

14 July 2011

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Dear Sir

**Project: West Keira Development and Wollongong Central Redevelopment, Wollongong  
Section 75W Levy Cost Estimates**

We confirm the following Cost Estimates for the West Keira Development and the Wollongong Central Redevelopment in Wollongong in relation to the determination of fees payable for Section 75W.

**1 Section 75W Application**

We confirm that the estimates below are the capital investment value of the development or project includes for all costs necessary to establish and operate the project including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment, other than the following costs.

- (i) amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 6 or 6A of Part 4 of the Act or a planning agreement under that Division,
- (ii) costs relating to any part of the development or project that is the subject of a separate development consent or project approval,
- (iii) land costs (including any costs of marketing and selling land),
- (iv) GST (within the meaning of [A New Tax System \(Goods and Services Tax\) Act 1999](#) of the Commonwealth).

**a) Budget Estimate Costs for Stage A**

West Keira	\$ 125,757,641	
Consultants Fees	\$ 14,771,731	
<b>Budget Estimate Costs for Stage A</b>	<b>\$ 140,529,372</b>	<b>\$ 140,529,372</b>

**b) Budget Estimate Costs for Stage B**

Crown Central	\$ 39,088,528	
Consultants Fees	\$ 4,591,413	
<b>Budget Estimate Costs for Stage B</b>	<b>\$ 43,679,941</b>	<b>\$ 43,679,941</b>
<b>Budget Estimate Costs Total Stage A and B</b>		<b>\$ 184,209,313</b>

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## **2 Basis of Budget Estimate Costs**

The Budget Estimate for the Stage A works is based on areas and quantities derived from schematic drawings and utilises market rates for the appropriate location. The Budget of Estimate for the Stage B works are based on approximate areas derived from concept drawings and utilise broad rates benchmarked against appropriate projects. The Stage B estimate is intended as a guide to the potential project cost of the work as this project may be subject to a design changes and the timing of the works has not been confirmed.

Both the Budget Estimates include allowances for cost increases from the date of this report to completion of the works.

The Cost Estimates for Stage A have been based on preliminary advice utilising the following drawings

Drawings prepared by Rice Daubney

11002 SK 11/K	Lower Ground Floor - Retail
11002 SK 12/J	Ground Floor - Retail
11002 SK 13/K	Upper Ground Floor – Retail
11002 SK 14/J	Basement 01 - Carpark
11002 SK 15/J	Level 01 - Carpark
11002 SK 16/J	Level 02 – Carpark

Should you require any further information or clarification with regard to the cost estimates for the various Stages, then please do not hesitate to contact the undersigned.

Yours sincerely



**Chris Bylett AAIQS FRICS**  
Director