

9 December 2011  
File Ref: 2016057580/J6137.001/PH

Mr Michael Mundine  
Aboriginal Housing Company  
PO Box 374  
REDFERN NSW 2016

Dear Sir

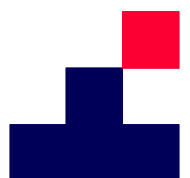
**RE: Pemulwuy Project – Precincts 1 to 3 at Redfern, NSW**

As requested we have undertaken a preliminary review of the target construction budgets to verify the Capital Investment Value of the project in accordance with the definition contained in Environmental Planning and Assessment Regulation 2000.

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.

1. Amounts payable, or the cost of land dedicated or 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
2. Costs relating to any part of the development or project that is the subject of a separate development consent or project approval.
3. Land costs (including any costs of marketing and selling land)
4. GST (with in the meaning of a new tax system (goods and services tax) Act 1999 of the Commonwealth)
5. Other excluded costs of as referenced in our Initial Cost Plan Estimate correspondence of 9 December 2011:
  - Contingency sums
  - Finance and holding charges
  - Authority contributions
  - Design and professional fees
  - Abnormal ground conditions
  - Site decontamination risks
  - Retail fitout (warm shell & core allowed)
  - Loose furniture, curtains & blinds

**COST ■ RISK ■ RETURN**





We attach a copy of our correspondence of 9 December 2011 headed "Initial Cost Plan Estimate" referencing a total cost (excluding GST) of \$70,000,000.

If you should wish to discuss this matter further, please contact Peter Hammond of this office.

Yours faithfully

*Napier & Blakeley Pty Ltd.*

**Napier & Blakeley Pty Ltd**

**Declaration by Person preparing the above Statement**

I declare that the above information and statement has:

1. Been prepared in accordance with the Environmental Planning and Assessment Regulation 2000 with respect to the Capital Investment Value
2. Contains all available information that is relevant to the environmental assessment of the development, activity or infrastructure to which this statement relates
3. Information contained in the statement that is neither false nor misleading

Declared by:

**Signed:**

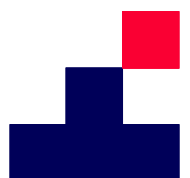
A handwritten signature in black ink, appearing to be 'Peter Hammond', written over a faint grid.

**Name:**

Peter Hammond

**Position & Qualifications:** Director - MCIQB, AAIQS, FRICS  
(AIQS Member ID No: 9898)

Encl.



9 December 2011  
File Ref: 2016057580/J6137.001/PH

Mr Michael Mundine  
Aboriginal Housing Company  
PO Box 374  
REDFERN NSW 2016

Dear Sir

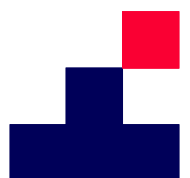
**RE: Pemulwuy Project – Precincts 1 to 3 at Redfern, NSW  
Initial Cost Plan Estimate**

We have undertaken a preliminary review of the target construction budgets for the above proposed development and confirm below our initial order of cost assessment for your incorporation into the feasibility:

Description of Works					Sub-Total
<b>Precinct 1</b>					
Demolition (all precincts)	1	item		\$ 501,900	
Basement Carpark (115 spaces)	6,776	m2	1,200	\$ 8,131,200	
Residential - Townhouses	5,500	m2	1,850	\$ 10,175,000	
Residential - Apartments	3,615	m2	2,050	\$ 7,410,750	
Balconies	465	m2	850	\$ 395,250	
Retail	390	m2	1,750	\$ 682,500	
Gym	834	m2	3,200	\$ 2,668,800	
Landscaping	820	m2	530	\$ 434,600	
Siteworks/Mains Connections	1	item		\$ 1,600,000	<b>\$ 32,000,000</b>
<b>Precinct 2</b>					
Childcare (60 children)	365	m2	2,200	\$ 803,000	
Childcare playscape	398	m2	1,000	\$ 398,000	
Retail	485	m2	1,850	\$ 897,250	
Commercial (incl AHC office)	980	m2	2,600	\$ 2,548,000	
AHC Office Fitout	240	m2	1,000	\$ 240,000	
Siteworks/Mains Connections	1	item		\$ 610,000	<b>\$ 5,496,250</b>
<b>Precinct 3</b>					
Commercial	1,100	m2	2,600	\$ 2,860,000	
Gallery	485	m2	3,000	\$ 1,455,000	
Student Accommodation	5,390	m2	2,800	\$ 15,092,000	
Rear Courtyards (505sqm)	1	item	96,750	\$ 96,750	<b>\$ 19,503,750</b>
<b>Site Infrastructure</b>					
Lawson Bridge Extension	1	item		\$ 6,300,000	
Pemulwuy Public Domain	1	item		\$ 3,500,000	
Caroline Lane works	1	item		\$ 200,000	
Site Infrastructure	1	item		\$ 3,000,000	<b>\$ 13,000,000</b>
<b>Total (excluding GST)</b>					<b>\$ 70,000,000</b>

No provision has been made for the following costs for which due allowance should be made as required to complete the feasibility analysis:

**COST ■ RISK ■ RETURN**





- Contingency sums
- Land and legal costs
- Finance and holding charges
- Authority contributions
- Design and professional fees
- Abnormal ground conditions
- Site decontamination risks
- Retail fitout (warm shell & core allowed)
- Loose furniture, curtains & blinds

If you should wish to discuss this matter further, please contact Brian Gavahan or Peter Hammond of this office.

Yours faithfully

A handwritten signature in black ink that reads "Napier &amp; Blakeley Pty Ltd".

**Napier & Blakeley Pty Ltd**

