

Ref 18185 - 52-60 Collins Street - Areas Letter

12 April, 2021

Dexus
Australia Square

Via email

Attention Mr Alex Cooper

Dear Alex,

**52-60 Collins Street, Melbourne
Area Schedule Review**

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As requested, Slattery has completed checks to verify the Bates Smart Area Schedule dated 9th April 2021. Based on the documents provided and the checks undertaken, the Area Schedule produced by Bates Smart is correct.

In preparing this assessment we have adopted the specific definition of floor area ratio (FAR) as set out in Schedule 1 to the Capital City Zone (CCZ1) as follows:

For the purpose of this area schedule the floor area ratio is the gross floor area above ground of all buildings on a site, including all enclosed areas, services, lifts, car stackers and covered balconies, divided by the area of the site. Voids associated with lifts, car stackers and similar service elements should be considered as multiple floors of the same height as adjacent floors or 3.0 metres if there is no adjacent floor.

We note that the total above ground GFA of the combined sites is as follows:

- 52-60 Collins Street 57,863m²
- Melville House 264m²
- Melbourne Club Site 6,575m²
- **Total Combined above ground GFA 64,702m²**

The combined total site area is 7,423m² which therefore equates to a FAR of 8.72

We have included an area comparison table in Attachment A for your information.

Measurements completed by Slattery are for comparison purposes only and should not be relied upon for net lettable rental calculations, etc.

We trust the above meets with your requirements. However, should you require any clarifications or further information please do not hesitate to contact us.

slattery

Yours faithfully,
Slattery Australia Pty Ltd



Barry Laycock
Director
bl.bl

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60 Collins Street (156m Scheme)
Cost Plan No.6

156m Scheme Area Schedule			Batessmart Areas		Slattery measured / Assumed areas		Slattery Measure			
A	B	C	D	E	F	G	H	J	K	
LEVEL	FUNCTION	GFA (m2)	GFA (m2)	Difference	Notes	NLA (m2)	NLA (m2)	Net to Gross	GFA	
				E=(D-C)				J=(H/D)	K=(D)	
			Office / Lobby / BOH / EOT							
L39	TOB (Roof)				Roof not included in GFA Calculations					-
L38 (Plant)	Roof Plant	167	167	-	Slattery measured area matches Batessmart noted areas					167
L37 (Plant)	Roof Plant	1,114	1,114	-	Slattery measured area matches Batessmart noted areas	289				1,114
L36	Sky Rise Commercial	1,285	1,285	-	Slattery measured area matches Batessmart noted areas	1,026	1,002	80%	8,995	
L35	Sky Rise Commercial	1,285	1,285	-	Slattery measured area matches Batessmart noted areas	1,026	1,002	80%		
L34	Sky Rise Commercial	1,285	1,285	-	Slattery measured area matches Batessmart noted areas	1,026	1,002	80%		
L33	Sky Rise Commercial	1,285	1,285	-	Slattery measured area matches Batessmart noted areas	1,026	1,002	80%		
L32	Sky Rise Commercial	1,285	1,285	-	Slattery measured area matches Batessmart noted areas	1,026	1,002	80%		
L31	Sky Rise Commercial	1,285	1,285	-	Slattery measured area matches Batessmart noted areas	1,026	1,002	80%		
L30	Sky Rise Commercial	1,285	1,285	-	Slattery measured area matches Batessmart noted areas	1,026	1,002	80%		
L29	High Rise Commercial	1,285	1,285	-	Slattery measured area matches Batessmart noted areas	1,026	1,026	80%		
L28	High Rise Commercial	1,285	1,285	-	Slattery measured area matches Batessmart noted areas	1,026	1,026	80%	15,397	
L27	High Rise Commercial	1,285	1,285	-	Slattery measured area matches Batessmart noted areas	1,026	1,026	80%		
L26	High Rise Commercial	1,285	1,285	-	Slattery measured area matches Batessmart noted areas	1,026	1,026	80%		
L25	High Rise Commercial	1,285	1,285	-	Slattery measured area matches Batessmart noted areas	1,026	1,026	80%		
L24	High Rise Commercial	1,285	1,285	-	Slattery measured area matches Batessmart noted areas	1,026	1,026	80%		
L23	High Rise Commercial	1,285	1,285	-	Slattery measured area matches Batessmart noted areas	1,026	1,026	80%		
L22	High Rise Commercial	1,285	1,285	-	Slattery measured area matches Batessmart noted areas	1,026	1,026	80%		
L21	High Rise Commercial	1,285	1,285	-	Slattery measured area matches Batessmart noted areas	1,026	1,026	80%		
L20	High Rise Commercial	1,285	1,285	-	Slattery measured area matches Batessmart noted areas	1,026	1,026	80%		
L19	High Rise Commercial	1,285	1,285	-	Slattery measured area matches Batessmart noted areas	1,026	1,026	80%		
L18	High Rise Commercial	1,262	1,262	-	Slattery measured area matches Batessmart noted areas	1,005	1,005	80%		
L17a (Plant)	Plant	1,611	1,611	-	Slattery measured area matches Batessmart noted areas					1,611
L17	Mid Rise Commercial	1,611	1,611	-	Slattery measured area matches Batessmart noted areas	1,250	1,262	78%	14,499	
L16	Mid Rise Commercial	1,611	1,611	-	Slattery measured area matches Batessmart noted areas	1,262	1,262	78%		
L15	Mid Rise Commercial	1,611	1,611	-	Slattery measured area matches Batessmart noted areas	1,262	1,262	78%		
L14	Mid Rise Commercial	1,611	1,611	-	Slattery measured area matches Batessmart noted areas	1,262	1,262	78%		
L13	Mid Rise Commercial	1,611	1,611	-	Slattery measured area matches Batessmart noted areas	1,262	1,262	78%		
L12	Mid Rise Commercial	1,611	1,611	-	Slattery measured area matches Batessmart noted areas	1,262	1,262	78%		
L11	Mid Rise Commercial	1,611	1,611	-	Slattery measured area matches Batessmart noted areas	1,262	1,262	78%		
L10	Mid Rise Commercial	1,611	1,611	-	Slattery measured area matches Batessmart noted areas	1,262	1,262	78%		
L9	Mid Rise Commercial	1,611	1,611	-	Slattery measured area matches Batessmart noted areas	1,262	1,262	78%		
L8	Low Rise Commercial	1,742	1,742	-	Slattery measured area matches Batessmart noted areas	1,387	1,380	80%		13,753
L7	Low Rise Commercial	1,742	1,742	-	Slattery measured area matches Batessmart noted areas	1,387	1,380	80%		
L6	Low Rise Commercial	1,742	1,742	-	Slattery measured area matches Batessmart noted areas	1,387	1,380	80%		
L5	Low Rise Commercial	1,742	1,742	-	Slattery measured area matches Batessmart noted areas	1,387	1,380	80%		
L4	Low Rise Commercial	1,740	1,740	-	Slattery measured area matches Batessmart noted areas	1,385	1,380	80%		
L3	Low Rise Commercial	1,740	1,740	-	Slattery measured area matches Batessmart noted areas	1,385	1,380	80%		
L2	Low Rise Commercial	1,698	1,698	-	Slattery measured area matches Batessmart noted areas	1,322	1,320	78%		
L1	Low Rise Commercial	1,607	1,607	-	Slattery measured area matches Batessmart noted areas	1,195	1,201	74%		
UG (Upper Ground)	Double Deck Lift Lobby	750	750	-	Slattery measured area matches Batessmart noted areas	239	239	32%		750
Ground	Retail, Lobby	1,577	1,577	-	Slattery measured area matches Batessmart noted areas					1,577
Total (Above Ground)		57,863	57,863	-		42,182	41,701	73%		57,863
B01 (Basement)	Bike Store / Retail	1,793	1,793	-	Slattery measured area matches Batessmart noted areas	n/a			7,172	
B02 (Basement)	End of Trip	1,793	1,793	-	Slattery measured area matches Batessmart noted areas	n/a				
B03 (Basement)	Carpark	1,793	1,793	-	Slattery measured area matches Batessmart noted areas	n/a				
B04 (Basement)	Carpark	1,793	1,793	-	Slattery measured area matches Batessmart noted areas	n/a				
Total (Below Ground)		7,172	7,172	-		-	-	0%		7,172
Totals		65,035	65,035	-		42,182	41,701	65%		65,035

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