* Contingent on starting the 1st June, 2024
* Reuqires each stage of the development process must be completed in a timely manner
* Urge to include a 12 month warranty period with development period to cover any repairs or unscheduled maintenance within a 12 month period of building handover.
* Assumed pre-construction approval and relevant Traffic, Noise, Stormwater and Protected Matters (environment and protected plant) impact assessments have been completed and approved prior to the commencement of development timeline outlined below
* Sections C, D were estimated based on staging reports of comparable development projects from BESIXWatpac, including the *St George Hospital Stage 3 Redevelopment* and *Hornsby Ku-ring-gai Hospital Stage 2 Redevelopment*. These assumptions were necessary to further drive of valuation and land estimation costs in the evaluation analyses of this report.
* Assumption that development approvals (DA) have already been given.
* Minimum 18months for construction alone
* Recommend a staged handover scenario – handover to ground floor and get tenants committed
* Strategy to organise fitout for each tenant – built into development timeline.

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| Milestone | Date | Duration |
| A: Settlement of land and Approvals   * Settlement of Land * Liaison with agent of choice to organise prelease campaign * Tender for selection of builder contractor | Q3 2024 | 3 months |
| B: Preleasing arrangements and Procurement   * Finalisation of pre-lease agreements * Design Engineering drawings * Settle financing arrangements from institutional investors and lenders * Purchase orders for construction materials and equipment | Q4 2024 | 6 months |
| C: Demolition, Excavation and In-ground Services and Structure   * Perimeter retention of subject land (see Att A *SmartMap*) * Demolition of existing structures (structure existing on lot plans 1-RP37992, 2-RP37992, 3-RP37992, 4-RP37992, 72-RP37992) * Establishment of work zone on Cornwall street, pursuant to Att I *Engineering Services Report* * Basement construction, including piling and excavation * Construction of basement envelope (underground wall and cladding installation) | Q2 2025 | 9 months\* |
| D: Development of main structure *Annerley Health Hub*   * Building envelope (construction of external wall and classing installation) * Internal fit out of equipment, fixtures and fittings (all levels) * Landscape forefront and terrace | Q1 2026 | 12 months\* |
| E: Staged Handover   * Handover of Annerley building for operation * Settlement of accounts | Q1 2027 | 3 months |
| F: Warranty period | Q2 2027 | 12 months |
| **Total Duration**  Total Duration inclusive of Warranty |  | 32 months  46 months |