



1 July 2022

SLS Canberra Residences Pty Ltd and SL Holdsworth Residences Pty Ltd
Suite 304
Level 3
500 Pacific Highway
St Leonards NSW 2065

Email: Alistair.Cook@newhopegroup.com.au

Dear Sir,

ST LEONARDS SOUTH
DA COST REPORT.

Please find enclosed the DA Cost Report for the above project in the amount of \$149,557,100 inclusive of GST at current prices.

The estimated cost has been based on the documents listed in the attached Schedule of Information Used.

The above estimate is based on conceptual design information, listed in the report, made available to WT at this point and therefore we have made a number of assumptions in relation to the project 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

ANDREW TAN
Associate

WT

WT REF: PR-010796 - ST LEONARDS SOUTH - DA COST REPORT



ST LEONARDS SOUTH

DA - COST REPORT

1st July 2022

CONTENTS

CONTACT	4
1 SUMMARY OF ESTIMATED DEVELOPMENT COSTS	5
2 INFORMATION USED	5
3 SCHEDULE OF AREAS	6
4 SCHEDULE OF EXCLUSIONS	7

APPENDICES

APPENDIX A	WT DA ESTIMATE
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CONTACT

DETAIL	DESCRIPTION
Name of Company/Trading Name	WT Australia Pty Ltd
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Name of Representative	Andrew Tan
Position	Associate
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DOCUMENT STATUS	NAME	DATE
PREPARED BY	DANIEL LIN	01.07.2022
REVIEWED BY	ANDREW TAN	01.07.2022
E-SIGNATURE APPROVED	ANDREW TAN	01.07.2022

REVISION NO.	REVISION DATE	DRAFT.FINAL
Revision No.0	01.07.2022	Final

1 SUMMARY OF ESTIMATED DEVELOPMENT COSTS

	TOTAL \$
TRADE COST	108,267,000
PRELIMINIARIES	16,240,000
PROFIT	4,980,000
CONSTRUCTION COSTS - SUBTOTAL	\$129,487,000
PROFESSIONAL FEES	6,474,000
TOTAL	\$135,961,000
GST	13,596,100
TOTAL	\$149,557,100

2 INFORMATION USED

ROTHELOWMAN - ARCHITECTS

TP01.00 BASEMENT 4[A]
 TP01.01 BASEMENT 3[A]
 TP01.02 BASEMENT 2[A]
 TP01.03 BASEMENT 1[A]
 TP01.04 LEVEL 0[A]
 TP01.05 LEVEL 1[A]
 TP01.11 LEVEL 2[A]
 TP01.12 LEVEL 3[A]
 TP01.13 LEVEL 4[A]
 TP01.14 LEVEL 5[A]
 TP01.15 LEVEL 6[A]
 TP01.16 LEVEL 7[A]
 TP01.17 LEVEL 8[A]
 TP01.18 LEVEL 9[A]
 TP01.19 LEVEL 10[A]
 TP01.20 LEVEL 11[A]
 TP01.21 LEVEL 12[A]
 TP01.22 LEVEL 13[A]
 TP01.23 LEVEL 14[A]
 TP01.24 LEVEL 15[A]
 TP01.25 LEVEL 16[A]
 TP01.26 LEVEL 17[A]
 TP01.27 LEVEL 18[A]
 TP01.28 LEVEL 19[A]
 TP01.29 ROOF PLAN[A]

TP03.01 SECTION A1[A]
 TP03.02 SECTION A2[A]
 TP03.03 SECTION B[A]
 TP03.04 SECTION C[A]
 TP05.00 OVERALL DEVELOPMENT SUMMARY[A]

3 SCHEDULE OF AREAS

BUILDING	GBA
Combined Basement	14,330
Building Tower Area 1	16,527
Building Tower Area 2	12,390
Building Tower Area 4	8,779
TOTAL	52,026

Note: GBA is in accordance with AIQS Definition of GBA.

BUILDING	NO. OF DWELLINGS
Building Tower Area 1	100
Building Tower Area 2	79
Building Tower Area 4	53
TOTAL	232

4 SCHEDULE OF EXCLUSIONS

- a) Land costs (including any costs of marketing and selling land);
- b) Land and agent's fees;
- c) Finance costs;
- d) Council, Statutory Fees, Special fees and payments (section 94);
- e) Sales, leasing and marketing fees;
- f) Client DM fees;
- g) Loose FF&E



APPENDIX A
WT DA ESTIMATE

DA Drawings - Rothelowman

FUNCTION / ELEMENT	Qty	Unit	Rate \$	Extension \$	Sub-Total	Sub-Total
1 Demolition, Site Preparation, Services Disconnections, Relocations & Amplifications					348,080	348,000
2 Substructure Works (Excavation, Shoring, Footings, Etc.) & Combined Basement					7,246,381	7,246,000
3 Combined Basement Levels (B4 to G) Rate \$/m2 GBA	15,291	m2	649		9,926,330	9,926,000
4 Residential Tower Area 1 (GF to L19) Rate \$/m2 GBA	16,527	m2	2,184		36,097,301	36,097,000
5 Residential Tower Area 2 (GF to L17) Rate \$/m2 GBA	12,390	m2	2,273		28,161,923	28,162,000
6 Residential Tower Area 4 (GF to L13) Rate \$/m2 GBA	8,779	m2	2,135		18,742,101	18,742,000
7 EXTERNAL WORKS & SERVICES					7,745,600	7,746,000
Sub-total					108,267,716	108,267,000
MAIN CONTRACTOR'S PRELIMINARIES					16,240,157	16,240,000
MAIN CONTRACTOR'S MARGIN					4,980,315	4,980,000
PROFESSIONAL FEES					6,474,409	6,474,000
ESTIMATED CONSTRUCTION BUDGET (Ex GST)						\$135,961,000
GOODS AND SERVICES TAX (GST)						13,596,100
ESTIMATED CONSTRUCTION BUDGET (Incl GST)						\$149,557,100

