

Mr David Mantle
Chief Executive Officer
DOOLEYS Lidcombe Catholic Club
24 to 28 John Street
Lidcombe NSW 2141

8 April 2016

Dear Sir

RE: DOOLEY'S LIDCOMBE CATHOLIC CLUB
HOTEL COMPONENT
24 TO 28 JOHN STREET, LIDCOMBE NSW 2141

As requested, we have prepared an estimate of the Capital Investment Value (CIV) for the hotel component of the above project and we advise you that the estimated cost at rates current in April 2016 is \$114,100,000 (excluding GST) as shown in the attached Summary of Estimate Costs.

We note the estimate has been based on the document prepared by PTW Architects attached in Appendix A which identifies the hotel component of the project.

I note we have relied on this document along with the areas identified in preparing our estimate. We have proportioned the demolition, site preparation and External Works/ Services based on the percentage of hotel area which equates to 58% as per PTW's calculations.

We further note we have prepared the estimated Capital Investment Value based on the Planning Circular - PS 10-008 issued 10 May 2010 'New Definition of Capital Investment Value' prepared by NSW Department of Planning.

We also note the estimate excludes allowances for the club component of works and associated carparking, plant and equipment, external works and services etc.

We specifically note that the above estimate is based on preliminary and conceptual design information made available to ourselves at this point and therefore we have made a number of assumptions in relation to the project requirements. The estimates may be subject to change as the design develops.

Should you require any further information or wish to discuss any aspect of the attached please do not hesitate to contact us.



Yours faithfully
WT Partnership

SIMON HENSLEY
National Director

1 SUMMARY OF ESTIMATED COSTS

	\$
DEMOLITION	350,000
SITE PREPARATION	950,000
SITE REMEDIATION	Excluded
MULTI-DECK CARPARK FOR FUNCTIONS/ MEETING ROOMS	2,500,000
BASEMENT CARPARK FOR HOTEL	7,100,000
BASEMENT FUNCTIONS/ MEETING ROOM/ HOTEL BACK OF HOUSE AND LOADING DOCK	6,800,000
CLUB	Excluded
HOTEL/ FUNCTIONS/ MEETING ROOMS	63,500,000
PLANT ROOMS	4,900,000
EXTERNAL WORKS AND SERVICES	4,100,000
WORKS OUTSIDE SITE BOUNDARIES	Excluded
BUILDERS PRELIMINARIES, PROFIT AND OVERHEADS	Included
	90,600,000
CONSULTANT FEES - 10%	9,000,000
DEVELOPMENT MANAGEMNET FEES	2,500,000
AUTHORITY FEES	Excluded
SECTION 94 CONTRIBUTIONS - DEVELOPMENT LEVY	Excluded
MARKETING FEES	Excluded
FURNITURE, FITTINGS AND EQUIPMENT (OPERATING EQUIPMENT)	12,000,000
SALES COSTS/ FEES	Excluded
ESCALATION IN COSTS	Excluded
FINANCE COSTS/ FEES	Excluded
ESTIMATED CAPITAL INVESTMENT VALUE AT APRIL 2016 RATES (EXCLUDING GST)	\$114,100,000

The background is a blurred architectural interior, possibly a modern building with a glass and metal facade. The colors are dominated by blue and yellow, with a central blue horizontal band. The text is white and positioned on the right side of the blue band. The overall aesthetic is clean and modern.

APPENDIX A
DOCUMENTATION PREPARED BY PTW
ARCHITECTS

WV

Calculation of Floor Areas for Hotel

	HOTEL Dedicated	CLUB Dedicated	SHARED BOH	HOTEL = 58%	RATE	Area
B02	0	0	3877	0.58	2249	3877
B01	0	0	3386	0.58	1964	3386
L00	575	5124	780	0.58	452	6479
L01	2172	1996	818	0.58	474	4986
L02	1168	0	1697	0.58	984	2865
L03	0	0	2600	0.58	1508	2600
L04	1300	0	0			1300
L05	1300	0	0			1300
L06	1300	0	0			1300
L07	1300	0	0			1300
L08	1300	0	0			1300
L09	1300	0	0			1300
L10	1300	0	0			1300
L11	1300	0	0			1300
L12	1300	0	0			1300
L13	1300	0	0			1300
L14	1300	0	1300	0.58	754	1300
Subtotal	16915	7120	14458	42%	8386	38493
	16915				8386	25301 Total Hotel Dedicated Floor Area

Calculation of Hotel Green Space

	HOTEL Green Space	HOTE = 100%	Area
L02	593	593	593 Total Hotel Green Space

Calculation of Areas for Shared Entry Roadway

	SHARED Entry Road	HOTEL = 58%	Area
L00	2965	0.58	1720 Total Hotel Shared Entry %

Calculation of Parking Numbers for Hotel + Conference

	Hotel Rooms	Rate per Rim	Parks
	260	0.5	130 Subtotal Hotel (81&82)
Ballroom	626	Rate per 100m2	
John Meaney Rm	351		
Conference Rooms	248		
	1225		10
			130 Subtotal Conference (Above Ground Car Park)
			260 Total Parks

Calculation of Basement Parking for Hotel

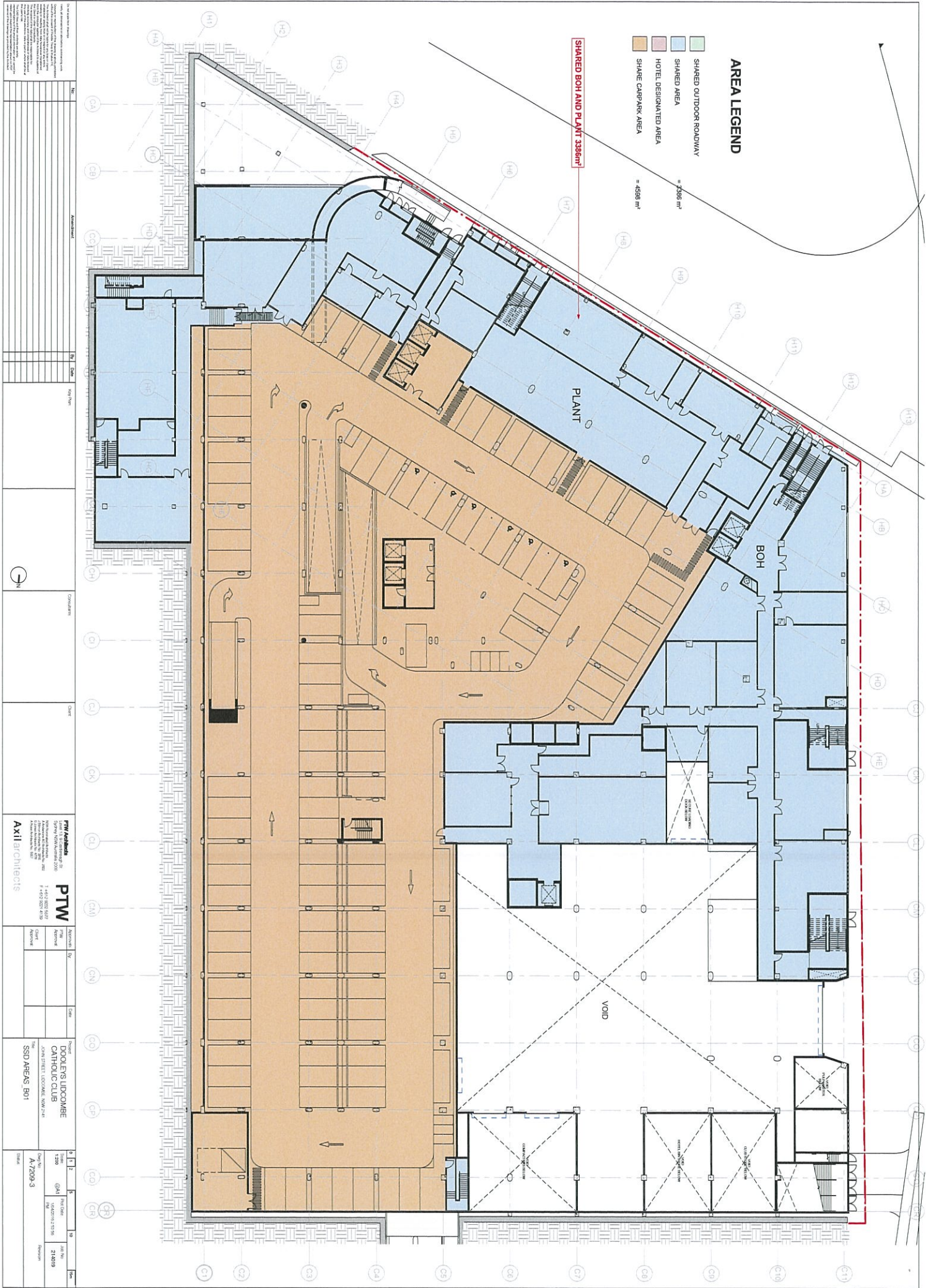
	SHARED Parking	Parks Req'd	Total Available	HOTEL Ratio	Total Area
B02	3908		145		
B01	4598		104		
Subtotal	10506	130	249	0.52	5485 Total Hotel Tower Dedicated Parking

Calculation of Above Ground Parking for Conference

	SHARED Parking	Parks Req'd	Total Available	CONFERENCE Ratio	Total Area
L00	4076		107		
L01	4076		129		
L02	4076		129		
L03	4076		129		
L04	4076		132		
Subtotal	20380	130	626	0.21	4232 Total Hotel Conference Dedicated Parking

Tally of Areas

25301	Total Hotel Dedicated Floor Area
593	Total Hotel Dedicated Floor Area
1720	Total Shared Entry %
5485	Total Hotel Tower Dedicated Parking
4232	Total Hotel Conference Dedicated Parking
37331	Total Area Apportioned to Hotel



AREA LEGEND

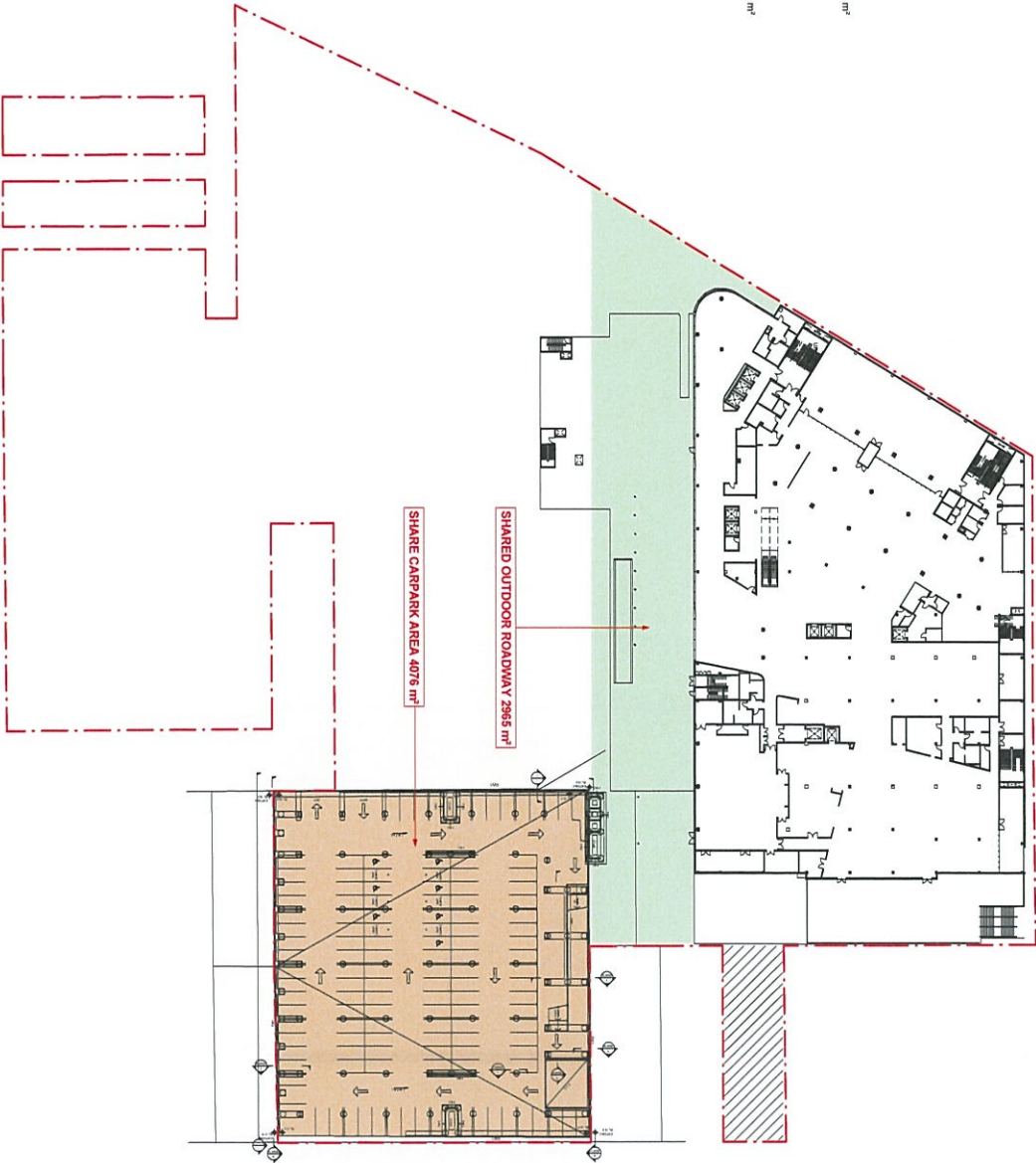
- SHARED OUTDOOR ROADWAY = 7366 m²
- SHARED AREA
- HOTEL DESIGNATED AREA
- SHARE CARPARK AREA = 4598 m²

SHARED BOH AND PLANT 3366m²

<p>PTW Architects 10/11-13/15 STURROCK ST SYDNEY NSW 2000 T +61 (0) 2 9221 6131 F +61 (0) 2 9221 6130 www.ptwarchitects.com.au</p>	<p>PTW ARCHITECTS</p>	<p>Axilarchitects</p>	<p>DOOLEYS LIDCOMBE CATHOLIC CLUB 10/11-13/15 STURROCK ST SYDNEY NSW 2000</p>	<p>SSD AREAS B01</p>	<p>DATE: 21/09/19 TIME: 12:00 DRAWN: [Signature] CHECKED: [Signature] SCALE: A7/209.3</p>
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AREA LEGEND

- SHARED OUTDOOR ROADWAY = 2965 m²
- SHARED AREA
- HOTEL DESIGNATED AREA
- SHARE CARPARK AREA = 4076 m²



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<p>Axii architects</p>		<p>Client: _____ Date: _____</p>		<p>SSD AREAS L00 SITE</p>		<p>Sheet: _____ Total: 2/4019</p>		<p>Revision: _____</p>	

