



Construction Consultants

Costco Wholesale Australia

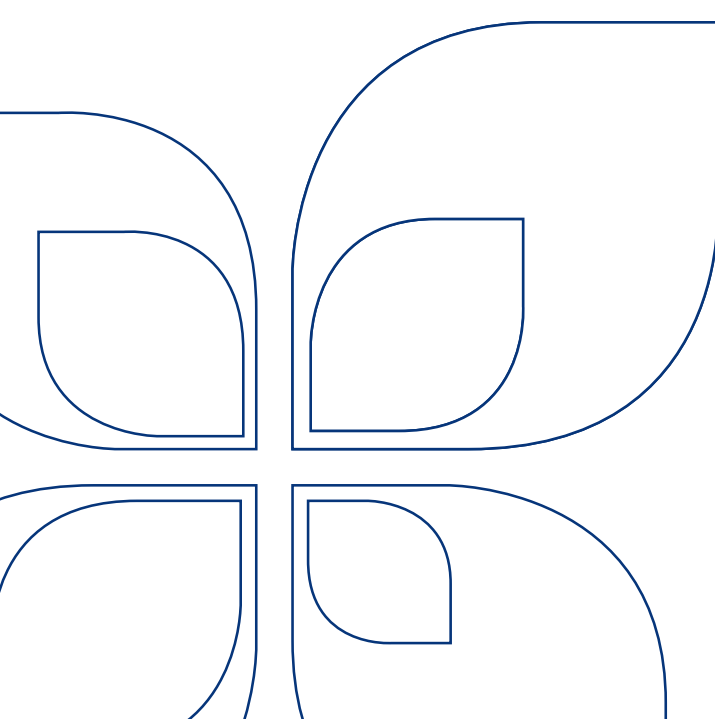
Costco Auburn
Group GSA/Mulvanny G2 Architects
Capital Investment Value

09 February 2010

Northcroft
PO Box 1747
Neutral Bay
NSW 2089
Tel: +61 (2) 9909 0000
Fax: +61 (2) 9908 8800
info@northcroft.com.au
www.northcroft.com

Northcroft (Australia) Pty Ltd
ABN: 37 058 439 455

UK Europe Asia Middle East Australia Africa USA



1.0 Introduction

This Capital Investment Value cost assessment has been prepared from a review of costs associated with the preferred project plan based on drawings prepared by Mulvanny G2/Group GSA for a new Wholesale Warehouse and associated Car Parking at 17–21 Parramatta Road, Lidcombe NSW for Costco Wholesale.

The assessment is based on advice from the project consultant team on concept design and initial strategies of procurement, programming, logistics management, value management, management of construction works and co ordination.

We confirm that the Capital Investment Value presented below has been prepared in accordance with Clause 3(2)(a) of SEPP (Major Development) 2005 such that:

the **capital investment value** of development includes all costs necessary to establish and operate the development, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment (but excluding GST, as defined by *A New Tax System (Goods and Services Tax) Act 1999* of the Commonwealth, and land costs)

Should any further information regarding this submission be required, please do not hesitate to contact:

Timothy Hill

Director (General Manager)

Northcroft (Australia) Pty Ltd
Terrace 4, 36-38 Bydown St
Neutral Bay, Sydney
NSW 2089
Australia

Tel: +61 (02) 9909 0000
Fax: +61 (02) 9908 0000
Mobile: +61 414 435 251
Email: thill@northcroft.com.au

2.0 Capital Investment Value

2.1 COSTCO WHOLESALE AUBURN

The lump sum amounts include all costs necessary to establish and operate the development.

All amounts, rates and allowances are exclusive of Goods and Services Tax (GST)

DESCRIPTION OF WORKS	Gross Floor Area	Lump Sum Value
1. Costco Warehouse a. demolition and site clearance b. bulk earthworks including excavation c. trading area d. basement carparking and other uses e. external carparking f. landscaping g. infrastructure work external to site	13,727 m2 21,781 m2	\$37,816,000.00
2. Regional Office a. Floor space b. Associated carparking	1,999 m2 2,660 m2	\$7,474,000.00
3. Consultants Building Design Fees		\$3,307,000.00
4. Costco Warehouse operations , trading, fixed and mobile plant and equipment – refrigeration, food preparation, display racking and point of sale		\$7,800,000.00
5. Regional Office – work stations, furniture and fittings		\$1,500,000.00
CAPITAL INVESTMENT VALUE		\$57,897,000.00

Signature

Date:	9 February 2010
Signed for the Consultant by: (Authorised Officer)	Timothy J Hill 
In the Office Bearer capacity of:	Director