

**CAPITAL COST ESTIMATE REPORT - OPTION 2A  
(BASED ON FAX DATED 14/10/05 AND ATTACHED SKETCH)**

**BUILDING A1 & A2 - 4.5 LEVELS COMMERCIAL BUILDING OF TWO BLOCKS AND CENTRAL CORE WITH CARPARK OF 240 CARS TOTAL IN 1 LEVEL OF UNDERCROFT AND 1 LEVEL OF BASEMENT**

**OFFICE BASE BUILDING COSTS**

General site clearance	item		\$100,000.00
Construction of 4.5 level base building on Broughton St (GFA)	12,000.00 m2	\$1,800.00	\$21,600,000.00
Undercroft car parking (120) cars	3500.00 m2	\$500.00	\$1,750,000.00
Basement car parking (120) cars	3500.00 m2	\$900.00	\$3,150,000.00
Extra for external podium over car parking not under building footprint including waterproofing	800.00 m2	\$300.00	\$240,000.00
Construct substation including ACTEW AGL charges	item		\$350,000.00
Incoming mains services to office buildings	item		\$400,000.00
Hard and soft landscaping to remaining open site area including paving around buildings	item		\$400,000.00
Road access works for office buildings	item		\$300,000.00
Total Construction Cost including Basement Carpark and Preliminaries			<u>\$28,290,000.00</u>
Management and Design Fees	0.14 item	\$28,290,000.00	\$3,960,600.00
Contingency allowance	0.10 item	\$28,290,000.00	\$2,829,000.00
Sub Total			\$35,079,600.00
Escalation to 1 July 2006 (5%)			\$1,753,980.00
Total Office Base Building Cost at 1 July 2006 (Excl. GST)			<u>\$36,833,580.00</u>
<b>A1 &amp; A2 - Total Cost Estimate</b>	<b>Head1</b>		
Office Base Buildings	1.00 item		\$36,833,580.00
<b>Total A1 &amp; A2 Cost Estimate at 1 July 2006 (Excl. GST)</b>			<b><u>\$36,833,580.00</u></b>

**Estimate Report**

The Cost Estimates assume:-

- Building quality appropriate for adjacent Parliamentary Triangle location including facade as required to structured car park.

- 240 car parking to undercroft and basement carpark.

- External works of paving and landscaping of appropriate quality for location.

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- Allowance has been made only for minor road access works to the approaches of the new buildings, but not major road realignment works which may be necessary by this option location.

The Cost Estimates Exclude:-

- Any major realignment of inground services ie. Water, sewer, electrical.

- Any tenancy fitout to office buildings

- Escalation beyond 1 July 2006

- GST

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**BUILDING A4 - 3 LEVELS WITH 1 LEVEL RETAIL AND 2 LEVELS COMMERCIAL  
AND BASEMENT CAR PARKING OF 110 CARS**

**RETAIL AND COMMERCIAL BUILDING COSTS**

General site clearance	item		\$60,000.00
Construction of retail building including arcade on Barton Section 9 (GFA)	970.00 m2	\$1,800.00	\$1,746,000.00
Construction of 2 level of commercial over retail	1940.00 m2	\$1,800.00	\$3,492,000.00
Basement car parking (110) cars over 2 levels	3300.00 m2	\$900.00	\$2,970,000.00
Extra over for second level basement for car parking	1200.00 m2	\$50.00	\$60,000.00
Extra for external podium over car parking not under building footprint including waterproofing	1130.00 m2	\$300.00	\$339,000.00
Total Construction Cost including Preliminaries			<u>\$8,667,000.00</u>
Management and Design Fees	0.14 item	\$8,667,000.00	\$1,213,380.00
Contingency allowance	0.10 item	\$8,667,000.00	\$866,700.00
Sub Total			\$10,747,080.00
Escalation to 1 July 2006 (5%)			\$537,354.00
Total Retail & Commercial Building Cost at 1 July 2006 (Excl. GST)			<u>\$11,284,434.00</u>
<b>A4 - Total Cost Estimate</b>	<b>Head1</b>		
Retail & Commercial Building	1.00 item		\$11,284,434.00
<b>Total A4 Cost Estimate at 1 July 2006 (Excl. GST)</b>			<u><b>\$11,284,434.00</b></u>

**Estimate Report**

The Cost Estimates assume:-

- Building quality appropriate for adjacent Parliamentary Triangle location

- 110 car parking in basement allowed.

- External works of paving and landscaping of appropriate quality for location.

- Allowance has been made only for minor road access works to the approaches of the new buildings, but not major road realignment works.

The Cost Estimates Exclude:-

- Any major realignment of inground services ie. Water, sewer, electrical.

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- Services, roads and Landscaping Works
- Escalation beyond 1 July 2006
- GST

**CAPITAL COST ESTIMATE REPORT - OPTION 2A  
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**BUILDING B1 AND B2 - EIGHT AND TEN STOREY RESIDENTIAL BLOCK OF TOTAL 90 UNITS WITH ONE LEVEL OF PODIUM PARKING AND BASEMENT PARKING FOR 135 CARS**

**RESIDENTIAL BUILDING COSTS**

General site clearance	item		\$80,000.00
Construction of 90 units on total of 18 level in two residential blocks on Barton Section 9 (115sq.m/unit)	90.00 unit	\$230,000.00	\$20,700,000.00
Podium car parking (90) cars	2800.00 m2	\$500.00	\$1,400,000.00
Basement car parking (45) cars	1350.00 m2	\$900.00	\$1,215,000.00
Extra for external podium over car parking not under building footprint including waterproofing	1650.00 m2	\$300.00	\$495,000.00
Total Construction Cost including Preliminaries			<u>\$23,890,000.00</u>
Management and Design Fees	0.14 item	\$23,890,000.00	\$3,344,600.00
Contingency allowance	0.10 item	\$23,890,000.00	\$2,389,000.00
Sub Total			\$29,623,600.00
Escalation to 1 July 2006 (5%)			\$1,481,180.00
Total Residential Building Cost at 1 July 2006 (Excl. GST)			<u>\$31,104,780.00</u>
<b>B1 and B2 - Total Cost Estimate</b>	<b>Head1</b>		
Residential Building	1.00 item		\$31,104,780.00
<b>Total B1 and B2 Cost Estimate at 1 July 2006 (Excl. GST)</b>			<u><b>\$31,104,780.00</b></u>

**Estimate Report**

The Cost Estimates assume:-

- Building quality appropriate for the site location.

- 135 car parking in basement and podium allowed.

- External works of paving and landscaping of appropriate quality for location.

- Allowance has been made only for minor road access works to the approaches of the new buildings, but not major road realignment works.

The Cost Estimates Exclude:-

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- Any major realignment of inground services ie. Water, sewer, electrical.
- Services, roads and Landscaping Works
- Escalation beyond 1 July 2006
- GST

**CAPITAL COST ESTIMATE REPORT - OPTION 2A  
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**BUILDING C - FIVE LEVELS STRUCTURAL PARKING FOR 466 CARS**

**STRUCTURED CAR PARK COSTS**

Structured car park for 466 cars above ground (5 Levels)	13500.00 m2	\$520.00	\$7,020,000.00
Total Construction Cost including Preliminaries			<u>\$7,020,000.00</u>
Management and Design Fees	0.11 item	\$7,020,000.00	\$772,200.00
Contingency allowance	0.10 item	\$7,020,000.00	\$702,000.00
Sub Total			\$8,494,200.00
Escalation to 1 July 2006 (5%)			\$424,710.00
Total Structured Car Park Cost at 1 July 2006 (Excl. GST)			<u>\$8,918,910.00</u>
<b>C - Total Cost Estimate</b>	<b>Head1</b>		
Structured Car Park	1.00 item		\$8,918,910.00
<b>Total C Cost Estimate at 1 July 2006 (Excl. GST)</b>			<b><u>\$8,918,910.00</u></b>

The Cost Estimates assume:-

- Structural car park façade appropriate quality for location.

- 466 carparking allowed. (29m2/car space)

- External works of paving and landscaping of appropriate quality for location.

The Cost Estimates Exclude:-

- Any major realignment of inground services ie. Water, sewer, electrical.

- Any retail space in new structured car park.

- Services, roads and Landscaping Works

- Escalation beyond 1 July 2006

- GST

**CAPITAL COST ESTIMATE REPORT - OPTION 2A  
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**STREET PARKING FOR 100 CARS & TEMPORARY PARKING FOR 650 CARS -  
(INCLUDING VISITORS CARPARKING FOR B1 & B2 RESIDENTIAL BLOCKS)**

**STREET PARKING COSTS**

General site clearance	item		\$80,000.00
Street Parking (100 cars)	1,800.00 m2	\$300.00	\$540,000.00
Temporary Parking (650 cars)	18,850.00 m2	\$70.00	\$1,319,500.00
Lightings	item		\$100,000.00
Hard and Soft landscaping	item		\$500,000.00
Substation	item		\$750,000.00
Main services	item		\$1,100,000.00
Total Construction Cost including Preliminaries			<u>\$4,389,500.00</u>
Management and Design Fees	0.14 item	\$4,389,500.00	\$614,530.00
Contingency allowance	0.10 item	\$4,389,500.00	\$438,950.00
Sub Total			\$5,442,980.00
Escalation to 1 July 2006 (5%)			\$272,149.00
Street Parking Cost at 1 July 2006 (Excl. GST)			\$5,715,129.00
<b>Total Cost Estimate</b>	<b>Head1</b>		
Street Parking	1.00 item		\$5,715,129.00
<b>Total Cost Estimate at 1 July 2006 (Excl. GST)</b>			<u><b>\$5,715,129.00</b></u>

**Estimate Report**

The Cost Estimates assume:-

- Substaion, services, landscaping to all buildings other than A1 & A2 are costed above
- Minimal landscaping considered for triangular common area to residential and commmercial buildings
- Soft landscaping of appropriate quality for location.

The Cost Estimates Exclude:-

- Any major realignment of inground services ie. Water, sewer, electrical.
- Landscaping to triangular area between residential and commercial buildings



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- Leasing or purchase of land for temporary carpark
- Escalation beyond 1 July 2006
- GST