

**WAHROONGA ESTATE  
COST SCHEDULE AS AT DEC'08  
Date: 16 December 2008**



Classification	Mount Pleasant	Central	Fox Valley	Environmental Living	Total Qty	Unit	All-In Rate	Total Cost
<b>Hospital</b>								
Refurbishment	0	66,000	0	0	66,000	m <sup>2</sup>	\$3,700	\$244,200,000
Proposed	0	28,000	0	0	28,000	m <sup>2</sup>	\$4,050	\$113,400,000
<b>Church</b>								
Refurbishment	0	1,600	0	0	1,600	m <sup>2</sup>	\$2,080	\$3,328,000
Proposed	0	1,600	0	0	1,600	m <sup>2</sup>	\$2,970	\$4,752,000
<b>Education</b>								
Primary School - Proposed	0	9,000	0	0	9,000	m <sup>2</sup>	\$2,050	\$18,450,000
Faculty of Nursing - Proposed	0	3,500	0	0	3,500	m <sup>2</sup>	\$3,300	\$11,550,000
<b>Commercial (Warm Shell Only)</b>								
Refurbishment	0	0	8,000	0	8,000	m <sup>2</sup>	\$1,880	\$15,040,000
Proposed	0	1,000	7,000	0	8,000	m <sup>2</sup>	\$2,350	\$18,800,000
<b>Residential</b>								
Dwelling Houses - Refurbishment	11	6	8	7	32	No	\$572,000	\$18,304,000
Dwelling Houses - Proposed	3	1	2	2	8	No	\$762,000	\$6,096,000
Student Studio - Proposed	0	90	0	0	90	No	\$290,000	\$26,100,000
Student Single Bedroom - Proposed	0	11	0	0	11	No	\$290,000	\$3,190,000
Student Hostel Rooms - Proposed	0	200	0	0	200	No	\$35,000	\$7,000,000
Jacaranda Lodge - Refurbishment	0	30	0	0	30	No	\$60,000	\$1,800,000
Mission Hostel	0	12	0	0	12	No	\$35,000	\$420,000
Town Houses - Proposed	20	0	0	16	36	No	\$462,000	\$16,632,000
1 Bedroom Flat - Proposed	17	97	22	18	154	No	\$290,000	\$44,660,000
2 Bedroom Flat - Proposed	35	199	44	36	314	No	\$315,000	\$98,910,000
3 Bedroom Flat - Proposed	17	97	22	18	154	No	\$365,000	\$56,210,000
Nursing Home - Proposed	41	0	0	0	41	No	\$210,000	\$8,610,000
Retirement Hostel - Proposed	104	0	0	0	104	No	\$315,000	\$32,760,000
Aged Care - Proposed	50	0	0	0	50	No	\$210,000	\$10,500,000
<b>Retail (Warm Shell Only)</b>								
Proposed	0	2,000	0	0	2,000	m <sup>2</sup>	\$2,650	\$5,300,000
<b>Open Space, Recreation &amp; Conservation</b>								
Improved Public Access/Management						Item		\$9,418,000
Multi-Storey Carpark (500 Cars)					15,000	m <sup>2</sup>	\$720	\$10,800,000
<b>TOTAL COST</b>								<b>\$786,230,000</b>

<i>Excl Carpark Areas</i>	<b>127,700</b>	<b>m<sup>2</sup></b>
	<b>1,236</b>	<b>No</b>

**NOTES:**

- 1) All Build Costs are inclusive of Construction Contingencies & Professional Fees current @ Dec'08 Rates
- 2) GST excluded