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2 November 2010

The Development Manager
Henroth Investments Pty Ltd
Suite 801
46- 56 Kippax Street
Surry Hills NSW 2010

Attention: Mr Garry Brown

Dear Sir

KIRRAWEE BRICK PIT DEVELOPMENT Certificate of Estimated Cost–

As requested we have prepared an order of cost budget for the design and construction of the proposed residential and retail development at Flora Street and Oak Road Kirrawee on the site known as the “Kirrawee Brick Pit”. The estimate has been based on the architectural concept drawings provided and has been based on an elemental measures following the guidelines published by the Australian Institute of Quantity Surveyors.

The estimate may be summarised as under:

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Total Estimated Construction Costs	187,600,000
The assessed construction costs include;	
a) The site preparation and water treatments	
b) The shoring of the existing Brick Pit	
c) The filling as required of the Existing Brick pit	
d) The private and retail car parking	
e) The one level retail development	
f) The 450 residential units	
g) The associated site works, public road works, site infrastructure	
h) Builder’s preliminaries and associated cost	
Design and professional fees Based on 10% of the construction costs to include Architects, engineers and other consultants	18,760,000



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 KIRRAWEE BRICK PIT – budget summary

Constriction contingency Design development and construction contingency allowance of about 5% rounded	10,000,000
	216,360,000
Allowance for the GST of 10%	21,636,000
Say	237,996,000 \$ 238,000,000

The above budget is exclusive of;

- a) Land and legal costs
- b) Finance and holding costs
- c) Cost escalation from October 2010 to completion
- d) Work to the proposed public park and public domain works
- e) Authority fees and contributions
- f) Staging and phasing costs
- g) Sales and marketing costs
- h) Loose furniture and fittings
- i) Community facilities including recreation facilities and the like
- j) The impact of any special ESD and other initiatives beyond the current standards
- k) The provision for recycled water, cogeneration, grey water treatment or solar generation and the like

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

Yours faithfully,



John Meredith
 B. Build. (UNSW) FAIQS, MCIOB
 Senior Associate
 Rider Levett Bucknall

john.meredith@au.rlb.com