

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

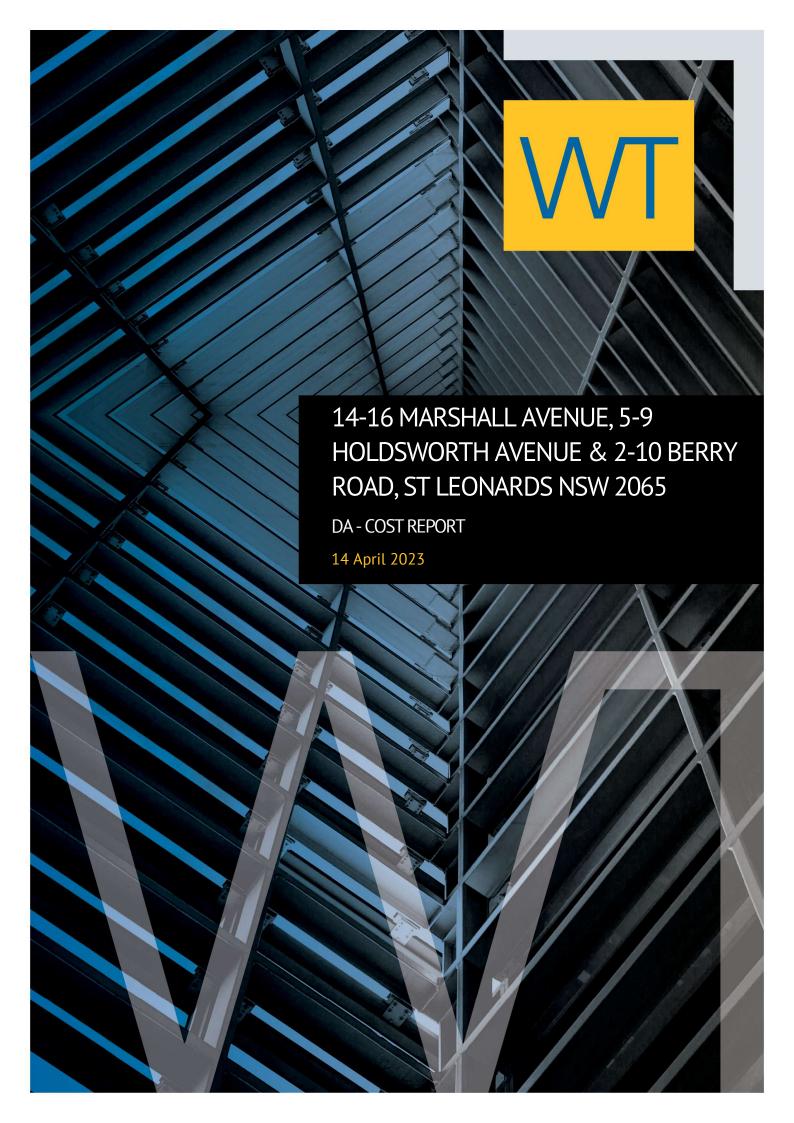
WT

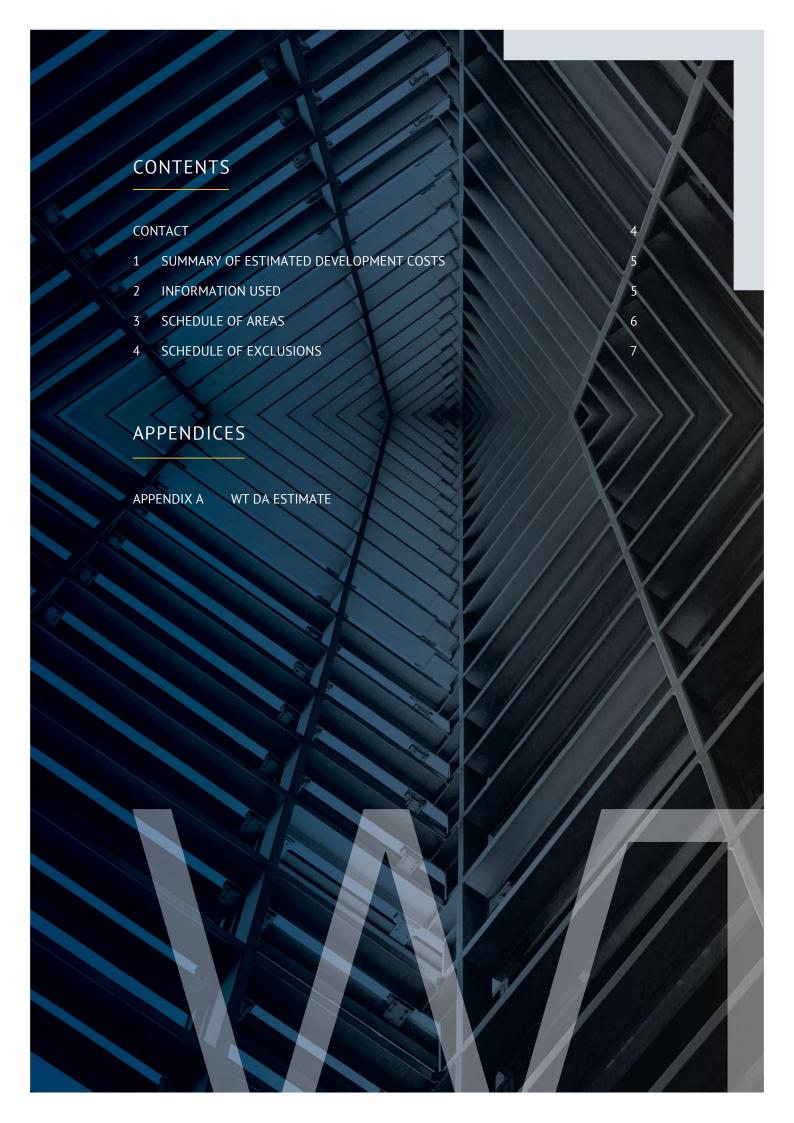
WT REF: PR-018702 - 14-16 MARSHALL AVENUE, 5-9 HOLDSWORTH AVENUE & 2-10 BERRY ROAD, ST LEONARDS NSW 2065 - DA COST REPORT











CONTACT

DETAIL	DESCRIPTION
Name of Company/Trading Name	WT Australia Pty Ltd
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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	
evision 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

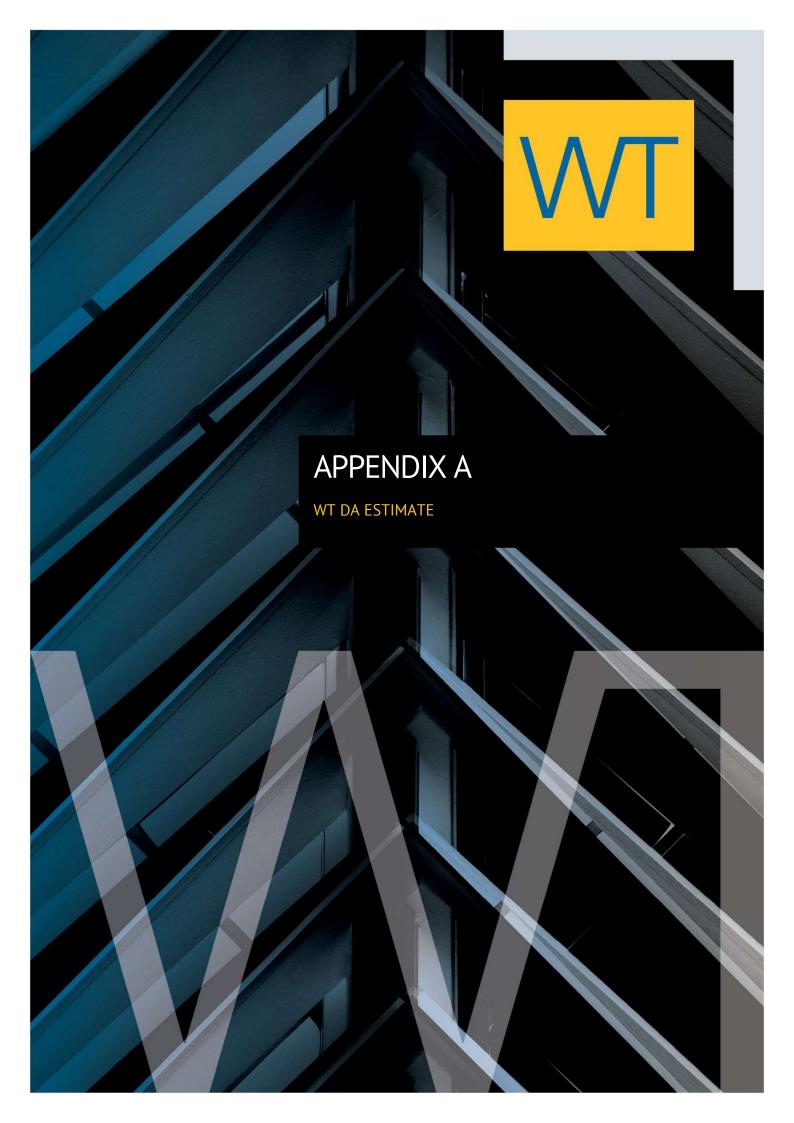
BUILDING	GBA	
Combined Basement	13,666	
Building Tower Area 13 (L3-L12)	7,951	
Building Tower Area 14 (GF-L11)	7,448	
Building Tower Area 15 (L02-L12)	8,538	
Non-Typical Areas	461	
TOTAL	38,064	

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





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
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					672.550	672 000
5 Residential Tower Area 13 (L3-L12)					672,559	673,000
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
	7,440	1112	2,441		10,179,000	10,100,000
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 PROFFESIONAL FEES					3,686,903 4,792,973	3,687,000 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

