lieu of shading       | m2     | 3,780  | 150.00     | 567,000              | 55.86              |
| 15  | Extra over for blinds                                  | m2     | 4,478  | -          | Excluded             | 0.00               |
| 16  | Atrium Glazing                                         | m2     | -      | 1,500.00   | -                    | 0.00               |
| 17  | External Doors (entry auto slide)                      | no     | -      | 35,000.00  | -                    | 0.00               |
| 18  | External Doors - glass door                            | no     | 33     | 3,500.00   | 115,500              | 11.38              |
| 19  | Internal Walls - masonry                               | m2     | -      | 120.00     | -                    | 0.00               |
| 20  | Internal Walls - concrete core                         | m2     | -      | 250.00     | -                    | 0.00               |
| 21  | Extra over for roller doors                            | m2     | -      | 250.00     | -                    | 0.00               |
| 22  | Internal Screens - Glass                               | m2     | -      | 600.00     | -                    | 0.00               |
| 23  | Internal Screens - Toilet cubicles                     | no     | -      | 1,000.00   | -                    | 0.00               |
| 24  | Internal Doors                                         | no     | -      | 600.00     | -                    | 0.00               |
| 25  | Wall Finishes                                          | m2     | 994    | 40.00      | 39,744               | 3.92               |
| 26  | Wall Finishes - Toilet                                 | m2     | -      | 80.00      | -                    | 0.00               |
| 27  | Wall Finishes - Foyer                                  | m2     | -      | 80.00      | -                    | 0.00               |
| 28  | Floor Finishes - office                                | m2     | 8,350  | 45.00      | 375,750              | 37.02              |
| 29  | Floor Finishes - foyer                                 | m2     | -      | 150.00     | -                    | 0.00               |
| 30  | Floor Finishes - toilet (see CORE)                     | m2     | -      | 80.00      | -                    | 0.00               |
| 31  | Ceiling Finishes -                                     | m      | 10,150 | 55.00      | 558,250              | 55.00              |
| 32  | Extra for lobby Artwork & fittings                     | item   | -      | -          | 10,000               | 0.99               |
| 33  | Fittings                                               | m2     | 10,150 | 15.00      | 152,250              | 15.00              |
| 34  | Special Equipment - Harness connections                | item   | -      | -          | 30,000               | 2.96               |
| 35  | Hydraulic Services                                     | m2     | 10,150 | 20.00      | 203,000              | 20.00              |
| 36  | Mechanical Services                                    | m2     | 10,150 | 280.00     | 2,842,000            | 280.00             |
| 37  | Fire Services (Detectors, EWIS, Hydrants & Hose reels) | m2     | 10,150 | 45.00      | 456,750              | 45.00              |
| 38  | Electrical Services                                    | m2     | 10,150 | 130.00     | 1,319,500            | 130.00             |
| 39  | Lift Services (see core)                               | -      | -      | -          | -                    | 0.00               |
| 40  | Builder's Work                                         | item   | -      | -          | 144,638              | 14.25              |
| 41  | Sundries                                               | item   | -      | -          | 37,040               | 3.65               |
| 42  | <b>Sub total</b>                                       |        |        |            | <b>13,499,162</b>    | <b>1329.97</b>     |
| 43  | Sundry items                                           | approx | 0%     |            | 839                  | 0.08               |
| 44  | <b>TOTAL TO SUMMARY EXCL GST</b>                       |        |        |            | <b>\$ 13,500,000</b> | <b>\$ 1,330.05</b> |

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## INDICATIVE OPINION OF PROPOSED COST OF DEVELOPMENT

Date 22 January 2008

Rev 01

## PLANT (ROOF)

Floor Area (FA) = m2

760

| Ref | Element                                               | Unit   | Qty | Rate<br>\$              | Amount<br>\$      | Rate/m2/FA<br>\$ |
|-----|-------------------------------------------------------|--------|-----|-------------------------|-------------------|------------------|
| 1   | Substructure                                          | m2     | -   | 220.00                  | -                 | 0.00             |
| 2   | Extra area at basement 4 along grid D                 | m2     | -   | 220.00                  | -                 | 0.00             |
| 3   | Columns                                               | m2     | 760 | 35.00                   | 26,600            | 35.00            |
| 4   | Upper Floors                                          | m2     | -   | 230.00                  | -                 | 0.00             |
| 5   | Staircases                                            | no     | 1   | 4,000.00                | 4,000             | 5.26             |
| 6   | Roof                                                  | m2     | 760 | 320.00                  | 243,200           | 320.00           |
| 7   | Extra for roof under access road and loading bay      | m2     | -   | 180.00                  | -                 | 0.00             |
| 8   | Trafficable safety mesh flooring                      | m2     | -   | 250.00                  | -                 | 0.00             |
| 9   | External Walls                                        | m2     | 177 | 350.00                  | 61,950            | 81.51            |
| 10  | RC upstand wall                                       | m2     | -   | 250.00                  | -                 | 0.00             |
| 11  | Galv steel security grilles                           | m2     | 76  | 200.00                  | 15,200            | 20.00            |
| 12  | External Doors                                        | no     | 1   | 10,000.00               | 10,000            | 13.16            |
| 13  | External Doors - Fire exit                            | no     | 1   | 1,200.00                | 1,200             | 1.58             |
| 14  | Internal Walls                                        | m2     | -   | 100.00                  | -                 | 0.00             |
| 15  | Internal Walls - lift                                 | m2     | -   | 250.00                  | -                 | 0.00             |
| 16  | Balustrades                                           | m      | -   | 250.00                  | -                 | 0.00             |
| 17  | Internal Doors                                        | no     | -   | 900.00                  | -                 | 0.00             |
| 18  | Wall Finishes                                         | m2     | 177 | 5.00                    | 885               | 1.16             |
| 19  | Floor Finishes                                        | m2     | 760 | 6.00                    | 4,560             | 6.00             |
| 20  | Ceiling Finishes                                      | m2     | 760 | 5.00                    | 3,800             | 5.00             |
| 21  | Fittings                                              | m2     | 760 | 12.00                   | 9,120             | 12.00            |
| 22  | Allow for bicycle rack                                | no     | -   | 200.00                  | -                 | 0.00             |
| 23  | Hydraulic Services                                    | m2     | 760 | 20.00                   | 15,200            | 20.00            |
| 24  | Mechanical Services                                   | m2     | 760 | -                       | -                 | 0.00             |
| 25  | Fire Services (Detectors, EWIS, Hydrants & Hosereels) | m2     | 760 | 45.00                   | 34,200            | 45.00            |
| 26  | Electrical Services                                   | m2     | 760 | 85.00                   | 64,600            | 85.00            |
| 27  | Lift Services (see core)                              |        |     |                         | -                 | 0.00             |
| 28  | Builder's Work                                        | item   |     |                         | 6,081             | 8.00             |
| 29  | Sundries                                              | item   |     |                         | 2,182             | 2.87             |
| 30  | <b>Sub total</b>                                      |        |     |                         | <b>502,778</b>    | <b>661.55</b>    |
| 31  | Site Preparation                                      | Item   |     | refer separate estimate |                   | 0.00             |
| 32  | <b>Sub total</b>                                      |        |     |                         | <b>502,778</b>    | <b>661.55</b>    |
| 33  | Sundry items                                          | approx | 0%  |                         | 7,222             | 9.50             |
| 34  | <b>TOTAL TO SUMMARY EXCL GST</b>                      |        |     |                         | <b>\$ 510,000</b> | <b>\$ 671.05</b> |

## LIST OF EXCLUSIONS

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## INDICATIVE OPINION OF PROPOSED COST OF DEVELOPMENT

Date 22 January 2008

Rev 01

## TERRACES

Floor Area (FA) = m2

626

| Ref | Element                                               | Unit   | Qty | Rate<br>\$              | Amount<br>\$      | Rate/m2/FA<br>\$ |
|-----|-------------------------------------------------------|--------|-----|-------------------------|-------------------|------------------|
| 1   | Substructure                                          | m2     | -   | 220.00                  | -                 | 0.00             |
| 2   | Extra area at basement 4 along grid D                 | m2     | -   | 220.00                  | -                 | 0.00             |
| 3   | Columns                                               | m2     | -   | 35.00                   | -                 | 0.00             |
| 4   | Upper Floors                                          | m2     | -   | 230.00                  | -                 | 0.00             |
| 5   | Staircases                                            | no     | -   | 4,000.00                | -                 | 0.00             |
| 6   | Roof                                                  | m2     | 626 | 300.00                  | 187,800           | 300.00           |
| 7   | Extra over for finish                                 | m2     | 626 | 100.00                  | 62,600            | 100.00           |
| 8   | Trafficable safety mesh flooring                      | m2     | -   | 250.00                  | -                 | 0.00             |
| 9   | External Walls                                        | m2     | 53  | 350.00                  | 18,673            | 29.83            |
| 10  | RC upstand wall                                       | m2     | -   | 250.00                  | -                 | 0.00             |
| 11  | Galv steel security grilles                           | m2     | -   | 200.00                  | -                 | 0.00             |
| 12  | External Doors                                        | no     | -   | 10,000.00               | -                 | 0.00             |
| 13  | External Doors - Fire exit                            | no     | -   | 1,200.00                | -                 | 0.00             |
| 14  | Internal Walls                                        | m2     | -   | 100.00                  | -                 | 0.00             |
| 15  | Internal Walls - lift                                 | m2     | -   | 250.00                  | -                 | 0.00             |
| 16  | Balustrades                                           | m      | 49  | 250.00                  | 12,125            | 19.37            |
| 17  | Internal Doors                                        | no     | -   | 900.00                  | -                 | 0.00             |
| 18  | Wall Finishes                                         | m2     | -   | 5.00                    | -                 | 0.00             |
| 19  | Floor Finishes                                        | m2     | 626 | -                       | -                 | 0.00             |
| 20  | Ceiling Finishes                                      | m2     | -   | 5.00                    | -                 | 0.00             |
| 21  | Fittings                                              | m2     | 626 | 2.00                    | 1,252             | 2.00             |
| 22  | Allow for bicycle rack                                | no     | -   | 200.00                  | -                 | 0.00             |
| 23  | Hydraulic Services                                    | m2     | 626 | 10.00                   | 6,260             | 10.00            |
| 24  | Mechanical Services                                   | m2     | 626 | -                       | -                 | 0.00             |
| 25  | Fire Services (Detectors, EWIS, Hydrants & Hosereels) | m2     | 626 | -                       | -                 | 0.00             |
| 26  | Electrical Services                                   | m2     | 626 | 50.00                   | 31,300            | 50.00            |
| 27  | Lift Services (see core)                              |        |     |                         | -                 | 0.00             |
| 28  | Builder's Work                                        | item   |     |                         | 3,788             | 6.05             |
| 29  | Sundries                                              | item   |     |                         | 1,543             | 2.46             |
| 30  | <b>Sub total</b>                                      |        |     |                         | <b>325,340</b>    | <b>519.71</b>    |
| 31  | Site Preparation                                      | Item   |     | refer separate estimate |                   | 0.00             |
| 32  | <b>Sub total</b>                                      |        |     |                         | <b>325,340</b>    | <b>519.71</b>    |
| 33  | Sundry items                                          | approx | 0%  |                         | 4,659             | 7.44             |
| 34  | <b>TOTAL TO SUMMARY EXCL GST</b>                      |        |     |                         | <b>\$ 330,000</b> | <b>\$ 527.16</b> |

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## INDICATIVE OPINION OF PROPOSED COST OF DEVELOPMENT

Date 22 January 2008

Rev 01

## SITE SPECIFICS &amp; PREPARATION

Floor Area (FA) = m2

3,320

| Ref | Element                                  | Unit    | Qty   | Rate<br>\$           | Amount<br>\$      | Rate/m2/FA<br>\$ |
|-----|------------------------------------------|---------|-------|----------------------|-------------------|------------------|
|     | <b>Excavation &amp; Site Preparation</b> |         |       |                      |                   |                  |
| 1   | Strip site                               | m2      | 3,320 | 15.00                | 49,800            | 15.00            |
| 2   | Excavate for basement                    | m3      | 3,984 | 35.00                | 139,440           | 42.00            |
| 3   | Allowance for compact existing ground    | m2      | 3,320 | 20.00                | 66,400            | 20.00            |
| 4   | Allow for shoring                        | m       | 240   | 350.00               | 84,000            | 25.30            |
| 5   | Dewatering                               | Item    | 1     | 30,000.00            | 30,000            | 9.04             |
|     | <b>External Paving</b>                   |         |       |                      |                   |                  |
| 6   | Paving adjacent to building only         | m2      | -     | refer external works |                   | 0.00             |
|     | <b>Substation</b>                        |         |       |                      |                   |                  |
| 7   | Substation                               | Item    | 1     | 120,000.00           | 120,000           | 36.14            |
|     | <b>Services Connections etc</b>          |         |       |                      |                   |                  |
| 8   | Electrical (to substation)               | Prov    | 1     |                      | Included          | 0.00             |
| 9   | Gas connection                           | Prov    | 1     |                      | Included          | 0.00             |
| 10  | Water connection                         | Prov    | 1     |                      | Included          | 0.00             |
| 11  | Sewer Connection                         | Prov    | 1     |                      | Included          | 0.00             |
| 12  | Stormwater connection                    | Prov    | 1     |                      | Included          | 0.00             |
| 13  | Sundries                                 | Item    |       |                      | 4,450             | 1.34             |
| 14  | <b>Sub total</b>                         |         |       |                      | <b>494,090</b>    | <b>148.82</b>    |
| 15  | Sundry items                             | applied | 0%    |                      | 5,910             | 1.78             |
| 16  | <b>TOTAL TO SUMMARY EXCL GST</b>         |         |       |                      | <b>\$ 500,000</b> | <b>\$ 150.60</b> |

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## INDICATIVE OPINION OF PROPOSED COST OF DEVELOPMENT

Date 22 January 2008

Rev 01

External Works

Floor Area (FA) = m2

3,624

| Ref | Element                                                         | Unit | Qty   | Rate<br>\$ | Amount<br>\$      | Rate/m2/FA<br>\$ |
|-----|-----------------------------------------------------------------|------|-------|------------|-------------------|------------------|
|     | <b>External Works</b>                                           |      |       |            |                   |                  |
| 1   | Access road & carpark entry                                     | m2   | 319   | 130.00     | 41,496            | 11.45            |
| 2   | Kerbs and gutter                                                | m    | 114   | 55.00      | 6,270             | 1.73             |
| 3   | Terrance                                                        | m2   | 768   | 150.00     | 115,200           | 31.79            |
| 4   | Concrete paving at front entry                                  | m2   | 171   | 220.00     | 37,620            | 10.38            |
| 5   | Bridge Connection                                               | m2   | 65    | 500.00     | 32,500            | 8.97             |
| 6   | Walkway over Cottage Creek                                      | m2   | 54    | 350.00     | 18,900            | 5.22             |
| 7   | Soft landscaping (PC rate)                                      | m2   | 1,307 | 60.00      | 78,420            | 21.64            |
| 8   | E/O for trees (say)                                             | no   | 12    | 1,200.00   | 14,400            | 3.97             |
| 9   | Awning over walkway                                             | m2   | -     | 250.00     | -                 | 0.00             |
| 10  | Site preparation                                                | m2   | 3,624 | 15.00      | 54,360            | 15.00            |
| 11  | Allow for screen wall around bin enclosure and substation kiosk | m2   | 100   | 250.00     | 25,000            | 6.90             |
| 12  | Allow for sundry fittings - bicycle rails, etc                  | Item |       |            | 10,000            | 2.76             |
| 13  | Extra for detention tank                                        | Prov |       |            | 50,000            | 0.00             |
| 14  | Allow for external lighting                                     | Item |       |            | 20,000            | 5.52             |
| 15  | Sundries                                                        | Item |       |            | 10,834            | 2.99             |
| 16  | <b>Subtotal</b>                                                 |      |       |            | 515,000           | 142.11           |
|     |                                                                 |      |       |            |                   | 0.00             |
| 17  | Sundry items                                                    |      | 0%    |            | 5,000             | 1.38             |
| 18  | <b>TOTAL TO SUMMARY EXCL GST</b>                                |      |       |            | <b>\$ 520,000</b> | <b>143.49</b>    |

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