



31 July 2024

Jeff Curnow  
Metis Group  
70 George Street  
The Rocks, NSW 2000

Dear Jeff,

**THE LANDMARK QUARTER DEVELOPMENT**  
DA COST REPORT – UPLIFT SCHEME

Please find enclosed the DA Cost Report for the Uplift Scheme of above project in the amount of \$42,810,300 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

IAN MENZIES  
National Director  
WT

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



# THE LANDMARK QUARTER

DA COST REPORT – UPLIFT SCHEME

31 JULY 2024



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## APPENDICES

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## CONTACT

DETAIL	DESCRIPTION
Name of Company/Trading Name	WT Australia Pty Ltd
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Name of Representative	Mr Ian Menzies
Position	National Director
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Revision No.0	31 07.2024	Final



# 1 SUMMARY OF ESTIMATED DEVELOPMENT COSTS

	TOTAL \$
TRADE COST	29,780,000
PRELIMINIARIES	6,552,000
MARGIN	1,453,000
<b>CONSTRUCTION TOTAL EXCLUDING GST</b>	<b>\$37,785,000</b>
Professional Fees	\$1,133,000
<b>TOTAL EXCLUDING GST</b>	<b>\$38,918,500</b>
GST	3,891,800
<b>TOTAL INCLUDING GST</b>	<b>\$42,810,300</b>

## 2 INFORMATION USED

### ROTHELOWMAN – ARCHITECTS DRAWINGS DATED 26.07.24

TP00.00 COVER PAGE REV L  
 TP00.01 SITE PLAN REV E  
 TP00.02 DEMOLITION PLAN REV C  
 TP00.99 BASEMENT 5 REV D  
 TP01.00 BASEMENT 4 REV N  
 TP01.01 BASEMENT 3 REV M  
 TP01.02 BASEMENT 2 REV M  
 TP01.03 BASEMENT 1 REV P  
 TP01.04 LEVEL 0 REV M  
 TP01.05 LEVEL 1 REV P  
 TP01.11 LEVEL 2 REV N  
 TP01.12 LEVEL 3 REV L  
 TP01.13 LEVEL 4 REV L  
 TP01.14 LEVEL 5 REV K  
 TP01.15 LEVEL 6 REV L  
 TP01.16 LEVEL 7 REV J  
 TP01.17 LEVEL 8 REV J  
 TP01.18 LEVEL 9 REV K  
 TP01.19 LEVEL 10 REV L  
 TP01.20 LEVEL 11 REV K  
 TP01.21 LEVEL 12 REV K

TP01.22 LEVEL 13 REV K  
 TP01.23 LEVEL 14 REV K  
 TP01.24 LEVEL 15 REV K  
 TP01.25 LEVEL 16 REV K  
 TP01.26 LEVEL 17 REV H  
 TP01.27 LEVEL 18 REV H  
 TP01.28 LEVEL 19 REV H  
 TP01.29 LEVEL 20 REV H  
 TP01.30 LEVEL 21 REV A  
 TP01.31 LEVEL 22 REV A  
 TP01.32 LEVEL 23 REV A  
 TP01.33 LEVEL 24 REV A  
 TP01.34 ROOF REV A  
 TP02.01 NORTH ELEVATION – BUILDING 1 & 2 REV J  
 TP02.02 SOUTH ELEVATION – BUILDING 4 REV J  
 TP02.03 SOUTH ELEVATION – BUILDING 1 & 2 REV J  
 TP02.04 EAST ELEVATION – BUILDING 1 REV K  
 TP02.05 EAST ELEVATION – BUILDING 2 & 4 REV H  
 TP02.06 WEST ELEVATION – BUILDING 2 & 4 REV H  
 TP02.07 WEST ELEVATION – BUILDING 1 REV J  
 TP02.08 NORTH ELEVATION – BUILDING 4 REV L  
 TP02.50 EXTERIOR FINISHES SCHEDULE REV A  
 TP03.01 SECTION A1 REV L  
 TP03.02 SECTION A2 REV K  
 TP03.03 SECTION B REV L  
 TP03.04 SECTION C REV K  
 TP03.11 SECTION - RAMPS REV G  
 TP05.00 OVERALL DEVELOPMENT SUMMARY REV N  
 TP11.01 GFA TOWER ONE SHEET 1 REV H  
 TP11.02 GFA TOWER ONE SHEET 2 REV C  
 TP11.03 GFA TOWER TWO AND FOUR SHEET 1 REV H  
 TP11.04 GFA TOWER TWO AND FOUR SHEET 2 REV C  
 TP11.05 GFA TOWER TWO AND FOUR SHEET 3 REV H  
 TP11.06 GFA TOWER TWO AND FOUR SHEET 4 REV C  
 TP12.01 3D SOLAR POV STUDIES SHEET 1 REV D  
 TP12.02 3D SOLAR POV STUDIES SHEET 2 REV D  
 TP12.03 3D SOLAR POV STUDIES SHEET 3 REV D  
 TP13.01 SEPP 65 COMPLIANCE SHEET 1 REV F  
 TP13.02 SEPP 65 COMPLIANCE SHEET 2 REV F  
 TP13.03 SEPP 65 COMPLIANCE SHEET 3 REV F  
 TP13.04 SEPP 65 COMPLIANCE SHEET 4 REV F  
 TP13.06 COMMUNAL OPEN SPACE REV H  
 TP13.07 HEIGHT PLANE DIAGRAM REV F  
 TP13.08 T2 T4 FOOTPRINT REV E  
 TP13.11 STORAGE COMPLIANCE REV H  
 TP14.01 SHADOWS PROPOSED SHEET 1 REV D  
 TP14.02 SHADOWS PROPOSED SHEET 2 REV D  
 TP14.03 SHADOWS PROPOSED SHEET 3 REV D  
 TP15.01 ADAPTABLE AND VISITABLE COMPLIANCE REV G  
 TP15.02 ADAPTABLE LAYOUT PLANS SHEET 1 REV F  
 TP15.03 ADAPTABLE LAYOUT PLANS SHEET 2 REV F  
 TP15.04 ADAPTABLE LAYOUT PLANS SHEET 3 REV F  
 TP15.05 ADAPTABLE LAYOUT PLANS SHEET 4 REV E



### 3 SCHEDULE OF AREAS

BUILDING	GBA
Building Tower Area 1 (Addition of Levels 19 to 23)	4,098
Building Tower Area 2 (Addition of Levels 17 to 21)	3,248
Building Tower Area 4 (Addition of Levels 14 to 17)	1,965
<b>TOTAL</b>	9,311

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

### 4 SCHEDULE OF EXCLUSIONS

- a) Land costs;
- b) Legal Fees, Taxes and Duties;
- c) Finance costs; Interest Charges, Holding Costs;
- d) Council, Statutory Fees, Special fees and payments (section 94);
- e) Sales, Leasing and Marketing Fees;
- f) Loose FF&E

The logo consists of the letters 'WT' in a blue, sans-serif font, centered within a yellow square. The background of the entire page is a low-angle, upward-looking photograph of a modern building's facade, featuring a complex network of dark, angular structural elements and windows. A semi-transparent black rectangle is positioned behind the title text.

WT

# APPENDIX A

WT DA ESTIMATE



# ST LEONARDS SOUTH

05 - 240731 UPLIFT SCHEME JULY 2024-DA ESTIMATE



Estimate Summary

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<b>ST LEONARDS SOUTH – DA Estimate for Uplift Scheme</b>				
	Information Used				
	<b>Addition of Levels 19 to 23 to Tower 1, Levels 17 to 21 to Tower 2 and Levels 14 to 17 to Tower 3</b>				
1/A	Columns	9,311	m2	52	486,983
1/B	Upper Floors	9,311	m2	345	3,214,259
1/C	Staircases	9,311	m2	48	446,850
1/D	Roof	9,311	m2	67	620,348
1/E	External Walls, Windows and Doors	6,387	m2	981	6,265,566
1/F	Internal Walls	9,311	m2	429	3,995,548
1/G	Internal Doors	9,311	m2	70	649,485
1/H	Wall Finishes	9,311	m2	101	937,986
1/J	Floor Finishes	9,311	m2	224	2,087,303
1/K	Ceiling Finishes	9,311	m2	98	911,961
1/L	Fitments	9,311	m2	403	3,750,820
1/M	Special Equipment	9,311	m2	7	63,000
1/N	Mechanical Services	9,311	m2	116	1,082,412
1/P	Electrical Services	9,311	m2	183	1,699,446
1/Q	Sanitary Fixtures	9,311	m2	110	1,024,496
1/R	Hydraulic Services	9,311	m2	131	1,223,690
1/S	Fire Sprinkler Services	9,311	m2	84	786,733
1/T	Vertical Transport	9,311	m2	57	533,114
1/U	<b>Sub-Total</b>	9,311	m2	3,198	<b>29,780,000</b>
	Preliminaries				6,552,000
	Overheads & Profit				1,453,000
	Construction Contingency				Excl
1/V	<b>Construction Total excluding GST</b>	9,311	m2	4,058	<b>37,785,000</b>
	Professional Fees				1,133,500
1/W	<b>Total excluding GST</b>	9,311	m2	4,180	<b>38,918,500</b>
	GST				3,891,800
2/A	<b>Total including GST</b>	9,311	m2	4,598	<b>42,810,300</b>
<b>Total Cost</b>					<b>42,810,300</b>

