

Hotel Development Sydney

Conceptual Estimate No.2 Rev A (Rev L Dwgs)

Location Summary

GBA: Gross Building Area
Rates Current At December 2015

Location		GBA m ²	Cost/m ²	Total Cost
A SITEWORKS				
A1	Demolition			3,600,000
A - SITEWORKS				\$3,600,000
B SUBSTRUCTURE				
B1	Promenade Structure Rebuild			1,461,550
B2	Bored Piers			3,900,500
B3	Building Foundations			11,525,828
B - SUBSTRUCTURE				\$16,887,878
C RETAIL				
C1	Ground Floor	1,031	708	729,628
C2	Level 1	589	1,563	920,668
C3	Roof			206,800
C4	Vertical Transportation			350,176
C - RETAIL		1,620	\$1,363	\$2,207,272
D CARPARK (180 NO.)				
D1	Ground Floor	2,120	539	1,143,674
D2	Mezzanine - Void	623	144	89,834
D3	Level 1	1,619	472	763,391
D4	Level 1A - Void	1,301	117	152,701
D5	Level 2	1,160	308	357,660
D6	Level 2A - Void	1,160	124	144,017
D7	Roof			479,600
D8	Automated Car System			3,544,379
D - CARPARK (180 NO.)		7,983	\$836	\$6,675,256
E SHFA OFFICE				
E1	Ground Floor	80	1,390	111,189
E2	Ground Floor Retail	265	451	119,531
E3	Public Amenities	71	2,383	169,193
E4	Level 1	410	421	172,557
E5	Roof			253,550
E6	Vertical Transportation			147,176
E - SHFA OFFICE		826	\$1,178	\$973,196
F IMAX THEATRE				
F1	Ground Floor - Foyer	388	913	354,187
F2	Ground Floor - Amenities	42	1,053	44,232
F3	Ground Floor - Back of House	211	1,647	347,416
F4	Level 1 - Cinema Function Entry	335	2,158	722,953
F5	Level 2 - Cinema Lobby	341	1,440	490,957
F6	Level 2 - Cinema Offices	261	1,001	261,217
F7	Level 2 - Function Terrace			Excl.

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F8	Level 3 - Plant	132	1,374	181,363
F9	Level 3 - Bio Box	44	3,076	135,333
F10	Level 4 - Plant	264	1,441	380,480
F11	Theatre	715	5,185	3,707,447
F12	Tiered Cinema Seating	545	303	165,187
F13	Roof			232,650
F14	Vertical Transportation			949,025
F15	Imax Fitout PC Sum Allowance			6,500,000
F - IMAX THEATRE		3,278	\$4,415	\$14,472,447
G 5 STAR HOTEL (402 NO.)				
G1	Ground - Front of House	385	6,880	2,648,618
G2	Ground - Back of House	105	2,296	241,122
G3	Level 1 - Front of House	810	4,974	4,028,835
G4	Level 1 - Back of House	105	3,438	360,985
G5	Level 2 - Back of House	1,359	2,441	3,317,625
G6	Level 2 Void			4,358
G7	Level 3 - Front of House & Buffet	749	4,758	3,563,685
G8	Level 3 - Spa	418	4,298	1,796,590
G9	Level 3 - Back of House & Plant	1,299	3,916	5,087,164
G10	Level 4 - Ballroom	762	4,176	3,182,158
G11	Level 4 - Prefunction & Meeting Rooms	1,109	4,013	4,450,364
G12	Level 4 - Back of House	696	2,022	1,407,640
G13	Level 5 - Hotel Rooms	1,330	3,275	4,355,108
G14	Level 6 - Hotel Rooms	1,229	3,580	4,400,323
G15	Level 6 - Hotel Gym	162	3,638	589,338
G16	Level 7 - Hotel Rooms	1,376	3,438	4,730,661
G17	Level 8 - Hotel Rooms	1,411	3,623	5,112,096
G18	Level 9 - Hotel Rooms	1,448	3,357	4,861,486
G19	Level 10 - Hotel Rooms	1,482	3,372	4,997,620
G20	Level 11 - Hotel Rooms	1,513	3,358	5,080,201
G21	Level 12 - Hotel Rooms	1,540	3,243	4,994,040
G22	Level 13 - Hotel Rooms	1,569	3,260	5,115,497
G23	Level 14 - Hotel Rooms	1,593	3,206	5,106,518
G24	Level 15 - Hotel Rooms	1,616	3,373	5,450,000
G25	Level 16 - Hotel Rooms	1,596	3,237	5,165,784
G26	Level 17 - Hotel Rooms	1,519	3,270	4,967,683
G27	Level 18 - Hotel Rooms	2,072	3,202	6,635,146
G28	Level 19 - Hotel Rooms	2,158	3,027	6,533,101
G29	Level 20 - Hotel Rooms	1,888	3,448	6,510,685
G30	Level 20 - Hotel Balcony	7	873	6,108

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G31	Level 21 - Hotel Rooms	1,026	3,204	3,287,813
G32	Level 22 - Lounge/Bar	459	4,228	1,940,613
G33	Level 22 - Pool	425	4,449	1,890,871
G34	Level 22 - Plant	494	1,037	512,186
G35	Level 22 - Amenities	101	2,213	223,552
G36	Level 22 - Kitchen / Servery	87	4,446	386,809
G37	Level 23 - Restaurant	404	4,778	1,930,349
G38	Level 23 - Back of House	242	1,302	315,025
G39	Level 23 - Kitchen	108	6,958	751,445
G40	Level 23 - Amenities	66	2,143	141,437
G41	Level 24 - Plant	579	2,311	1,337,789
G42	Roof			404,250
G43	Vertical Transportation			6,379,272
G44	Penalty for Suspended Cantilevered Transfer Slab			Incl.
G - 5 STAR HOTEL (402 NO.)		37,297	\$3,598	\$134,201,950
H - SERVICED APARTMENTS (159 NO.)				
H1	Ground - Lobby & Residential Storage	399	2,252	898,502
H2	Level 1 - Lobby	285	2,273	647,697
H3	Level 2 - Residence Gym	148	2,749	406,852
H4	Level 2 - Back of House	273	2,195	599,200
H5	Level 3 - Back of House Core	107	4,340	464,415
H6	Level 4 - Back of House Core	109	4,157	453,086
H7	Level 5 - Back of House	321	1,427	458,157
H8	Level 6 - Apartments	1,088	3,040	3,307,910
H9	Level 7 - Plant	142	961	136,459
H10	Level 7 - Apartments	2,018	3,052	6,158,132
H11	Level 8 - Apartments	1,938	3,068	5,946,717
H12	Level 9 - Apartments	1,994	2,762	5,508,278
H13	Level 10 - Apartments	1,919	2,675	5,132,800
H14	Level 11 - Apartments	1,828	2,674	4,888,309
H15	Level 12 - Apartments	1,592	2,489	3,961,837
H16	Level 13 - Apartments	1,506	2,481	3,736,878
H17	Level 14 - Apartments	1,402	2,404	3,370,383
H18	Level 15 - Apartments	1,289	2,586	3,332,988
H19	Level 16 - Apartments	1,232	2,837	3,494,858
H20	Level 17 - Apartments	330	2,821	931,058
H21	Level 17 - Plant	48	1,037	49,774
H22	Level 18 - Pool	341	3,334	1,137,025
H23	Vertical Transportation			1,796,550
H - SERVICED APARTMENTS (159 NO.)		20,309	\$2,798	\$56,817,865

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I FACADE			54,405,510
J BMU			3,146,499
K PROTECTION DECK			4,438,853
L PUBLIC REALM & INFRASTRUCTURE			
L1 Public Realm & Contamination removal			7,243,800
L2 Modification to existing roads			1,125,000
L3 External Media Screen			2,500,000
L4 11KV & 33 KV Relocations			3,007,799
L5 Substation			1,116,500
L - PUBLIC REALM & INFRASTRUCTURE			\$14,993,099
M VALUE MANAGEMENT ITEMS ADOPTED			-20,380,415
ESTIMATED NET COST	71,313	\$4,101	\$292,439,410
MARGINS & ADJUSTMENTS			
Design Development Contingency	2.5 %		\$7,310,590
Builder's Preliminaries (38 Month Program)	17.5 %		\$52,600,000
Builder's Overheads and Margin	3.0 %		\$10,570,000
Furniture, Fittings and Equipment to Hotel (\$45,000 per room)			Excl.
Furniture, Fittings and Equipment to Serviced Apartments (\$15,000 per apartment)			Excl.
Works to Spanish Steps	0.5 %		\$1,670,000
3GIS Relocation	0.1 %		\$500,000
SHFA Building - Building Works (Excluding Services)			Incl.
SHFA Building - Public Toilets			Incl.
ESTIMATED CONSTRUCTION COST	71,313	\$5,120	\$365,090,000
Leave levy	0.4 %		\$1,390,000
ESTIMATED CONSTRUCTION COST (EXCL. ESCALATION)	71,313	\$5,139	\$366,480,000
Escalation to Commencement as at September 2016 (Part)	2.5 %		\$9,170,000
ESTIMATED CONSTRUCTION COST AT COMPLETION	71,313	\$5,268	\$375,650,000
Headworks and Authority Charges			Excl.
Design Consultants Fees			Excl.
Project Contingency			Excl.
GST			Excl.
Demolition Costs as Per RLB Sydney Estimate Dated October 2014			Incl.
Substructure Costs as Per RLB Sydney Estimate Dated October 2014			Incl.

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MARGINS & ADJUSTMENTS (continued)			
Protection Deck Costs as Per RLB Sydney Estimate Dated October 2014			Incl.
ESTIMATED TOTAL COST	71,313	\$5,268	\$375,650,000

FOR REVIEW