

MEMORANDUM

DATE: 22 JULY 2016

TO: BOB SHIN (YUHU GROUP)

CC: IAN MENZIES

FROM: MARK TEBBATT

REGARDING: EASTWOOD DEVELOPMENT DA ESTIMATE

Bob,

As requested, WTP have completed an Elemental Estimate based on the DA design documentation. We attach a Main Summary and draw your attention to the Exclusions, Assumptions and Information used.

The DA estimated cost as at July 2016 is \$251,594,020 (excluding GST) (\$276,753,423 including GST) which includes Demolition, Basement Car Parks, Retail, Commercial, Residential, External Works and Rowe Street Mall Upgrade and summarise as follows:

	Total Excl GST	Total Incl GST
Eastwood Development	\$250,314,145	\$275,345,560
Rowe Street Mall Upgrade	\$1,279,875	\$1,407,863
Total Cost	\$251,594,020	\$276,753,423

We note that this estimate includes construction costs, preliminaries and margin, and specifically excludes for Design fees, PM/DM fees, DA Contributions/Authority Fees, Contingency and Escalation.

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

Regards,
WT Partnership



Mark Tebbatt
National Director

CONSTRUCTION COST

Eastwood Development

Demolition and Site Preparation	\$1,906,000
Basement Car Park	\$42,487,641
Retail	\$44,353,412
Commercial	\$8,024,311
Residential	\$95,942,225
External Works (Incl Podium)	\$7,617,860
Subtotal	\$200,331,449
Preliminaries and Overhead	\$38,062,975
Contractor Profit	\$11,919,721
Contingency	Excl
TOTAL COST (EXCLUDING GST)	\$250,314,145
Professional Fees & Authority Fees	Excl
GST	\$25,031,415
TOTAL COST (INCLUDING GST)	\$275,345,560

ROWE STREET MALL UPGRADE

Rowe St Mall Upgrade	\$1,010,990
Subtotal	\$1,010,990
Preliminaries and Overhead	\$192,088
Contractor Profit	\$76,797
Contingency	Excl
TOTAL COST (EXCLUDING GST)	\$1,279,875
Professional Fees & Authority Fees	Excl
GST	\$127,988
TOTAL COST (INCLUDING GST)	\$1,407,863

INFORMATION USED

HDR Rice Daubney – DA Submission pack dated 15 July 2016 (refer to attached drawing register)

TTW Structural Markups dated 17 May 2016

Arcadis Building Services DA Concept Report dated 15 June 2016

Jeffery & Katauskas Geotechnical Report dated 1 November 2007

McGregor Coxall landscape drawings dated 16 June 2016

EXCLUSIONS

The following are excluded from the DA estimated costs:

1. Land costs, legal fees, interest charges and financing costs;
2. Development Application & Construction Certificate fees and charges;
3. Council contributions, fees, levies (eg. Long Service Leave Levy) and charges;
4. Statutory Authorities fees and charges
5. Development & Project Management Fees;
6. Bank Certifier Fees;
7. Escalation after July 2016;
8. Stand-by power;
9. Artworks and sculptures;
10. Asbestos and hazardous materials removal
11. Allowance in respect of ESD/"Green Star" Rating
12. Retail tenancy fitout & Lessor's works including finishes, ceilings, internal shopfronts and incentives etc. other than Supermarket Major and Mini Major;
13. Underpinning Works to adjacent buildings;
14. Major off-site infrastructure "Head Works" i.e. Telstra, Sydney Water, AGL, EA etc.;
15. Unknown site conditions in excess of allowances made;
16. Leasing and marketing agent fees and costs;
17. Prototype and Display Apartments
18. Garbage compactor;
19. BMU (Note: assume window cleaning by carabiner access system);
20. Car Park Management System;
21. Staging Costs;
22. Design Fees and;
23. Contingency



YUHU GROUP (AUSTRALIA) Pty Ltd

DRAWING LIST

NUMBER	TITLE
DA 0000	COVER SHEET
DA 0101	SITE SURVEY
DA 1001	SITE ANALYSIS
DA 1002	LOCATION PLAN
DA 1003	SITE PLAN AND CONTEXT
DA 1004	DESIGN RESPONSE
DA 1100	LOWER GROUND PLAN
DA 1101	BASEMENT 1
DA 1102	BASEMENT 2
DA 1103	BASEMENT 3
DA 1104	BASEMENT 4
DA 1201	GROUND PLAN - ROWE ST
DA 1301	LEVEL 1 - RUTLEDGE ST
DA 1302	LEVEL 2
DA 1303	LEVEL 3
DA 1304	LEVEL 4
DA 1305	LEVEL 5
DA 1306	LEVEL 6
DA 1307	LEVEL 7
DA 1308	LEVEL 8
DA 1309	LEVEL 9
DA 1310	LEVEL 10
DA 1311	LEVEL 11
DA 1312	LEVEL 12
DA 1313	LEVEL 13
DA 1401	ROOF LEVEL
DA 1501	ELEVATION ROWE STREET
DA 1502	ELEVATION RUTLEDGE STREET
DA 1503	ELEVATION WEST PARADE
DA 1604	ELEVATION TRILANNEY STREET
DA 1601	LANEWAY SECTION LOOKING EAST
DA 1602	LANEWAY SECTION LOOKING WEST
DA 1603	EAST WEST SECTION LOOKING SOUTH
DA 1604	EAST WEST SECTION LOOKING NORTH
DA 1605	INTERNAL STREET SECTION LOOKING WEST
DA 1606	INTERNAL STREET SECTION LOOKING EAST
DA 1607	LANEWAY SECTION LOOKING WEST
DA 1901	ACCESSIBLE UNITS 1
DA 1902	ACCESSIBLE UNITS 2
DA 1903	ACCESSIBLE AND UNIVERSAL UNITS
DA 1904	GFA 1
DA 1904	GFA 2
DA 1906	APARTMENTS SCHEDULE
DA 6001	MATERIALS FINISHES BOARD
DA 8001	SHADOW DIAGRAMS
DA 8002	PERSPECTIVES SEPP 65 ROWE ST
DA 8003	PERSPECTIVES SEPP 65 RUTLEDGE ST
DA 8004	PERSPECTIVES SEPP 65 THE STREET
DA 8005	PERSPECTIVES SEPP 65 THE STREET FROM RUTLEDGE
DA 8006	PERSPECTIVES SEPP65 THE LANEWAY-MARKET HALL
DA 8007	CROSS VENTILATION 1
DA 8008	CROSS VENTILATION 2
DA 8101	SOLAR ACCESS 2
DA 8102	SOLAR STUDY ELEVATIONS - ROWE STREET
DA 8103	SOLAR STUDY ELEVATIONS - WEST STREET
DA 8104	SOLAR STUDY ELEVATIONS - RUTLEDGE STREET
DA 8105	SOLAR STUDY ELEVATIONS - TRILANNEY STREET
DA 8106	SOLAR STUDY ELEVATIONS - INTERNAL (COURTYARD) WEST
DA 8107	SOLAR STUDY ELEVATIONS - INTERNAL (COURTYARD) NORTH
DA 8108	SOLAR STUDY ELEVATIONS - INTERNAL (COURTYARD) EAST
DA 8109	SOLAR STUDY ELEVATIONS - INTERNAL (COURTYARD) SOUTH
DA 8160	SOLAR ACCESS 1



EASTWOOD CENTRE

144-186 ROWE STREET, EASTWOOD, NSW, 2122

DEVELOPMENT APPROVAL