

Registered* Quantity Surveyor's Detailed Cost Report

[Development cost in excess of \$3,000,000.00]

* A member of the Australian Institute of Quantity Surveyors or the Royal Institute of Chartered Surveyors

DEVELOPMENT APPLICATION REFERENCE: SSD 10464
 or
 CONSTRUCTION CERTIFICATE [Section 61] DATE: 1/12/2020

APPLICANT'S NAME Built Development (Phillip St) Pty Ltd DEVELOPMENT NAME 50-52 Phillip St

APPLICANT'S ADDRESS L7 343 George St, Sydney NSW 2000 DEVELOPMENT ADDRESS 50-52 Phillip St, Sydney NSW 2000

OCCUPIER'S NAME Built Development (Phillip St) Pty Ltd

DESCRIPTION OF WORKS Redevelopment of a new mixed-use building at 50-52 Phillip Street

TOTAL DEVELOPMENT COST	\$	<u>294,106,470</u>	GROSS FLOOR AREA (Hotel)	m ²	<u>28,440</u>
TOTAL CONSTRUCTION COST	\$	<u>267,369,518</u>	GROSS FLOOR AREA (Residential)	m ²	<u>5,861</u>
TOTAL GST	\$	<u>26,736,952</u>	Total GST Cost		
TOTAL SITE AREA	m ²	<u>1,682</u>	GROSS FLOOR AREA (Retail)	m ²	<u>N/A</u>
TOTAL GROSS FLOOR AREA	m ²	<u>34,644</u>	GROSS FLOOR AREA (Parking)	m ²	<u>343</u>
			NUMBER OF PARKING SPACES	no	<u>23</u>
PROFESSIONAL FEES	%	<u>5.27</u>	of construction cost		
	%	<u>4.78</u>	of development cost		
DEMOLITION & SITE PREPARATION	\$	<u>6,727,246</u>	total construction cost		
	\$	<u>4,000</u>	/m ² of site area		
EXCAVATION	\$	<u>1,182,250</u>	total construction cost		
	\$	<u>703</u>	/m ² of site area		
CONSTRUCTION Hotel	\$	<u>182,223,420</u>	total construction cost		
	\$	<u>6,407</u>	/m ² of hotel area		
CONSTRUCTION Residential	\$	<u>38,098,500</u>	total construction cost		
	\$	<u>6,550</u>	/m ² of residential area		
CONSTRUCTION Retail	\$	<u>N/A</u>	total construction cost		
	\$		/m ² of retail area		
FITOUT Hotel	\$	<u>38,290,987</u>	total construction cost		
	\$	<u>1,346</u>	/m ² of hotel area		
FITOUT Residential	\$	<u>Included</u>	total construction cost		
	\$		/m ² of residential area		
FITOUT Retail	\$	<u>N/A</u>	total construction cost		
	\$		/m ² of retail area		
CARPARK	\$	<u>847,115</u>	total construction cost		
	\$	<u>2,469</u>	/m ² of parking area		
	\$	<u>36,831</u>	per space		

I certify that I have:

- Inspected the plans the subject of the application for development consent or construction certificate
- Prepared and attach an **elemental estimate** generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors.
- Calculated the development costs in accordance with Schedule 2.3 of the Central Sydney Contributions Plan 2013: "Cost of Development - Estimation" and at current prices.
- Included GST in the calculation of development cost
- Measured Gross Floor Areas in accordance with the Method of Measurement of Building Areas in the AIQS Cost Management Manual Volume 1, Appendix A2

Prepared by (name of organisation): Mr Stephen Brown

Signed: 

Name: Stephen Brown

Position and Qualifications: AAIQS - Member ID 1368

Date: 1st December 2020