



FCS

## FERRARIN CONSULTING SERVICES

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31 August 2017

FDC Constructions and Fit-out Pty Ltd  
22 – 24 Junction Street  
FOREST LODGE NSW 2037

Attn: Katrina Rollason

**SYDNEY OLYMPIC PARK (SOP)  
LICENSED PREMISES – SITE YP  
CAPITAL INVESTMENT VALUE ASSESSMENT (CIV)  
STAGE 1 – BASE BUILDING**

As requested we have prepared an estimate of the Capital Investment Value (CIV) for the Stage 1 Submission component of the above project and we advise you that the estimated cost at rates current in August 2017 is \$9,560,000 (excluding GST) as shown in the attached Summary of Estimated Costs.

We have prepared the estimated Capital Investment Value as outlined in the Planning Circular – PS 10-088 issued 10 May 2010 "New Definition of Capital Investment Value" prepared by the NSW Department of Planning.

The CIV estimate has been based on the Development Application drawings prepared by Altis Architecture, (as referenced in the attached schedule), which identifies the Stage 1 components of the project. In accordance with the May 2010 Planning Circular, costs relating to parts of the project which will be the subject of a separate consent application and project approval are excluded from the Capital Investment Value.

Please specifically note that the CIV estimate excludes costs for the future fit-out and completion stage of the development comprising part finishes, fit-off, furniture, fittings and operating equipment.

The CIV estimate is based on preliminary and conceptual design information made available to ourselves at this point and therefore we have made a number of assumptions in relation to the design requirements.

Should you require any further information or wish to discuss any aspect of the attached please do not hesitate to contact us.

Yours faithfully  
FERRARIN CONSULTING SERVICES



JOHN FERRARIN  
Director  
Fellow - AIQS

**SYDNEY OLYMPIC PARK (SOP)  
LICENSED PREMISES – SITE YP  
CAPITAL INVESTMENT VALUE ASSESSMENT (CIV)  
STAGE 1 – BASE BUILDING**

**SUMMARY OF ESTIMATED COSTS**

	\$
DEMOLITION	50,000
REMEDATION – PROVISIONAL ALLOWANCE (No Detail)	100,000
BULK EATRTHWORKS, PILING, RETAINING WALLS	INCL.
SUBSTRUCTURE	550,000
UPPER FLOORS	652,000
COLUMNS/STRUCTURAL STEEL	352,000
STAIRCASES	120,000
EXTERNAL WALLS/DOORS	970,000
INTERNAL WALLS/DOORS	530,000
ROOF	340,000
FINISHES – BASE BUILDING ONLY	510,000
FITMENTS/JOINERY/METAL	450,000
MECHANICAL SERVICES	590,000
ELECTRICAL SERVICES	460,000
FIRE PROTECTION	36,000
HYDRAULIC AND GAS SERVICES	390,000
LIFTS	230,000
EXTERNAL WORKS AND SERVICES	600,000
WORKS OUTSIDE BOUNDARIES	<u>EXCL.</u>
	6,930,000
BUILDER'S PRELIMARIES PROFIT & OVERHEAD	<u>1,700,000</u>
	8,630,000
DESIGN & CONSULTANT FEES	<u>700,000</u>
	9,330,000
CONTINGENCY	230,000
SECTION 94 CONTRIBUTIONS	EXCL.
DEVELOPMENT LEVY	EXCL.
MARKETING FEES	EXCL.
FITOUT AND FURNITURE, FITTINGS & EQUIPMENT	EXCL.
ESCALATION & FINANCE COSTS	<u>EXCL.</u>
<b>ESTIMATED CAPITAL INVESTMENT VALUE AT AUGUST 2017 RATES (EXCLUDING GST)</b>	<b>\$9,560,000</b>

NOTE: CIV Cost excludes Marketing fees, Agents' fees, Escalation, Finance Cost

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LICENSED PREMISES – SITE YP  
CAPITAL INVESTMENT VALUE ASSESSMENT (CIV)  
STAGE 1 – BASE BUILDING**

**INFORMATION USED**

The CIV estimate is based on the following Architectural DA Drawings prepared by Altis Architecture;-

		<u>Revision</u>
DA 0001	Cover Sheet	D
DA 1000	Site Analysis	B
DA 1001	Site Plan	C
DA 1002	Shadow Diagrams	C
DA 1100	Existing Basement/Demolition Plan	B
DA1101	Existing Ground/Demolition Plan	B
DA1200	Proposed Basement Plan	D
DA1201	Proposed Ground Floor Plan	C
DA1202	Proposed Level 1 Plan	D
DA1203	Proposed Roof Top Plan	D
DA2100	Proposed Elevations	E
DA2101	Proposed Elevations	E
DA3000	Proposed Sections	C
DA 4000	Artists Impression	C
DA4001	Artists Impression	C
DA5000	Gross Floor Area	D