

SERVICES

**Quantity Surveying
Independent Certifier
Financiers' Project Monitoring
Property Tax Advice (Depreciation)**

CLIENT

**Multiplex Developments
ANZ Bank**

PROPERTY

East Quarter, Hurstville, NSW

In May 2005 Napier & Blakeley were engaged by Multiplex Developments to provide Quantity Surveying services and Property Tax Advice for this major residential community development at Hurstville, Sydney. With a completed value of \$450m, East Quarter will comprise a total of approximately 629 residential apartments and 10,000 square metres of retail and commercial space over seven buildings. The project includes a large plaza with a range of new cafés, restaurants and shops.

The project will be developed in three stages over six years. The first stage, Aqua and Vantage, offer 168 apartments, retail space, extensive common areas and landscaping with associated car parking. The project will create a new lifestyle precinct for Hurstville and rejuvenate the city with a range of new cafes, restaurants and shops that will house a range of dining and entertainment options.

Napier & Blakeley are providing Multiplex with a full range of Quantity Surveying services for this project, including:

- Cost Planning
- Budget Estimates
- Value Management
- Tender Documentation, Appraisal and Negotiation
- Contract & Cost Administration
- Tax Depreciation Schedules

Napier & Blakeley have also been engaged by ANZ Bank to provide Financier's Project Monitoring Services as "Independent Certifiers" for this project. This role required our Quantity Surveying Team to provide:

- Verification of development costs
- Independent Certification
- Project Monitoring and sign-off of construction draw downs

The first stage of this project is due to be completed at the end of 2008 with the balance currently planned for completion in 2013.

