



Our Ref: JP/2010/051

21<sup>st</sup> October 2010

LEWISHAM ESTATE PTY LTD  
7 CHARLES STREET  
PARRAMATTA NSW 2150

ATTENTION: MR. CHARLIE DEMIAN

Dear Sir,

**RE: LEWISHAM MIXED USE DEVELOPMENT AT 78-90 OLD CANTERBURY  
ROAD CNR LONGPORT STREET LEWISHAM**

Attached is the Capital Investment Value estimate in the amount of \$152,994,302.00 exclusive of GST for the above development, based on the Master Plan prepared by Tony Owen Partners.

Note these costs exclude loose furniture and equipment, unknown ground conditions, land costs and associated fees, hazardous materials, removal of contaminated soil, excavation in rock, delay costs, site allowance and out of hours work.

These costs include the total construction cost, consultant's fees, holding and operating costs.

If you have any further enquiries regarding the above please do not hesitate to contact the writer.

Regards,



**JOHN PORTELLI**  
(B App SC (Hons), AAIQS)  
**MANAGING DIRECTOR**

JPQS PTY LTD  
QUANTITY SURVEYORS AND BUILDING ECONOMISTS

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# LEWISHAM

Client's Name: Lewisham Estate Pty Ltd

Date: 21st October 2010

Site Address: 78-90 Old Canterbury Road Cnr Longport Street Lewisham

Item No	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade: 1 Estimated construction cost including all siteworks, roads, footpaths, landscaping etc</i>						
1	Estimated construction cost including all siteworks, roads, footpaths, landscaping etc.					
	Total Retail Area/Commercial	6,306	m2	2,650		16,709,681
	Total Residential Area	39,646	m2	2,350		93,168,006
	Total Basement Area	20,000	m2	950		19,000,000
<u>Estimated construction cost including all siteworks, roads, footpaths, landscaping etc.</u>						Total : 128,877,687
<i>Trade: 2 Fees and Contributions</i>						
1	Section 94 Contributions	1.00	Item	8,000,000		8,000,000
2	Consultants fees (8% )	1.00	Item	10,310,215		10,310,215
3	Holding costs on land of \$8,000,000	0.25	Item	2,000,000		2,000,000
<u>Fees and Contributions</u>						Total : 20,310,215
<i>Trade: 3 Operating costs</i>						
1	Building Maintenance	40.00	Years	75,000		75,000
2	Landscape Maintenance	40.00	Years	50,000		50,000
3	Building manager	40.00	Years	120,000		2,601,400
4	Specialist maintenance eg. air conditioning, electrical etc	40.00	Years	50,000		1,080,000
<u>Operating costs</u>						Total : 3,806,400
<i>Trade : 4 Total</i>						
<u>Total</u>						Total :
<i>Trade : 5</i>						
1	Master Plan prepared by Tony Owen Partners		Note			
						.
						Total :
<b>TOTAL CAPITAL INVESTMENT VALUE ESTIMATE</b>						152,994,302