

19 February 2013

GL Investment Management Pty Ltd
Suite 2.02B
350 George Street
SYDNEY NSW 2000

Attention: Jenny Watts

Dear Madam,

161 SUSSEX STREET REDEVELOPMENT – PRYMONT BRIDGE ACCESS

As requested we have prepared a Broad Order of Cost estimate for the proposed access walkway and confirm that the estimated cost is \$4,500,000.00 (excluding GST).

We refer you to the attached breakdown of the estimate together with the drawings used. We have assumed that the monorail, monorail station and supporting structure will be removed by others and is excluded from this estimate.

Your attention is drawn to the list of exclusions as noted.

Please note that this estimate has been prepared based on limited information without the benefit of structural and building services engineers advice and should be consider indicative at this point in time. We strongly recommend a more detailed estimate be prepared prior to making any binding decision.

If you require any further information please do not hesitate to contact us.

Yours faithfully
WT PARTNERSHIP



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Associate

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WT Partnership Aust Pty Ltd
Trading as WT Partnership
ACN 006 040 768
ABN 45 997 181 713



**161 SUSSEX STREET REDEVELOPMENT
PYRMONT BRIDGE ACCESS**

BROAD ORDER OF COST ESTIMATE

Date: 18 February 2013

Rev 00

Item	Description	Qty	Unit	Rate	\$
1	Remove trees and landscape	1	Item	30,000.00	30,000
2	Remove parapet next Corn Exchange and prepare to receive new walkway	1	Item	10,000.00	10,000
3	Remove balustrade and concrete kerb at Prymont Bridge walkway and prepared to receive new walkway	1	Item	5,000.00	5,000
4	Allow for sundry demolition, alterations and making good	1	Item	20,000.00	20,000
5	New paving to Sussex Street and Slip Street	100	m2	500.00	50,000
6	New lower level walkway including finishes and balustrade	30	m2	2,450.00	73,500
7	New upper level walkway including finishes and balustrade	50	m2	2,400.00	120,000
8	Interconnection stair including finishes and balustrade	1	No	50,000.00	50,000
9	Allow for structural support for lower level walkway including foundation and columns	1	Item	150,000.00	150,000
10	Allow for structural support for upper level walkway including foundation and columns	1	Item	250,000.00	250,000
11	Allow for structural support for staircase including foundation and columns	1	Item	200,000.00	200,000
12	Allow for lighting	1	Item	100,000.00	100,000
13	Allow for security including cameras , etc	1	Item	50,000.00	50,000
14	Allow for drainage	1	Item	50,000.00	50,000
15	Allow for glass lift including shaft and pit	1	No	650,000.00	650,000
16	Extra over for awning/canopy at door opening	3	No	10,000.00	30,000
17	Allow for underground services diversion	1	PCSum	250,000.00	250,000
18	Allow for road closure and traffic management	1	PCSum	150,000.00	150,000
19	Allow for B Class hoard/working platform over Slip road and Western Distributor	1	PCSum	500,000.00	500,000
20	Allow for new landscaping	1	PC Sum	10,000.00	10,000
21	Sundries	1	Item		51,500
	SUB-TOTAL				\$2,800,000
22	Builders Preliminaries and margin	1	Item		\$560,000
23	Provisional Allowance for Staging Works and Out of Hour Works	1	Item		\$170,000
	SUB-TOTAL				\$3,530,000
24	Design and Management Fees	1	Item		\$380,000
	SUB-TOTAL				\$3,910,000
25	Design and Construction Contingencies	1	Item		\$590,000
TOTAL BUDGET COST AT FEB 2013 PRICES EXCLUDING GST					\$4,500,000

EXCLUSIONS

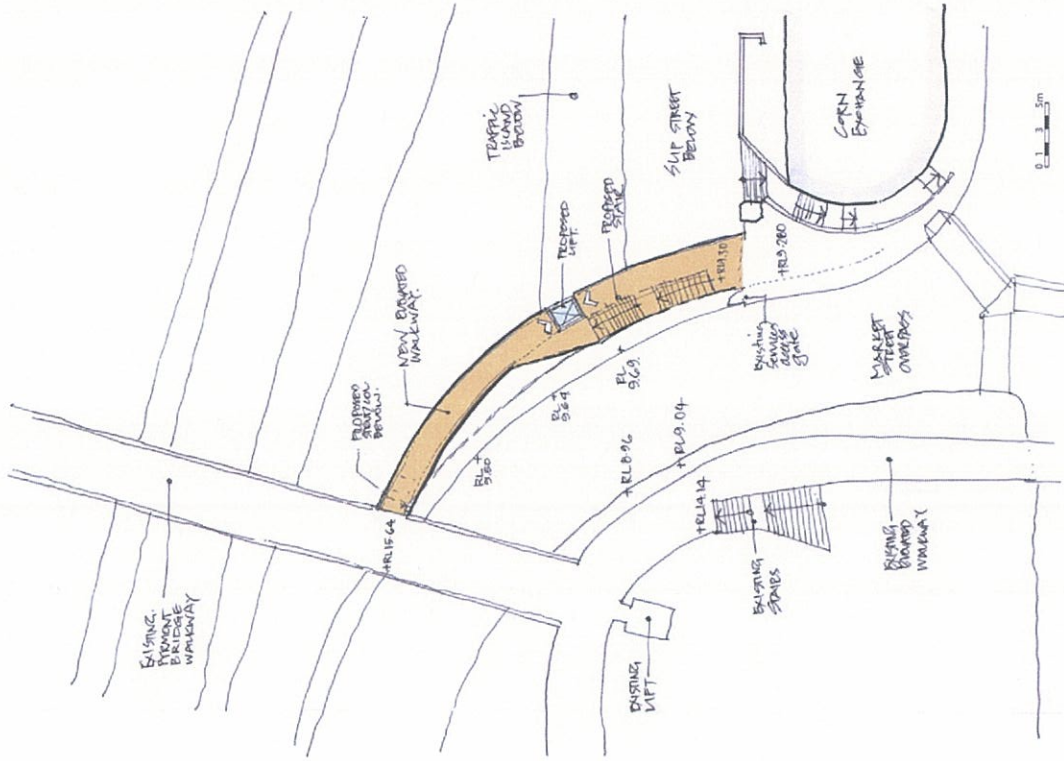
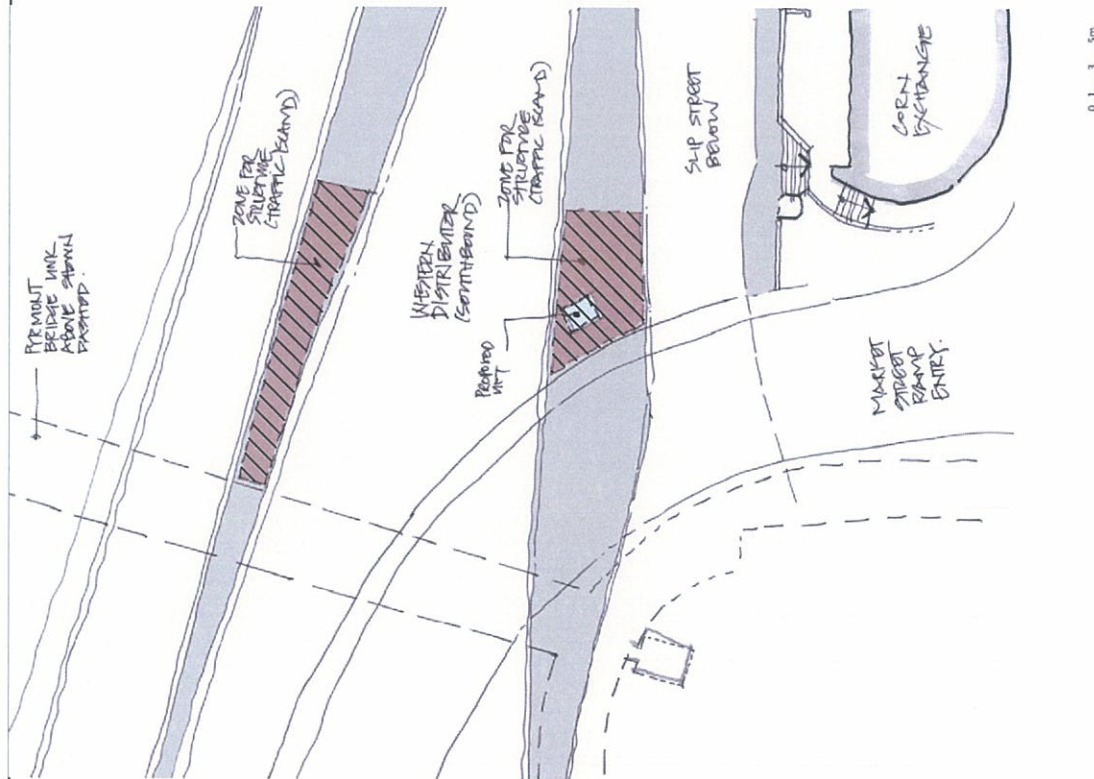
- a) Land Cost, Site Acquisition Costs and Legal Fees
- b) Finance Costs (Interest, Holding Charges, etc)
- c) DA & CC fees and charges and Council Contributions
- d) Escalation after February 2013
- e) Removal of light rail transport system including station and support structure
- f) Client's contingency sum
- g) Goods and Services Tax

INFORMATION USED

- i) Drawings no A-SK-057/a & SK-058/A dated 15-02-2013 prepared by Cox Richardson

NOTE

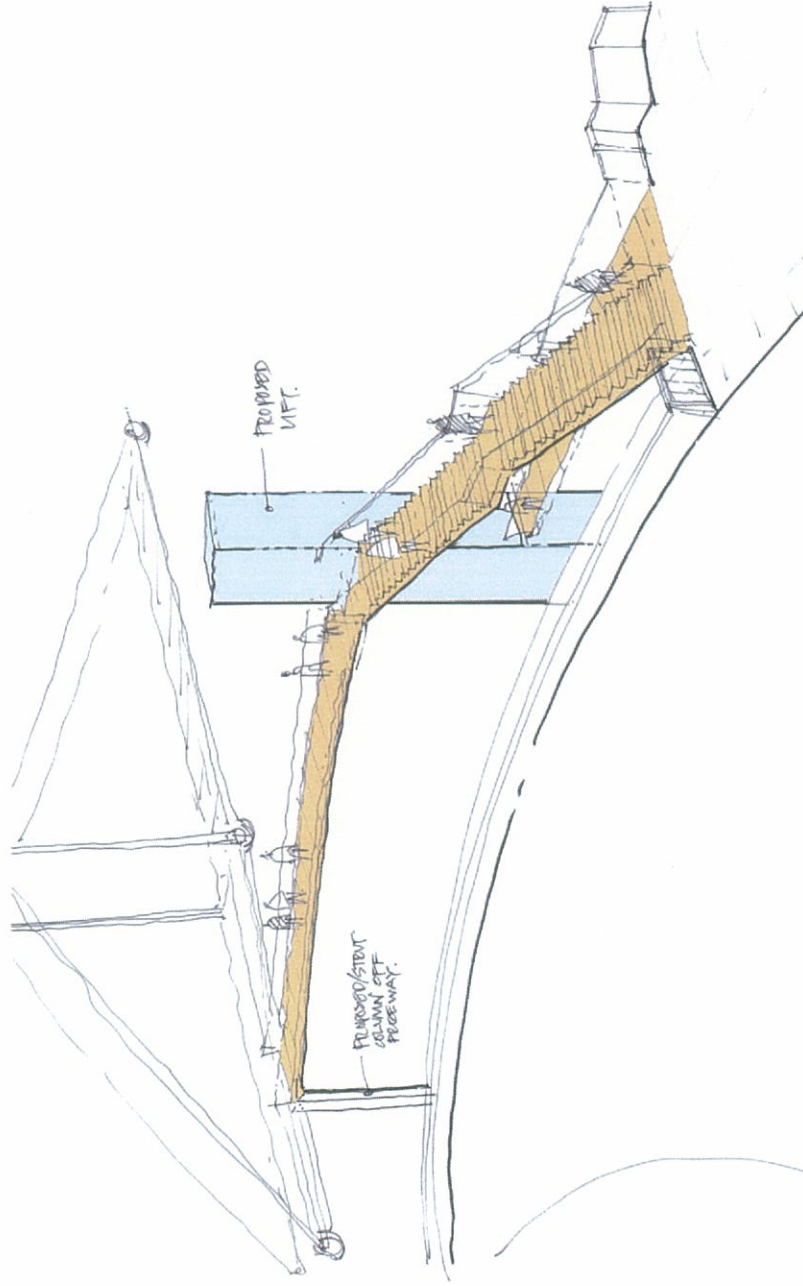
- * We have assumed that the light rail transport system will be removed before the commencement of the new walkway.
- * This estimate is a high level estimate and should only be regarded as a broad order of cost estimate only. We strongly suggest that a detailed estimate be prepared prior to making any binding decisions.



01 PYRMONT BRIDGE ACCESS
SLIP STREET PLAN

02 PYRMONT BRIDGE ACCESS
MARKET STREET PLAN

Cox Richardson Level 2, 204 Clarence Street, Sydney 2000 Australia Tel: +612 9267 9599 Fax: +612 9264 5944 Email: +sydney@cox.com.au Architecture Planning Urban design Interior design Health facility design Copyright Cox Richardson Pty Ltd ACN 002 535 991	Rev	Description	By	Date	Project	Date	Drawn	Checked	Approved
	A	ISSUE FOR INFORMATION	RJ	15.02.13	161 SUSSEX ST REDEVELOPMENT	00.02.13			
					Drawing Title	CAD File	KIDORVE PATH		Scale
									Revision
									A



01 PYRMONT BRIDGE ACCESS
SKETCH VIEW

Cox Richardson Level 2, 204 Clarence Street, Sydney 2000 Australia Tel : 612 9267 9599 Fax : 612 9264 5844 Email : sydney@cox.com.au			Row	Description	By	Date	Project	Date	Drawn	Checked	Approved
Architecture Planning Urban design Interior design Health facility design Copyright Cox Richardson Pty Ltd 2011			A	ISSUE FOR INFORMATION	RJ	15.02.13	161 SUSSEX ST REDEVELOPMENT	00.02.13			
							Drawing Title	CAD File			Scale
							PYRMONT BRIDGE ACCESS 3D	K:\DRIVE_PATH			NA
								Drawing Number			Revision
								A-SK-058			A