

Ref: 101147/SN/sk

14th October 2016

Wanda One Sydney Pty Ltd
Level 19, 1 Alfred Street
North Sydney NSW 2000

Attention: Alex Guan

Dear Alex,

**Re: Proposed Mixed Use Development, 1 Alfred Street, Sydney NSW 2000
Capital Investment Value for Development Application Stage 2
Demolition of Gold Fields House, Fairfax house and Rugby Club**

Altus Page Kirkland are the Quantity Surveyors for this project appointed by Wanda One Sydney Pty Ltd to provide independent cost planning advice.

Further to our review of the Development Application design documentation, we advise that the current estimate of the Capital Investment Value for the proposed works is **\$19,055,804 (Excl. GST)**. We attach a summary of the Cost Report for your information.

Please note the attached cost estimate has been calculated in accordance with the definition of Capital Investment Value under the Environmental Planning and Assessment Regulation 2000.

Should you have any queries or require any further information, please do not hesitate to contact us.

Yours sincerely
ALTUS GROUP COST MANAGEMENT PTY. LTD.



Stephen Ngai
Director

Encl.



COST SUMMARY

Cost Plan Summary	\$AUD
Demolition (For towers and podiums)	\$17,388,404
Subtotal	\$17,388,404
<i>Professional and Authority Fees</i>	
Design & Consultant Fees	\$1,216,800
Project Management Fees	\$169,000
Council, Authorities & Contributions	\$281,600
Total Estimated Capital Investment Value (Excluding GST)	\$19,055,804

Cost Plan Summary

Project: Wanda Group
Building: Wanda One Sydney - DA Cost Plan
Demolition

Details: Wanda One Sydney - DA Cost Plan
Demolition

Code	Description	Quantity	Unit	Rate	Total
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EWK DEMOLITION

	Site Area	4,040	m2		
DEM	DEMOLITION (TOWERS & PODIUMS)				14,112,819
PR	PRELIMINARIES FOR BASEMENT (22%)	0.220			3,104,820
MA	MARGIN FOR BASEMENT (5.5%)	0.055			170,765
	EARLY WORKS TOTAL (Excl GST)				17,388,404

Cost Plan Detail

Project: Wanda Group
Building: Wanda One Sydney - DA Cost Plan Demolition

Details: Wanda One Sydney - DA Cost Plan Demolition

Item	Description	Quantity	Unit	Rate	Total
EWK DEMOLITION					
<u>DEM</u>	<u>DEMOLITION (TOWERS & PODIUMS)</u>				
	Demolish concrete & steel structure buildings with precast concrete and glass/window facade:				
	<u>Goldfields</u>				
1	Tower	31,750	m2	235.00	7,461,250
2	Podium	5,376	m2	235.00	1,263,360
	<u>Rugby Club</u>				
3	Tower	1,528	m2	280.00	427,840
	<u>Fairfax</u>				
4	Tower	7,765	m2	235.00	1,824,775
5	Podium	1,622	m2	235.00	381,170
6	Allow for capping/ disconnection of existing services	1	Item	80,000.00	80,000
7	Allow for design study and monitoring works to avoid rail zone and tank stream	1	item	200,000.00	200,000
8	Class B Hoarding during demolition	295	m	3,300.00	974,424
9	Extraover disposal for Asbestos disposal	1	Item	1,500,000.00	1,500,000
	<u>SUBTOTAL</u>				<u>14,112,819</u>
	SUBTOTAL				17,388,404
	SUBTOTAL				14,112,819