



14 April 2023

Modern Construction & Development Pty Ltd
12/82 Elizabeth St,
Sydney, NSW 2000

Email: costasharamis@modernco.com.au

Dear Sir,

14-16 MARSHALL AVENUE, 5-9 HOLDSWORTH AVENUE & 2-10 BERRY ROAD, ST LEONARDS NSW 2065

DA COST REPORT.

Please find enclosed the DA Cost Report for the above project in the amount of \$110,719,400 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-018702 - 14-16 MARSHALL AVENUE, 5-9 HOLDSWORTH AVENUE & 2-10 BERRY ROAD, ST LEONARDS NSW 2065 - DA COST REPORT



14-16 MARSHALL AVENUE, 5-9
HOLDSWORTH AVENUE & 2-10 BERRY
ROAD, ST LEONARDS NSW 2065

DA - COST REPORT

14 April 2023

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CONTACT

DETAIL	DESCRIPTION
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DOCUMENT STATUS	NAME	DATE
PREPARED BY	HARRISON KERLE	14.04.2023
REVIEWED BY	ANDREW TAN	14.04.2023
E-SIGNATURE APPROVED	ANDREW TAN	14.04.2023

REVISION NO.	REVISION DATE	DRAFT.FINAL
Revision No.0	14.04.2023	Final

1 SUMMARY OF ESTIMATED DEVELOPMENT COSTS

	TOTAL \$
TRADE COST	80,151,000
PRELIMINIARIES	12,023,000
PROFIT	3,687,000
CONSTRUCTION COSTS - SUBTOTAL	\$95,861,000
PROFESSIONAL FEES	4,792,973
TOTAL	\$100,654,000
GST	10,065,400
TOTAL	\$110,719,400

2 INFORMATION USED

DA-B1B0910 - BASEMENT 02 PLAN
 DA-B1B1010 - BASEMENT 01 PLAN
 DA-B1GRD10 - GROUND FLOOR PLAN
 DA-B1L0110 - LEVEL 01 PLAN
 DA-B1L0210 - LEVEL 02 PLAN
 DA-B1L0310 - LEVEL 03 PLAN
 DA-B1L0410 - LEVEL 04 PLAN
 DA-B1L0510 - LEVEL 05 PLAN
 DA-B1L0610 - LEVEL 06 PLAN
 DA-B1L0710 - LEVEL 07 PLAN
 DA-B1L0810 - LEVEL 08 PLAN
 DA-B1L0910 - LEVEL 09 PLAN
 DA-B1L1010 - LEVEL 10 PLAN
 DA-B1L1110 - LEVEL 11 PLAN
 DA-B1L1210 - LEVEL 12 PLAN
 DA-B1L1310 - LEVEL 13 PLAN
 PA030465-DA-D110010-SECTION BLDG 14-15
 PA030465-DA-D120010-SECTION BLDG 13-15
 DA-C010010-EAST ELEVATION
 DA-C020010-SOUTH ELEVATION
 DA-C030010-WEST ELEVATION
 DA-C040010-NORTH ELEVATION
 Geotech Report for DA

3 SCHEDULE OF AREAS

BUILDING	GBA
Combined Basement	13,666
Building Tower Area 13 (L3-L12)	7,951
Building Tower Area 14 (GF-L11)	7,448
Building Tower Area 15 (L02-L12)	8,538
Non-Typical Areas	461
TOTAL	38,064

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

BUILDING	NO. OF DWELLINGS
Building Tower Area 13	60
Building Tower Area 14	55
Building Tower Area 15	72
TOTAL	187

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 Estimate - 14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, St Leonards NSW 2065

FUNCTION / ELEMENT	Qty	Unit	Rate \$	Extension \$	Sub-Total	Sub-Total
1 Demolition, Site Preparation, Services Disconnections, Relocations & Amplifications						
2 Substructure Works (Excavation, Shoring, Footings, Etc.)					1,089,705	1,090,000
3 Combined Basement Levels (B2 to L2)					7,858,022	7,858,000
Rate \$/m2 GBA	13,666	m2	692		9,459,383	9,459,000
4 Non-Typical Levels					672,559	673,000
5 Residential Tower Area 13 (L3-L12)						
Rate \$/m2 GBA	7,951	m2	2,329		18,519,108	18,519,000
6 Residential Tower Area 14 (GF-L11)						
Rate \$/m2 GBA	7,448	m2	2,441		18,179,686	18,180,000
7 Residential Tower Area 15 (L02-L12)						
Rate \$/m2 GBA	8,538	m2	2,375		20,277,644	20,278,000
8 EXTERNAL WORKS & SERVICES					4,093,950	4,094,000
Sub-total	38,064	m2	2,106		80,150,056	80,151,000
MAIN CONTRACTOR'S PRELIMINARIES					12,022,508	12,023,000
MAIN CONTRACTOR'S MARGIN					3,686,903	3,687,000
PROFFESIONAL FEES					4,792,973	4,793,000
ESTIMATED CONSTRUCTION BUDGET (Ex GST)						\$100,654,000
GOODS AND SERVICES TAX (GST)						\$10,065,400
ESTIMATED CONSTRUCTION BUDGET (Incl. GST)						\$110,719,400

