

Schedule 3

(Clause 11)

Detailed Cost Report*

* To be completed by a person specified in Clause 12.

DEVELOPMENT
APPLICATION NO.:

MP 07 0180

PART 3A APPROVAL
REFERENCE:

DATE:

FEBRUARY 21, 2010

APPLICANT'S NAME:

HUDSON SQUARE PTY LIMITED

APPLICANT'S ADDRESS:

SUITE 9, LEVEL 1, 377 SUSSEX STREET SYDNEY NSW 2000

PROJECT NAME:

HUDSON CENTE

PROJECT ADDRESS:

157-163 CLEVELAND STREET REDFERN NSW 2016

PROJECT DETAILS:

MIXED COMMERCIAL & ACCOMMODATION BUILDING

Redfern-Waterloo Authority

Contributions Plan

				Total Cost
Gross Floor Area – Commercial	m ²	Rate/m ²	\$	\$
Gross Floor Area – Residential	m ²	Rate/m ²	\$	\$
Gross Floor Area – Retail	m ²	Rate/m ²	\$	\$
Gross Floor Area – Car Parking	m ²	Rate/m ²	\$	\$
Number of Car Parking Spaces	No.	Rate/space	\$	\$
Total Development Cost				\$
Total Construction Cost				\$
Total GST				\$

ESTIMATE DETAILS:

Professional Fees			\$
Demolition Costs (/m ²)		Cost item	\$
Excavation Earthworks (/m ³)		Cost item	\$
Site Remediation	/m ²	Cost item	\$
Fire Safety Measures	/m ³	Cost item	\$
Other Costs (please list)	/m ³	Cost item	\$

Total Development Cost	\$
Total Construction Cost	\$
Total GST	\$

157 -163 Cleveland Street Chippendale NSW 2008
Order of Cost Estimate Summary
21 February 2010

Elemental / Functional Area	Unit	Qty	Rate	Cost
MIXED COMMERCIAL & ACCOMODATION BUILDING				
Basement Carparking	m2	1,443.00	1,200.00	1,731,600.00
Ground Floor Commercial Space	m2	2,044.00	1,350.00	2,759,400.00
First Floor Commercial Space	m2	2,387.00	1,350.00	3,222,450.00
Second Floor Commercial Space	m2	2,443.00	1,350.00	3,298,050.00
Third Floor Accomodation Facilities	m2	1,966.00	1,650.00	3,243,900.00
Sub Total Building \$				14,255,400.00
PROJECT SPECIFICS				
Roof Terrace & Courtyard areas	m2	1,492.00	300.00	447,600.00
Roof Plant Areas	m2	136.00	500.00	68,000.00
ESD				
ESD principles	ea	1.00	0.00	excl
Fascade sunshade provision	m	incl	incl	incl
Preparatory Works				
Demolish existing structures	m2	2,252.00	150.00	337,800.00
External Works				
Crossover and footpath reinstatement	1.00	sum	50,000.00	50,000.00
External Lighting	Item	1.00	20,000.00	20,000.00
Landscaping provision	Item			EXCL
External Services & Reticulation				
Stormwater / Sewer / Water/Power & Comms	Item			356,385.00
Infrastructure Services				
Stormwater / Sewer / Water	Item			incl
Power Supply & Substation	Item			200,000.00
OSD	Item			50,000.00
Subtotal Project Specifics \$				1,529,785.00
GROSS COSTRUCTION COST @ Feb 10				\$ 15,785,185.00
OTHER THAN CONSTRUCTION COSTS				
Consultant & Management Fees allow 6%	Item			947,111.10
Authority Approvals & Contributions allow 2%	Item			excl
TOTAL PROJECT Other Than Construction				\$ 947,111.10
TOTAL PROJECT COST				\$ 16,732,296.10
GST Provision				1,673,229.61
TOTAL COST incl GST				\$ 18,405,525.71

EXCLUSIONS

1. Land Acquisition Costs
2. Legal Costs
3. Escalation Beyond Feb 2010

Redfern-Waterloo Authority

Contributions Plan

I certify that I have:

- Inspected the plans the subject of the application for Part 3A approval/Part 4 development consent [*delete whichever is not applicable*].
- Calculated the development costs in accordance with the provisions governing development costs in the Redfern-Waterloo Authority Contributions Plan 2006 at current prices.
- Included GST in the calculation of development cost.
- Measured gross floor areas in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1, Appendix A2.

Signed:

J. O. Evans.

Name:

JEL EVANS.

Position & Qualifications:

Principal JEL Consultant
A.A.I.C.S., F.R.I.C.S. B.Sc. Q.S.

Date:

21st February 2010.