

6 August 2020

Planning Manager / Development
Mulpha Australia Limited
Level 5, 99 Macquarie Street
SYDNEY NSW 2000

Attention: Mr Michael Watt
Email: mwatt@mulphanorwest.com.au

Dear Sir

**INTERCONTINENTAL HOTEL SYDNEY – REFURBISHMENT
STAGE 2 (PART 1) – SSDA 7693
LEVELS 5 – 7 AND LEVELS 31 – 32
QUANTITY SURVEYOR CERTIFICATE OF COST**

As requested we have prepared this Quantity Surveyor's Statement of Cost to verify the Capital Investment Value of the project in accordance with the definition contained in the SEPP (State and Regional Development) 2011.

Under this policy the Capital Investment Value has the same meaning as in the Environmental Planning Assessment Regulation 2000 which states:

Capital Investment Value of a development or project includes 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:

- amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 7.1 or 7.2 of the Act or a planning agreement under that Division.*
- costs relating to any part of the development or project that is the subject of a separate development consent or project approval*
- land costs (including any costs of marketing and selling land)*
- GST (within the meaning of A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth).*

Based on this definition, we advise that our estimate of Capital Investment Value for this project is \$10,330,310 excluding GST as attached and summarised below:

	RLB CIV 5/8/2020 \$
• Site preparation and remediation	N/A
• Building Works	\$9,114,646
• External works including augmentation of services	Incl.
• Contingency	\$478,946
Construction Total	\$9,593,592
• Consultant and project management fees	\$700,688
Sub-Total	10,294,280
• Long Service Leave Levy	\$36,030
TOTAL	\$10,330,310



ISO 9001
FS 548756

We note our estimate excludes allowances for the following items based on advice provided by the NSW Department of Planning;

- Development Application and Construction Certificate fees
- Authority fees
- Escalation for potential cost increases beyond December 2020
- Fitout of shell areas subject to separate development applications
- Loose furniture, fittings and equipment
- Finance costs

We confirm our statement is based on the following information;

- Woods Bagot SSDA Stage 2 Drawings 1 dated 24.07.2020 as email dated 28 July 2020.

The estimate is provided as an indicative order of cost estimate only and it is not intended for feasibility purposes. The actual cost of the development will vary depending on numerous issues including but not limited to method of contractual procurement, staging, method of construction and timing of implementation of the works.

Construction jobs created

Our estimate of the jobs that will be created by the development during the construction phases of the development would be in the order of 35 to 40 full time jobs.

Operational jobs created

Further to Intercontinental Hotel correspondence dated 29 July 2020 we note the expectation is that in the order of 50 new jobs to be created by the development during the operational phases of the project.

We trust we have understood, and this is adequate for your requirements.

Please let us know should you require any additional information.

Yours faithfully

A handwritten signature in purple ink, appearing to read 'R Berger', is located below the 'Yours faithfully' text.

Ray Berger
Senior Associate
Rider Levett Bucknall
ray.berger@au.rlb.com

cc Built – Mr Luke Fogarty / Mr Simon Constantone

Encl. RLB SSDA – Elemental Summary

Intercontinental Hotel

Stage 2 Part 1 - SSDA CIV Estimate

Location Summary

GFA: Gross Floor Area
Rates Current At August 2020

Location	GFA m ²	Cost/m ²	Total Cost
P PODIUM	1,844	1,860	3,428,958
T TOWER	734	6,478	4,754,497
F PODIUM FACADE			200,541
E EXTERNAL WORKS - PORTE COCHERE	600	1,218	730,650
ESTIMATED NET COST	3,178	\$2,868	\$9,114,646
MARGINS & ADJUSTMENTS			
DESIGN DEVELOPMENT CONTINGENCY	2.5%		\$227,866
CONSULTANTS FEES	7.5%		\$700,688
CONSTRUCTION CONTINGENCY	2.5%		\$251,080
FUTURE COST INCREASES			Excl.
ESTIMATED TOTAL COST	3,178	\$3,239	\$10,294,280

Intercontinental Hotel

Stage 2 Part 1 - SSDA CIV Estimate

Element Summary

Gross Floor Area: 3,178 m²
Rates Current At August 2020

Description	%	Cost/m ²	Total Cost
CL COLUMNS	0.8%	\$26	\$82,675
UF UPPER FLOORS	2.2%	\$72	\$229,750
SC STAIRCASES	2.5%	\$82	\$261,825
RF ROOF	5.7%	\$186	\$591,525
EW EXTERNAL WALLS	9.5%	\$308	\$978,420
ED EXTERNAL DOORS	0.9%	\$30	\$94,100
NW INTERNAL WALLS	1.0%	\$32	\$101,245
NS INTERNAL SCREENS AND BORROWED LIGHTS	0.7%	\$21	\$67,100
ND INTERNAL DOORS	0.5%	\$16	\$50,800
WF WALL FINISHES	8.0%	\$259	\$822,235
FF FLOOR FINISHES	12.2%	\$396	\$1,257,010
CF CEILING FINISHES	1.9%	\$61	\$192,290
FT FITMENTS	5.5%	\$178	\$566,725
SE SPECIAL EQUIPMENT	1.9%	\$63	\$200,000
HS HYDRAULIC SERVICES	0.9%	\$30	\$96,040
MS MECHANICAL SERVICES	2.5%	\$80	\$254,696
FP FIRE PROTECTION	2.3%	\$74	\$233,588
LP ELECTRIC LIGHT AND POWER	9.3%	\$302	\$960,258
TS TRANSPORTATION SYSTEMS	0.3%	\$10	\$32,500
BW BUILDERS WORK IN CONNECTION WITH SERVICES	0.4%	\$14	\$44,240
AR ALTERATIONS AND RENOVATIONS	3.2%	\$104	\$331,670
XL LANDSCAPING AND IMPROVEMENTS	0.7%	\$24	\$76,200
PR PRELIMINARIES	12.1%	\$393	\$1,249,443
MA BUILDERS MARGIN & OVERHEAD	3.3%	\$107	\$340,311
CO DESIGN DEVELOPMENT CONTINGENCY	2.2%	\$72	\$227,866
FE CONSULTANT FEES	6.8%	\$220	\$700,688
ES FUTURE COST INCREASES			Excl.
CN CONSTRUCTION CONTINGENCY	2.4%	\$79	\$251,080
ESTIMATED TOTAL COST		\$3,239	\$10,294,280