

8 December 2023

Ian Fleming & Alexandra Arnold
Fleming Group
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Dear Ian

ORDER OF COST ESTIMATE
MIXED-USE DEVELOPMENT, 131 ST VINCENT ST, ULLADULLA

We attach the order of cost estimate for the above-mentioned project which we estimate will cost around \$121,140,000, in present day dollars.

The estimate is issued subject to the limitations statement on the following sheet.

Trusting that the above meets your requirements.

Yours sincerely
for and on behalf of De Waal Advisory

A. E. de Waal

Adré de Waal, Principal
MRICS MAIQS CQS MAIPM AffillE Aust

Commercial-in-Confidence

Code	Description	Quantity	Unit	Rate	Total
	<u>ORDER OF COST ESTIMATE</u>				0.00
	<u>MIXED USE DEVELOPMENT, 131 VINCENT ST, ULLADULLA FOR FLEMING GROUP</u>				
	<u>PREAMBLES</u>				
	The purpose of this cost plan is to establish an order of cost estimate for the proposed mixed-use development		note		
	The costs exclude GST and are at present day rates (December 2023)		note		
	The rates presume a D&C contract arrangement based on development approved drawings to be arranged separately by the Developer		note		
	The estimate considers the Cox Architects' concept design of 31 May 2023, and the area schedules on those drawings		note		
	Demolition of the existing buildings, DA design fees and cost, commissions, finance charges and holding costs are excluded		note		
	<u>BUILDING WORKS ESTIMATE</u>				
1	Basement/undercroft construction up to Ground Floor level (GFA of Basement)	20,150	m2	1,035	20,856,000
2	Commercial floors and Childcare to cold-shell level (GFA)	5,980	m2	2,250	13,455,000
3	Apartment floors (NSA)	18,088	m2	4,800	86,822,400
	ORDER OF COST ESTIMATE				121,133,400
	ROUNDED				121,140,000
	<u>CLARIFICATIONS</u>				
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	This estimate has been prepared in accordance with generally accepted consulting practices and no other warranty, expressed or implied, is made as to the professional advice included in this proposal. Where we form opinions, draw conclusions, or make recommendations those are based on the information contained in this report or on information provided by others and the assumption is that all relevant information has been supplied by them; and we have used that information without further independent verification. De Waal Advisory disclaims any liability from any of those opinions, conclusions or recommendations being found incorrect after the fact		note		
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