



29 August 2010

**Aust-Equity Properties Pty Limited**

PO Box 48  
Pymble, NSW 2073

Dear Ian,

**Proposed Residential Development  
Majors Bay, Mortlake, NSW**

The estimated 'capital investment value' (CIV) for the proposed residential development in Mortlake has been prepared to support Mortlake Consolidated Pty Limited's application to the Minister of Planning to capture the project as a major project. The costings are based on the proposed development description in the supporting Preliminary Environmental Assessment Report. PEAR). Please refer to the attached cost breakdown estimate of CIV in the amount of **\$144,170,000.00**. Please note that it does not include land cost or GST.

The estimate is prepared in accordance with the definition of CIV under the Environmental Planning and Assessment Regulation 2000 as follows:

Capital Investment Value of a development or project 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, other than the following costs:

- (a) amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 6 or 6A of Part 4 of the Act or a planning agreement under that Division,
- (b) costs relating to any part of the development or project that is the subject of a separate development consent or project approval,
- (c) land costs (including any costs of marketing and selling land),
- (d) GST (within the meaning of A New Tax System (Goods and Services Tax) Act 1999 of

Yours Sincerely,  
**Highgate Management Pty Ltd**

**Michael Jessett**  
BSC, MRICS, LLB, MBA

# Majors Bay, Mortlake

## Proposed Residential Development



Functional Area Estimate (based on advice and schedule of GFA and plans provided by AEP 26/8/10)

Description	Item	Qty	Rate	Totals (excl GST)
Demolition and Site Preparation	Item			\$7,500,000
Site 1 - Residential	m2	20,985	3,250	\$68,201,250
Site 2 - Residential	m2	2,183	3,750	\$8,186,250
Site 3 - Residential	m2	15,795	3,500	\$55,282,500
External works and landscaping	Item			\$5,000,000
Utilities and Site Services	Item			\$2,000,000
<b>TOTAL Construction Cost Estimate</b>				<b>\$144,170,000</b>

### CIV in accordance with the EP&A Regulations 2000

Trades	% FAE	Amount (excl GST)
Demo, Excavation & Site Prep	5.20%	\$7,496,840
Structure	20.50%	\$29,554,850
External walls, windows and doors	14.50%	\$20,904,650
Internal walls windows and doors	11.60%	\$16,723,720
Wall finishes	2.50%	\$3,604,250
Floor finishes	4.20%	\$6,055,140
Ceiling finishes	2.30%	\$3,315,910
Fittings and equipment	9.20%	\$13,263,640
Hydraulic Services	4.60%	\$6,631,820
Mechanical services	5.70%	\$8,217,690
Fire Services	0.70%	\$1,009,190
Lift Services	1.50%	\$2,162,550
External works	3.50%	\$5,045,950
Utilities and Site Services	1.40%	\$2,018,380
BWIC and Misc work	1.20%	\$1,730,040
Prelims and Margin	11.40%	\$16,435,380
Sub total	100.00%	\$144,170,000
Internal walls, screens and doors	incl	
<b>Total Capital Investment Value</b>		<b>\$144,170,000</b>