

Date: 14<sup>th</sup> July 2009  
Ref: 18271/20370

Ashington Capital Limited  
GPO BOX 4015  
SYDNEY NSW 2000

Attn: Mr. Nick Wyeth

Dear Sir,

**Re: Gross Floor Area (GFA) Existing Stamford Plaza Building**

As instructed I have detailed a floor by floor breakdown of the existing hotel GFA and attached level by level plans.

As previously advised the GFA definition used is for Woollahra Local Environmental Plan (LEP) 1995 and the hotel building is accepted to be a building used for “non-residential” purposes.

The site is lot 1 in DP793525 and has an area of 3674 m<sup>2</sup>

Building floor areas hereunder are in square metres (m<sup>2</sup>) and expressed to a precision of 5 m<sup>2</sup> in accordance with the Institution of Surveyors NSW Incorporated recommendations for areas over 1000 m<sup>2</sup>.

**LOWER BASEMENT B2 (vide sheet 4)**

Area of building including external wall (estimated to outside face where “inaccessible”), staircases, lift shafts and plant rooms but excluding car parking station and access thereto.

135 m<sup>2</sup>

**UPPER BASEMENT B1 (vide sheet 5)**

Area of building including external wall (estimated to outside face where “inaccessible”), staircases, lift shafts, administration area, maintenance store and substation but excluding car parking station and access thereto.

1145 m<sup>2</sup>

**GROUND FLOOR (vide sheet 6)**

Area of building including external walls, loading dock, staircases and lift shafts but excluding driveway, columns outside driveway and arcade.

2495 m<sup>2</sup>

**FIRST FLOOR (vide sheet 7)**

Area of building including external walls, staircases and lift shafts

3375 m<sup>2</sup>

**MEZZANINE (vide sheet 7)**

Area of building including external walls, staircases, lift shafts and voids; which results in the GFA being the same as the first floor.

3375 m<sup>2</sup>

**SECOND FLOOR (vide sheet 8)**

Area of building including external walls, staircases and lift shafts. (Balconies are dealt with separately).

2095 m<sup>2</sup>

**THIRD FLOOR (vide sheet 9)**

Area of building including external walls, staircases and lift shafts. (Balconies are dealt with separately).

2035 m<sup>2</sup>

**FOURTH FLOOR (vide sheet 9)**

Area of building including external walls, staircases and lift shafts. (Balconies are dealt with separately).

2035 m<sup>2</sup>

**FIFTH FLOOR (vide sheet 9)**

Area of building including external walls, staircases and lift shafts. (Balconies are dealt with separately).

2035 m<sup>2</sup>

**ROOF LEVEL**

Areas of the building including external parapet wall, staircases, lift shafts, plant rooms, fitness room, bar, washrooms, metal rooms and covered sections of roof terrace and excluding uncovered roof terraces.

535 m<sup>2</sup>

**BALCONIES**

Balconies existing at levels 2, 3, 4, and 5 of the building total 652 m<sup>2</sup> and exceed 10% of the site area (367 m<sup>2</sup>) by 285 m<sup>2</sup>.

285 m<sup>2</sup>

**TOTAL GFA**

**19545 m<sup>2</sup>**

As the Woollahra LEP GFA definition requires some interpretation I am happy to discuss my interpretation as may be required.

Yours Faithfully  
Project Surveyors

John M Reid B Surv (Hons) (UNSW)  
Registered Land Surveyor  
Under the Surveying Act 2002