



28 July 2022

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45 Jones Street  
Ultimo NSW 2007

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Dear Sir,

**TOGA CENTAL**

**CAPITAL INVESTMENT VALUE (CIV) ESTIMATE – QUANTITY SURVEYOR'S REPORT**

Please find enclosed the CIV Cost Report for the above project in the amount of **\$383,124,649** exclusive of GST at current prices.

CAPITAL INVESTMENT VALUE (CIV)	
Hotel Component	\$77,525,924
All Other Components	\$305,598,725
Total CIV	\$383,124,649

WT's Capital Investment Value (CIV) Estimate has been based on the documents listed in the attached Schedule of Information Used and has been prepared based on the definition of CIV in PS 21-020 issued 2 December 2021 'Calculation of capital investment value' prepared by NSW Government Department of Planning.

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

A handwritten signature in blue ink, appearing to read 'Ian Menzies', with a long horizontal flourish extending to the right.

IAN MENZIES  
National Director

WT

WT REF: 198643 - TOGA CENTRAL - CIV ESTIMATE



# TOGA CENTRAL

CIV - COST REPORT

27 JULY 2022

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## APPENDICES

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APPENDIX A	WT CIV ESTIMATE
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# CONTACT

DETAIL	DESCRIPTION
Name of Company/Trading Name	WT Australia Pty Ltd
ABN	69 605 212 182
Name of Representative	Ian Menzies
Position	National Director
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DOCUMENT STATUS	NAME	DATE
PREPARED BY	BERT BROWNING	27.07.22
REVIEWED BY	BRENDAN BROWNE	27.07.22
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Revision No.0	27.07.22	Final

# 1 THE PROJECT

This Quantity Surveyor's Report has been prepared by WT Partnership Pty Ltd on behalf of Toga Group Pty Ltd (the Applicant).

Toga Central entails the refurbishment of an existing heritage building and construction of a new 47-storey hotel and commercial tower at 2 Lee Street, Haymarket.

The purpose of this Quantity Surveyor's Report is to provide the following information:-

- A calculation of the Capital Investment Value (CIV) (as defined in clause 3 of the Regulation) of the proposal, including details of all assumptions and components from which the CIV calculation is derived;
- Certification that the information provided is accurate at the date of preparation

## 2 SUMMARY OF ESTIMATED COSTS

	TOTAL \$
CONSTRUCTION COST	300,186,673
PRELIMINARIES	54,033,601
BUILDERS MARGIN	14,168,811
<b>SUBTOTAL CONSTRUCTION COST (Excluding GST)</b>	<b>368,389,086</b>
CONSULTANT FEES	14,735,563
<b>TOTAL CIV (excl GST)</b>	<b>383,124,649</b>

## 3 ESTIMATE OF JOBS CREATED

The 'high level' estimate of jobs created by the future development during the construction and operational phases are as follows:

- Construction Phase – The project would support approximately 480 jobs in the construction industry.
- Operational Phase – We have been advised that the proposed development will have the capacity to support approximately 3,300 direct jobs onsite on an ongoing basis across office, retail, hotel and recreational uses.

## 4 INFORMATION USED

### BATES SMART - ARCHITECT

BSMART-AR-DAD-01GR1000 [1] – SITE PLAN LOWER GROUND LEVEL  
 BSMART-AR-DAD-01GR2000 [1] – SITE PLAN GROUND LEVEL  
 BSMART-AR-DAD-01001000 [1] – CONTEXT PLAN (EXISTING)  
 BSMART-AR-DAD-01002000 [1] – CONTEXT PLAN (PROPOSED)  
 BSMART-AR-DAD-10B04000 [1] – GENERAL ARRANGEMENT PLAN; BASEMENT LEVEL 04  
 BSMART-AR-DAD-10B03000 [1] – GENERAL ARRANGEMENT PLAN; BASEMENT LEVEL 03  
 BSMART-AR-DAD-10B02000 [1] – GENERAL ARRANGEMENT PLAN; BASEMENT LEVEL 02  
 BSMART-AR-DAD-10B01000 [1] – GENERAL ARRANGEMENT PLAN; BASEMENT LEVEL 01  
 BSMART-AR-DAD-10GR0000 [1] – GENERAL ARRANGEMENT PLAN; LOWER GROUND LEVEL  
 BSMART-AR-DAD-10GR1000 [1] – GENERAL ARRANGEMENT PLAN; GROUND LEVEL  
 BSMART-AR-DAD-10L02000 [1] – GENERAL ARRANGEMENT PLAN; LEVEL 02  
 BSMART-AR-DAD-10L03000 [1] – GENERAL ARRANGEMENT PLAN; LEVEL 03  
 BSMART-AR-DAD-10L04000 [1] – GENERAL ARRANGEMENT PLAN; LEVEL 04  
 BSMART-AR-DAD-10L05000 [1] – GENERAL ARRANGEMENT PLAN; LEVEL 05  
 BSMART-AR-DAD-10L06000 [1] – GENERAL ARRANGEMENT PLAN; LEVEL 06  
 BSMART-AR-DAD-10L07000 [1] – GENERAL ARRANGEMENT PLAN; LEVEL 07  
 BSMART-AR-DAD-10L08000 [1] – GENERAL ARRANGEMENT PLAN; LEVEL 08 (PLANT)  
 BSMART-AR-DAD-10L09000 [1] – GENERAL ARRANGEMENT PLAN; LEVEL 09 (PLANT)  
 BSMART-AR-DAD-10L10000 [1] – GENERAL ARRANGEMENT PLAN; LEVEL 10 – 15  
 BSMART-AR-DAD-10L16000 [1] – GENERAL ARRANGEMENT PLAN; LEVEL 16 – 17  
 BSMART-AR-DAD-10L18000 [1] – GENERAL ARRANGEMENT PLAN; LEVEL 18 – 19  
 BSMART-AR-DAD-10L20000 [1] – GENERAL ARRANGEMENT PLAN; LEVEL 20 (PLANT)  
 BSMART-AR-DAD-10L21000 [1] – GENERAL ARRANGEMENT PLAN; LEVEL 21  
 BSMART-AR-DAD-10L22000 [1] – GENERAL ARRANGEMENT PLAN; LEVEL 22  
 BSMART-AR-DAD-10L23000 [1] – GENERAL ARRANGEMENT PLAN; LEVEL 23 – 44  
 BSMART-AR-DAD-10L45000 [1] – GENERAL ARRANGEMENT PLAN; LEVEL 45 (PLANT)  
 BSMART-AR-DAD-10L46000 [1] – GENERAL ARRANGEMENT PLAN; LEVEL 45 (PLANT) UPPER  
 BSMART-AR-DAD-10L47000 [1] – GENERAL ARRANGEMENT PLAN; ROOF LEVEL  
 BSMART-AR-DAD-20001000 [1] – GENERAL ARRANGEMENT PLAN; ELEVATION NORTH  
 BSMART-AR-DAD-20002000 [1] – GENERAL ARRANGEMENT PLAN; ELEVATION SOUTH  
 BSMART-AR-DAD-20003000 [1] – GENERAL ARRANGEMENT PLAN; ELEVATION EAST  
 BSMART-AR-DAD-20004000 [1] – GENERAL ARRANGEMENT PLAN; ELEVATION WEST  
 BSMART-AR-DAD-30001000 [1] – GENERAL ARRANGEMENT PLAN; SECTION A  
 BSMART-AR-DAD-30002000 [1] – GENERAL ARRANGEMENT PLAN; SECTION B  
 BSMART-AR-DAD-30003000 [1] – GENERAL ARRANGEMENT PLAN; SECTION C  
 BSMART-AR-DAD-30004000 [1] – GENERAL ARRANGEMENT PLAN; SECTION D  
 BSMART-AR-DAD-44001000 [1] – TYPICAL HOTEL FACADE  
 BSMART-AR-DAD-44002000 [1] – TYPICAL COMMERCIAL FACADE  
 BSMART-AR-DAD-44003000 [1] – TYPICAL POOL FAÇADE

### RBG - STRUCTURE

RBG-ST-REP-00000001[A]-SSDA REPORT; SSDA STRUCTURAL REPORT ISSUE: A

### ARCADIA - LANDSCAPE

ARCA-LA-REP-00000001[A] LANDSCAPING AND PUBLIC DOMAIN REPORT DATED JULY 2022

## 5 SCHEDULE OF AREAS

FUNCTIONAL AREA	QS GFA
BASEMENT	7,686
PUBLICLY ACCESSIBLE SPACE	858
RETAIL	5,695
CO-WORKING SPACE	4,845
SHARED STRUCTURE	4,288
VERTICAL SEPERATION ZONE	823
HOTEL	12,037
WELLNESS	1,859
COMMERCIAL	29,006
<b>TOTAL</b>	<b>67,097</b>

## 6 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) FF&E.
- g) GST



# APPENDIX A

WT CIV ESTIMATE



## COST ESTIMATE SUMMARY

DESCRIPTION	TOTAL (\$)
DEMOLITION & DISMANTLING	8,478,595
SUBSTRUCTURE	17,380,422
COLUMNS	14,012,719
UPPER FLOORS	34,095,111
STAIRCASES	2,096,800
EXTERNAL WALLS & DOORS	54,070,573
INTERNAL WALLS & SCREENS	36,411,149
INTERNAL DOORS	2,264,000
WALL FINISHES	8,563,030
FLOOR FINISHES	11,327,354
CEILING FINISHES	6,307,186
FITMENTS	9,647,170
ROOF	3,200,025
SPECIAL EQUIPMENT	2,452,000
HYDRAULICS	10,316,551
FIRE PROTECTION INSTALLATION	5,862,724
MECHANICAL SERVICES	24,133,980
ELECTRICAL INSTALLATION	18,889,421
VERTICAL TRANSPORTATION	16,914,820
BWIC	2,285,230
LANDSCAPING	1,200,000
INFRASTRUCTURE WORKS	2,550,000
HERITAGE WORKS	7,727,817
<b>SUBTOTAL: TRADE COST (EXCLUDING GST)</b>	<b>300,186,673</b>
HEAD CONTRACTOR D&C PRELIMINARIES	54,033,601
HEAD CONTRACTOR MARGIN	14,168,811
<b>TOTAL: CONSTRUCTION COST (EXCLUDING GST)</b>	<b>368,389,086</b>
CONSULTANT FEES	14,735,563
<b>TOTAL: CAPITAL INVESTMENT VALUE</b>	<b>383,124,649</b>

