

13750.6.1 let.07(2)

17 March 2015

Lend Lease (Haymarket)
Level 5,
405-411 Sussex Street,
SYDNEY NSW 2000

Attention: Ms Sofie Ellice-Flint
Assistant Development Manager, Urban Regeneration | Property

Dear Madam

ICC HOTEL, DARLING HARBOUR – FITOUT WORKS

Please find attached the completed Table 2: Estimated Cost of Works – Based on Floor Space Estimates for the above project and below is our Certification of the Estimated Cost of Works. Please note that the Estimated Cost of Works is confined to the fitout works, together with external lighting to the facade, and excludes all of the base building works which was the subject of a previous Certificate in August 2013.

CERTIFICATION OF THE ESTIMATED COST OF WORKS

I certify that:

- . I have provided the estimated fitout costs of the proposed development, excluding base building works, and that those costs are based on industry recognised prices; and
- . the estimated costs have been prepared having regard to the matters set out in clause 255 of the *Environmental Planning and Assessment Regulation 2000*.


Signed: .. 
Name: Robert Richardson

Position: Managing Director

Contact Number: (02) 9922 2277
Contact Address: Level 5, 41 McLaren Street
North Sydney, NSW, 2060
Date: 17 March 2015

Should you have any queries, please do not hesitate to contact us.

Yours faithfully



Bob Richardson
Managing Director
Rider Levett Bucknall

bob.richardson@au.rlb.com



ISO 9001
FS 548756

ICC HOTEL, DARLING HARBOUR- PUBLIC REALM

Table 2:

ESTIMATED COST OF WORKS - BASED ON FLOOR SPACE ESTIMATES

PROFESSIONAL FEES	% of construction cost	10.31%	\$16,493,000
	% of development cost	10.31%	
	total cost		
DEMOLITION & SITE	x/m ² of site area	\$	
PREPARATION	total construction cost		Not Applicable
EXCAVATION	x/m ² of site area	\$	
(excludes site remediation)	volume of material removed		
	total construction cost		Not Applicable
CONSTRUCTION	x/m ² of FOH area	\$	
Front of House	total construction cost		Not Applicable
CONSTRUCTION	x/m ² of BOH area	\$	
Back of House	total construction cost		Not Applicable
CONSTRUCTION	x/m ² of Guest Room Floor area	\$	
Guest Room Floors	total construction cost		Not Applicable
FITOUT & FF&E	x/m ² of FOH area	\$4,093	
Front of House	total construction cost		\$31,190,000
FITOUT & FF&E	x/m ² of BOH area	\$	
Back of House	total construction cost		Not Applicable
FITOUT & FF&E	x/m ² of Guest Room Floor area	\$3,935	
Guest Room Floors	total construction cost		\$112,317,000
CARPARK Public and	x per space	\$	
Residential Parking	x/m ² of parking area	\$	
	total construction cost		Not Applicable
CONSTRUCTION Siteworks	x/m ² of site area	\$	
	total construction cost		Not Applicable
TOTAL CONSTRUCTION COST			\$160,000,000
TOTAL GST			Excluded
TOTAL DEVELOPMENT COST			\$160,000,000

Building Footprint Area = 2,260 m²Front of House Area = 7,620 m² GFA

Back of House Area = Not Applicable

Accommodation Floor Area = 28,540 m² GFA

Car Parking = Not Applicable

Parking Spaces = Not Applicable



Robert Richardson
Managing Director
Rider Levett Bucknall