

To Whom it May Concern,

PROJECT DESCRIPTION	MULTI UNIT RESIDENTIAL DEVELOPMENT
PROJECT LOCATION	26-30 DAWES AVENUE CASTLE HILL NSW

In reference to the above project and upon my review of project documents relating to the proposed additional eighty (80) apartments incorporating an additional 9,660 sqm of floor area, I confirm the following:

1.0 EDC based on original consent:

The Estimated Development Cost based on the **original design/consent** is as follows:

ITEM	COST (EXCL. GST)	METHODOLOGY
Construction (item A)	\$ 71,232,866.00	Elemental measure and rates build up
Contingency	\$ -	
Professional Fees	\$ 1,424,657.32	2.0% of Construction Costs
Authorities Fees (LSLL)	\$ 178,082.17	.25% of Construction Costs
Escalation	\$ 1,068,492.99	1.5% of Construction Costs
TOTAL EDC (EXCL. GST)	\$ 73,904,098.48	
GST	\$ 7,390,409.85	
TOTAL EDC (INCL. GST)	\$ 81,294,508.32	

GROSS FLOOR AREA (AIQS)	ITEM	METHODOLOGY
GFA m2	35686.0274	As defined by AIQS
Construction Costs Only \$/m2 GFA	\$ 1,996.10	Assessed on Construction Cost only (item A) above

2.0 EDC based on proposed additional 80 apartments:

The approximate Estimated Development Cost based on the **proposed additional 80 apartments** is as follows:

PROJECT DESCRIPTION	MULTI UNIT RESIDENTIAL DEVELOPMENT	
PROJECT LOCATION	26-30 DAWES AVENUE CASTLE HILL NSW	
PROJECT STAGE	DEVELOPMENT APPLICATION (PROPOSED REVISED EDC)	

ITEM	COST (EXCL. GST)	METHODOLOGY
Construction (item A)	\$ 94,770,026.00	Elemental measure and rates build up
Contingency	\$ -	
Professional Fees	\$ 1,895,400.52	2.0% of Construction Costs
Authorities Fees (LSLL)	\$ 236,925.07	.25% of Construction Costs
Escalation	\$ 1,421,550.39	1.5% of Construction Costs
TOTAL EDC (EXCL. GST)	\$ 98,323,901.98	
GST	\$ 9,832,390.20	
TOTAL EDC (INCL. GST)	\$ 108,156,292.17	

GROSS FLOOR AREA (AIQS)	ITEM	METHODOLOGY
GFA m2	45346	As defined by AIQS
Construction Costs Only \$/m2 GFA	\$ 2,089.93	Assessed on Construction Cost only (item A) above

3.0 Effective increase in the EDC between items 1.0 and 2.0 above:

ITEM	COST (EXCL. GST)
1.0 Original EDC	\$ 73,904,098.48
2.0 Proposed EDC	\$ 98,323,901.98
TOTAL APPROX. INCREASE (EXCL. GST)	\$ 24,419,803.50
GST	\$ 2,441,980.35
TOTAL APPROX. INCREASE (INCL. GST)	\$ 26,861,783.85



Signature: _____ Date: **5 February 2025**

Name: **Angelo Antidormi**

Position & Qualifications: **Director – MAIQS, CQS - AIQS Reg. No. 6901**