WT PARTNERSHIP

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Ms Rosanna Petteno (Senior Project Manager)
Coffey
L19, Tower B, Citadel Towers
799 Pacific Highway
Chatswood
NSW 2067

3 August 2017

Dear Ms Petteno,

4-6 BLIGH STREET, SYDNEY
CAPITAL INVESTMENT VALUE QUANTITY SURVEYOR'S REPORT

As requested WT Partnership has prepared a Capital Investment Value (CIV) of the project in accordance with the definition contained in the State Environmental Planning Policy (Major Development) 2005. Under this policy, the CIV has the same meaning as in the Environmental Planning Assessment Regulation 2000 amended 7 May 2010 to the following

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:

a) amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 6 or 6A of Part 4 of the Environmental Planning and Assessment Act or a planning agreement under that Division

b) costs relating to any part of the development or project that is the subject of a separate development consent or project approval

c) land costs (including any costs of marketing and selling land)

d) GST (as defined by A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth).

Based upon the above definition we estimate the CIV for the project to be $311,771,577 (excl GST), spilt between the commercial component, $52,839,007 (excl GST) and hotel component, $258,932,570 (excl GST) , as per the attached estimate.

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

Yours faithfully,
WT Partnership

KEVIN DAVIS
National Director

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WT PARTNERSHIP

INDICATIVE ORDER OF CONSTRUCTION COST
[For discussion purposes only]

Date 27 July 2017

	FECA	UCA / TERRACES	GFA Area Schedule m²
Basement 4	1,153	0	1,153
Basement 3	1,153	0	1,153
Basement 2	1,153	0	1,153
Basement 1	1,153	0	1,153
Ground	1,123	60	1,183
Commercial Floors (6 floors)	5,886	174	6,060
Podium Plant Room	981	0	981
Podium Gym & Pool	1,962	0	1,962
Hotel Reception & FOH	520	202	722
Podium Services & Transfer Floor	558	0	558
Mid Rise Hotel Level (18 floors)	10,044	0	10,044
Mid Plant Level	558	0	558
High Rise Hotel Level (19 floors)	10,602	0	10,602
Hotel Club Lounge	558	152	710
Function Space	558	0	558
Hotel Roof terrace	745	0	745
Roof Plant Room	373	0	373
TOTAL	39,080	588	39,668

Ref	Item	Unit	Qty	Rate $	Amount $	Commercial $	Hotel $
	EARLY WORKS PACKAGE						
	Demolition / Site Preparation						
1	Demolish existing structures (Subject to Site Inspection)	m2	17,017	400.00	6,806,600		
2	Remediation & Hazardous material removal (Minimal as advised by Coffeys Hazardous Materials)	Provisional	17,017		1,000,000		
3	Strip existing external roadways, paving and landscaping between buildings (Say)	m2			Excluded		
4	Class A & B Hoarding	m	50	2,000.00	100,000		
5	Temporary Working Platform	Item	1		500,000		
6	Bulk Excavation to basements (Level 1.5 to 4)	m3	10,954	150.00	1,643,025		
7	Transport and dispose (assumed clean - up to GSW Recycable)	t	24,098	60.00	1,445,862		
8	Extra for GSW+ (EPA Levy = $138/t)	t	24,098		Excluded		
9	Extra for basement retention system	m2	1,302	750.00	976,125		
10	Extra for Traffic Management for Demolition	Item	1		200,000		
11	Extra for Traffic Management for Bulk Excavation	Item	1		200,000		
	sub-total				12,871,612	2,675,553	10,196,059
	Basement Levels						
1	Formation of new basement levels (Level B4 - B3)	m2	2,306	1,000.00	2,306,000		
2	Formation of existing basement level (Level B2 - B1)	m2	1,730	1,000.00	1,729,500		
3	Extra for Basement Ramps	m2	446	250.00	111,500		
	sub-total				4,147,000	862,015	3,284,985
	Main Tower (Levels Grd - L53)						
4	Ground Floor	m2	1,123	5,000.00	5,615,000	1,167,160.13	4,447,839.87
5	Extra for Retail Cold Shells (Cold Shell Only)	m2	439		Included Item above		
6	Allowance for Entry/Drop off/Ground floor externally including glazed awning etc	m2	60	2,500.00	150,000	31,179.70	118,820.30
7	Commercial Floors (6 Floors)	m2	6,060	3,500.00	21,210,000	21,210,000	
8	Podium Plant / Services	m2	981	1,800.00	1,765,800	1,765,800	
9	Podium Gym & Pool (Gym Warm Cold Shell)	m2	1,962	2,500.00	4,905,000		4,905,000
10	Extra for Pool and associated structure	Item	1	500,000.00	500,000		500,000
11	Hotel Reception and Front of House (Cold Shell Only)	m2	722	2,500.00	1,805,000		1,805,000
12	Extra for Reception & Restaurant Fitout	m2	722	8,000.00	5,776,000		5,776,000
13	Podium Services & Transfer Floor	m2	558	4,000.00	2,232,000		2,232,000
14	Mid Rise Hotel Levels (18 floors) (avg room size 27m² - Architectus Drwg RD1013)	m2	10,044	4,200.00	42,184,800		42,184,800
15	Mid Plant Level	m2	558	1,800.00	1,004,400		1,004,400
16	High Rise Hotel Levels (19 floors) (avg room size 27m² - Architectus Drwg RD1013)	m2	10,602	4,200.00	44,528,400		44,528,400
17	Hotel Club Lounge (Cold Shell Only)	m2	710	2,500.00	1,775,000		1,775,000
18	Function Space	m2	558	6,000.00	3,348,000		3,348,000
19	Hotel Roof Terrace (Cold Shell Only)	m2	745	2,500.00	1,862,500		1,862,500
20	Extra for Hotel Front of House Fitout (Club Lounge & Roof Terrace)	m2	710	10,000.00	7,100,000		7,100,000
21	Roof Plant Room	m2	373	1,800.00	671,400		671,400
22	Extra Over Allowances for new performance façade (DGU with performance Low E glass, with spandrel panels etc)	m2	28,800	1,200.00	34,560,000	7,183,803.03	27,376,196.97
	sub-total				180,993,300	31,357,943	149,635,357
	External Works						
23	Site Preparation	Item			Excluded		
24	External Works - footpaths	Item	1	250,000.00	250,000		
25	External Services - allow upgrade	Item	1	2,000,000.00	2,000,000		
26	Allowance for works around proposed new Metro Lines/existing Sydney Train tunnels	Item			Excluded		
	sub-total				2,250,000	467,695.51	1,782,304.49
	ESD Green Star Rating						
26	Green star / ESD Items allowance	5 Star	say	-	1,000,000		
	sub-total				1,000,000	207,864.67	792,135.33
	TOTAL NET CONSTRUCTION COST				201,261,912	35,571,071	165,690,841
27	Staging Costs	Item	1		Excluded		
28	Site Allowance - Based on $4.50/hr	Item	4,262,017		4,262,017	885,922.75	3,376,094.21
29	Contractors Design & Professional Fees	4.5%	201,261,912		9,056,786	1,882,585.85	7,174,200.19
30	Statutory & Authority Costs	0.5%	214,580,715		1,072,904	223,018.75	849,884.83
	sub-total				215,653,619	38,562,599	177,091,020
31	Preliminaries & Supervision		18.00%		38,817,651	6,941,268	31,876,384
32	Margin		5.00%		12,723,563	2,275,193	10,448,370
33	Contractors Risk / Contingency	2.5%	215,653,619		5,391,340	964,065	4,427,276
	TOTAL DESIGN, DEVELOPMENT & CONSTRUCTION COST (excl GST)				272,586,174	48,743,125	223,843,049
34	Principals FF & E and O&SE	Rooms	407	40,000.00	16,280,000		16,280,000
35	Principals VPA, Section 61 & Long service Levy (as advised by Architectus)	Item			9,276,410	1,658,783	7,617,627
36	Prinicipals Central Sydney Affordable Housing & Infrastructure Delivery Fund (As advised by Architectus)	Item		incl	0		
37	Heritage Floor Space	Item			3,518,677	629,200	2,889,477
38	Principals Design Fees and Project Management Fees	3.50%	288,866,174		10,110,316	1,807,899	8,302,417
	TOTAL DEVELOPMENT COST (excl GST)				311,771,577	52,839,007	258,932,570

LIST OF EXCLUSIONS:-
Leasing agents fees, legal fees, interest charges and financing costs;

GST (the client must clarify that they can claim an Input Tax Credit for the GST payable on this project);
Tenant incentives;
Other Development Costs
All work to adjoining properties connecting the site;
Developer's contingency sum.