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13 May 2010

Restifa and Partners Pty Ltd
Project Managers
Suite 1
Ground floor
123 Walker Street
NORTH SYDNEY NSW 2060

Attention: Mr Sam Restifa

Dear Sir

**KIRAWEE BRICK PIT
PROBALE CONSTRUCTION COSTS**

Thank you for your brief on the above and we are pleased to provide our preliminary order of cost estimates for the assessment of the Part 3A application.

The Kirrawee brick pit is situated on a large parcel of land at the Princes Highway, Oak Road and Floor Streets at Kirrawee. The site contains a large abandoned quarry that had been used for brick making and is now water filled.

The proposals are in a preliminary concept stage and include;

- The preparation and stabilisation of the quarry for the new works;
- The formation of a dedicated park on the corner of Oak Road and Flora Streets;
- The construction of basement parking for the residential units, the supermarket and small retail areas;
- The construction of 484 residential units in a number of block varying in height and we have adopted an average of about 8 floors;
- The construction of the site infrastructure

The assessed construction costs have been extended to include

1. The site preparation and site infrastructure;
2. The building construction costs including the building services and finishes;
3. The retail supermarket shell and core fit out costs;
4. The builder's preliminaries;
5. The design and professional fees;
6. The GST at 10% of the costs



ISO 9001
FS 548756

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KIRAWEE BRICK PIT – PROBABLE CONSTRUCTION COSTS

In assessing the construction cost we have excluded

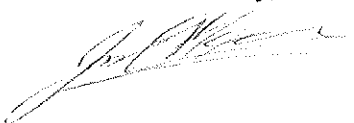
1. Land and legal costs;
2. Finance and holding cost;
3. Authority fees and contributions;
4. Loose furniture and fitting to the residential units;
5. The retail are fit out;
6. The sales and marketing costs;
7. Staging and phasing costs;
8. Cost escalation from may 2010

The indicative construction costs of \$242,000,000 may be summarised as under

	Budget \$
Brick pit work and site preparation	3,000,000
Site and basement parking and associated work	29,000,000
Retail areas including a supermarket, and specialty retail including associated work	18,600,000
Add 484 residential units including site work and infrastructure	142,000,000
	192,600,000
Add design and professional fees	24,400,000
Add statutory fees and contributions	3,000,000
	220,000,000
GST @ 10%	22,000,000
	\$242,000,000

We trust that the foregoing meets with your approval and should you require further detail or clarification then please do not hesitate to contact the undersigned.

Yours faithfully,



John Meredith
Senior Associate
Rider Levett Bucknall

john.meredith@au.rlb.com

KIRRAWEE BRICK PIT
CONCEPT ESTIMATE
MAY 2010

Scope of Work	\$	\$
<u>Quarry and preparation</u>		
Clear site, dewater brick pit and make safe brick pit walls	500,000	
Bulk earthwork to excavate and cut to fill and support excavation	1,450,000	
Off site drainage and associated works	250,000	
Work to heritage kilns and bases	100,000	
Allowance for foundation and footing piles and pile caps	700,000	
		3,000,000
Parking and associated work		
reinforced concrete basement parking area including all services based on 35 m ² / car and 900 cars		
900 cars x 35m ² / car @\$750/ m ²	23,650,000	
Add loading docks and access	1,350,000	
Add road widening and site access	4,000,000	
		29,000,000
Retail areas		
Retail areas including a 3,600 m ² supermarket, 1,500 m ² specialty and mall areas say 8,000m ² @ \$1400/ m ²	11,200,000	
Add roof podium and areas 8,000 m ² @ 400	3,400,000	
Add supermarket fitout and works	3,000,000	
Add roof lights, access and	1,000,000	
		18,600,000
Residential units		
average unit to be 95 - 100 m ² habitable area plus 15 m ² core and services grossing area plus 15 - 20 m ² per unit balcony terrace area		
Average quality Unit		
Unit @ \$235,000 each + terraces @ \$12,000 per unit Plus common area @ \$3,000 per unit = \$250,000 per units by 484 units	121,000,000	
Add site works, site landscape and site services over about 14,000 m ² area @ \$500/ m ²	8,000,000	
add work to park and associated works	13,000,000	
		142,000,000
		192,600,000
add design and professional fees @ 12%		24,400,000
add Authority fees @ 1.5%		3,000,000
		220,000,000
add GST @ 10%		22,000,000
		242,000,000