

DA Cost Plan

Proposed Residential Development
1 Butler Road, Hurstville

for
Nexus Project Delivery

PROJECT NO: 71130.104576

DOCUMENT TITLE: DA Cost Plan


ISSUE DATE: 22 July 2022

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DOCUMENT CONTROL:

Document: DA Cost Plan
 Project No.: 71130.104576
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Signature:	Date:	22 July 2022
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1. Executive Summary

Altus Group has been requested by Nexus Project Delivery to prepare a Cost Plan based on drawings for the proposed residential development at 1 Butler Road, Hurstville.

The proposed development comprises the following components:

- Demolition and removal of existing buildings including hardstands etc.
- Construction of a 13-storey residential building, including 23 units over 3 levels of basement parking.
- Associated external works and footpaths.

The total Gross Floor Area for the entire development is 4,326 m².

Replacing design double stair core with single scissor stair core has an approximate cost savings of \$450,000 (for breakdown and details please refer to pages 34 & 35 of this report). This saving will be due to less construction materials used, including, but not limited to the below:

- Concrete: 100 m³
- Formwork (structural plywood): 950 m²
- Steel reinforcement: 15 T
- Paint: 160 Ltr

As per all environmental norms, laws and standards, using less construction material has positive impact on the environment, being using fewer natural resources to produce the material, i.e., sand, gravel, trees, timber and steel mills, fossil energy used to operate equipment, plant and machinery, carbon emissions, etc.

For instance, see below estimated CO emissions for the above-mentioned building materials manufacturing only:

- Concrete: 41,000 kg of CO emissions @ 410kg/m³
- Steel: 33,750 kg of CO emissions @ Average of 2,250kg/t
- Paint: 480 kg of CO emissions @ 3kg/Ltr

2. Cost Summary

The estimated cost as at 22 July 2022 is listed below **(excluding GST)**.

Description	Amount	Data	Unit Cost *
Site Preparation & Demolition	\$225,000		
Basement (B3-B1)	\$2,365,490	GFA: 876m2 18 Car Spaces	\$3,402/m2 \$165,584/car space
Residential (GF – RF)	\$10,973,028	GFA: 3,450m2 23 Units	\$4,008/m2 \$601,131/unit
External Works	\$292,870		
Subtotal	\$13,856,388		
Preliminaries (20%)	\$2,771,278		
Margin (5%)	\$831,383		
Total Estimated Construction Cost (Excl Contingencies & GST)	\$17,459,049	Total GFA: 4,326m2	\$4036/m2 \$759,089/unit
Contingencies (5%)	\$872,952		
Total Estimated Construction Cost (Incl Contingencies & Excl GST)	\$18,332,001		
Cost Saving Option			
Replace existing double stair core design with a single stair core with scissor stairs	-\$450,000		

Site Area: 479m2

* Including Preliminaries and Margin, but excluding Contingencies

3. Basis of Cost Estimate

This cost plan has been prepared based on the following documentation:

- Architectural DA drawings by AJ+C, dated 1st October 2020.

This preliminary cost plan is priced at market rates on the basis of competitive lump sum tenders, with escalation during the construction period included in the cost.

We stress that this is only a preliminary cost estimate as detailed design information is not available at this stage. We therefore strongly recommend that a more detailed measured check estimate be prepared at a later stage when further design development information including structural design, schematic services design, specifications and development consent conditions are available.

4. List of Exclusions

- Land costs and acquisition costs
- Design & Construction Contingencies over and above 5% allowance
- Interest/ Finance/ Legal Fees
- Marketing and Agent Fees
- Consultant Fees
- Display Suites
- DA and CC fees, Section 7.11 Contribution, Long Service Levy, other authority charges and contributions
- Sydney Water Development Plan Charges/ Section 73 Contributions
- Relocation, diversion or upgrading existing site services
- Removal of contaminants and hazardous materials (if discovered)
- Curtains, flyscreens and window blinds
- Provision of loose furniture, fittings and equipment
- Works outside boundaries
- Goods and Service Tax
- Escalation

Appendix A – Area & Unit Schedule

AREA ANALYSIS							
1 Butler Road, Hurstville							
Level	No. of Floor	FECA - Retails	FECA - Carpark	FECA - Apartments	UCA / Balconies / Open Corridors	Total GFA	Uncovered Communal Area
Basement 3	1		292			292	
Basement 2	1		292			292	
Basement 1	1		292			292	
Ground Floor	1	117		236		353	
Level 1	1			398	10	408	
Level 2	1			254	66	320	
Level 3	1			254	66	320	
Level 4	1			210	39	249	
Level 5	1			210	39	249	
Level 6	1			210	39	249	
Level 7	1			210	39	249	
Level 8	1			210	39	249	
Level 9	1			210	39	249	
Level 10	1			210	39	249	
Level 11	1			210	39	249	
Roof	1			41	16	57	98
TOTAL	16	117	876	2,863	470	4,326	98
Site area	479						

UNIT SCHEDULE

1 Butler Road, Hurtsville DA

Level	No. of Floor	Basement	Tower		Total
		Car Spaces	1 Bed	2 Bed	
Basement B3	1	6			0
Basement B2	1	6			0
Basement B1	1	6			0
Ground Floor	1		0	0	0
Level 1	1		1	0	1
Level 2	1		2	1	3
Level 3	1		2	1	3
Level 4	1		0	2	2
Level 5	1		0	2	2
Level 6	1		0	2	2
Level 7	1		0	2	2
Level 8	1		0	2	2
Level 9	1		0	2	2
Level 10	1		0	2	2
Level 11	1		0	2	2
Roof	1		0	0	0
TOTAL	16	18	5	18	23

Site Area

479

Appendix B – Cost Plan

Ref.	Description	Quantity	Unit	Rate	Total
1	DEMOLITION AND SITE PREPARATION	4,326	\$/m2	52	225,000
2	BASEMENT CARPARK	4,326	\$/m2	547	2,365,490
3	BUILDING WORKS	4,326	\$/m2	2,536	10,973,028
4	EXTERNAL WORKS	4,326	\$/m2	68	292,870
	SUBTOTAL			3,203	13,856,388
5	PRELIMINARIES (ALLOW 20%)				2,771,278
6	MARGINS (ALLOW 5%)				831,383
	SUBTOTAL			4,036	17,459,049
7	CONSULTANT FEES				EXCL
8	CONTINGENCIES (ALLOW 5%)				872,952
	TOTAL			4,238	18,332,001

TOTAL GFA: 4,326 m2
TOTAL NUMBER OF UNITS: 23 No

Ref.	Description	Quantity	Unit	Rate	Total
1	DEMOLITION AND SITE PREPARATION				
1.1	DEMOLITION AND SITE PREPARATION				225,000
	SUBTOTAL				225,000
	DEMOLITION AND SITE PREPARATION TOTAL				225,000

Ref.	Description	Quantity	Unit	Rate	Total
1.1	DEMOLITION AND SITE PREPARATION				
	DEMOLITION				
1.1.1	Allow for demolition of existing two-storey brick / concrete building (approx 938m2)	1	item	200,000	200,000
1.1.2	Allow for precautionary measures to adjoining buildings during demolition	1	item	15,000	15,000
	SITE CLEARANCE				
1.1.3	Allow for site clearance including breaking up existing pavements, handrails, planter walls, and stairs, etc	1	item	10,000	10,000
DEMOLITION AND SITE PREPARATION TOTAL					225,000

Ref.	Description	Quantity	Unit	Rate	Total
2	BASEMENT CARPARK				
2.1	SUBSTRUCTURE			738	646,165
2.2	COLUMNS			46	40,296
2.3	UPPER FLOORS			217	189,641
2.4	STAIRCASES			46	40,416
2.5	ROOF			15	12,750
2.6	EXTERNAL WALLS			551	482,667
2.7	EXTERNAL DOORS				NIL
2.8	WINDOWS AND LOUVRES			7	6,500
2.9	INTERNAL WALLS			244	213,673
2.10	INTERNAL DOORS			14	12,200
2.11	WALL FINISHES				NIL
2.12	FLOOR FINISHES			10	8,760
2.13	CEILING FINISHES			15	13,140
2.14	FITMENTS			36	31,860
2.15	NON-MEASUREMENT ALLOWANCE (2%)			39	33,961
2.16	HYDRAULIC SERVICES			51	44,420
2.17	MECHANICAL SERVICES			65	56,940
2.18	FIRE SERVICES			114	99,600
2.19	ELECTRIC LIGHT, POWER AND COMMUNICATION			80	70,080
2.20	VERTICAL TRANSPORTATION			400	350,000
2.21	BWIC (2%)			14	12,421
	SUBTOTAL - CARPARK			2,701	2,365,490
2.22		GFA	876	m2	
2.23		Carspace	18	no	
			BASEMENT CARPARK TOTAL		2,365,490

Ref.	Description	Quantity	Unit	Rate	Total
2.1	SUBSTRUCTURE				
	EARTHWORK				
2.1.1	Allow for bulk excavation for carpark basement to reduce level including disposal	2,517	m3	125	314,598
2.1.2	Extra over allowance for rock excavation (say 80%)	2,013	m3	50	100,671
2.1.3	Allow for pit excavation for lift pit and car lift pit, including disposal	33	m3	350	11,550
2.1.4	Allow for dewatering	1	item	15,000	15,000
	FOUNDATION				
2.1.5	Allow for footings (based on area of footprint)	292	m2	350	102,326
2.1.6	Allow for lift pits including lift base slab and wall, waterproofing and sump pit	1	no	18,000	18,000
2.1.7	Allow for car lift pit including lift base slab and wall, waterproofing and sump pit	1	no	25,000	25,000
	GROUND SLAB				
2.1.8	Reinforced concrete basement slab on grade including concrete, formwork, fabric reinforcement, levelling sand, vapour barrier, joints, etc.	292	m2	185	54,020
2.1.9	Allow for concrete sundries - kerbs, plinths, etc	1	item	5,000	5,000
	SUBSTRUCTURE TOTAL				646,165
2.2	COLUMNS				
	CONCRETE COLUMNS				
2.2.1	Allow for reinforced concrete structural columns (Cost per FECA)	876	m2	46	40,296
	COLUMNS TOTAL				40,296
2.3	UPPER FLOORS				
	CONCRETE SLABS				
2.3.1	Allow RC suspended slab and beam including concrete, formwork and reinforcement to internal areas (FECA)	584	m2	325	189,641
	UPPER FLOORS TOTAL				189,641
2.4	STAIRCASES				
	CONCRETE STAIRCASE				
2.4.1	RC stair and landing incl. concrete, formwork, reinforcement, balustrades, handrails, finishes etc. to carpark	17	mrise	2,400	40,416
	STAIRCASES TOTAL				40,416
2.5	ROOF				
	CONCRETE ROOF				
2.5.1	Reinforced concrete suspended roof slab and beam, including concrete, formwork and reinforcement - allow 250mm thick slab	30	m2	350	10,500
2.5.2	Roof drainage including RWP and outlets included in Hydraulic Services section	30	m2		incl.
2.5.3	Waterproofing	30	m2	75	2,250
	ROOF TOTAL				12,750

Ref.	Description	Quantity	Unit	Rate	Total
2.6	EXTERNAL WALLS				
	BASEMENT WALLS				
2.6.1	Allow for site establishment, mobilisation, setting out, relocation within boundary and demobilisation	1	Item	15,000	15,000
2.6.2	Allow for basement shoring; assumed soldier piles with shotcrete walls	642	m2	675	433,377
2.6.3	Allow for capping beam to above	76	m	450	34,290
2.6.4	Allow for ground anchors to above	1	Item		Included
2.6.5	Subsoil drainage to base of basement wall perimeter (included in Hydraulics)		note		
	EXTERNAL WALLS TOTAL				482,667
2.8	WINDOWS AND LOUVRES				
	LOUVRES				
2.8.1	Allow for ventilation louvres to fire stair pressurisation shafts	10	m2	650	6,500
	WINDOWS AND LOUVRES TOTAL				6,500
2.9	INTERNAL WALLS				
	INTERNAL CONCRETE WALL				
2.9.1	Concrete core wall including concrete, formwork and reinforcement to lift/stair shaft walls	387	m2	500	193,695
	INTERNAL BLOCK WALL				
2.9.2	Concrete core fill wall including blockwall. concrete, formwork and reinforcement to internal walls	29	m2	275	7,978
2.9.3	Allowance for sundry walls	1	Item	12,000	12,000
	INTERNAL WALLS TOTAL				213,673
2.10	INTERNAL DOORS				
	FIRE-RATED DOOR				
2.10.1	Single leaf fire rated door to dwelling, including frame, door hardware and paint finish	6	No.	1,200	7,200
2.10.2	Allow for sundry doors to services rooms (not indicated on drawings)	1	item	5,000	5,000
	INTERNAL DOORS TOTAL				12,200
2.12	FLOOR FINISHES				
	INTERNAL FLOOR FINISH				
2.12.1	Allow for concrete sealer to carpark	876	m2	10	8,760
	FLOOR FINISHES TOTAL				8,760
2.13	CEILING FINISHES				
	INTERNAL CEILING FINISHES				
2.13.1	Paint finish to concrete soffit	876	m2	15	13,140
	CEILING FINISHES TOTAL				13,140

Ref.	Description	Quantity	Unit	Rate	Total
2.14	FITMENTS				
	FITMENTS				
	<u>Linemarking</u>				
2.14.1	Allow for linemarking, traffic arrows, sign and the like on concrete floor	1	item	3,000	3,000
	<u>Metalwork</u>				
2.14.2	Allow for sundry metalwork such as corner guards, pipe protectors, etc to carpark	1	item	5,000	5,000
2.14.3	Allow for storage cage	132	m2	120	15,859
2.14.4	Allow for bicycle storage	8	no.	500	4,000
	<u>Signage</u>				
2.14.5	Allow for statutory signage to carpark	1	item	4,000	4,000
	FITMENTS TOTAL				31,860
2.16	HYDRAULIC SERVICES				
	HYDRAULIC SERVICES				
2.16.1	Allow for hydraulic services generally, including inground pits (cost per FECA)	876	m2	45	39,420
2.16.2	Allow for grated drain to carpark and driveway entry	1	item	5,000	5,000
	HYDRAULIC SERVICES TOTAL				44,420
2.17	MECHANICAL SERVICES				
	MECHANICAL SERVICES				
2.17.1	Assume carpark mechanical services	876	m2	65	56,940
	MECHANICAL SERVICES TOTAL				56,940
2.18	FIRE SERVICES				
	FIRE SERVICES				
2.18.1	Allow for fire sprinkler to carpark area (cost per FECA)	876	m2	75	65,700
2.18.2	Allowance for dry fire detection system - smoke/thermal detectors and alarm (cost per FECA)	876	m2	25	21,900
2.18.3	Allow for hose reel and hydrant	3	no	3,000	9,000
2.18.4	Allow for portable fire extinguishers	3	item	1,000	3,000
	FIRE SERVICES TOTAL				99,600
2.19	ELECTRIC LIGHT, POWER AND COMMUNICATION				
	ELECTRICAL SERVICES				
2.19.1	Allow for lighting and power (cost per FECA)	876	m2	60	52,560
2.19.2	Allow for security services (cost per FECA)	876	m2	20	17,520
	ELECTRIC LIGHT, POWER AND COMMUNICATION TOTAL				70,080

Ref.	Description	Quantity	Unit	Rate	Total
2.20	VERTICAL TRANSPORTATION				
	LIFT SERVICES				
	<u>CAR LIFT</u>				
2.20.1	Allowance for single car lift serving 4 levels (B3, B2, B1 and Ground Floor) (Provisional Sum)	1	item	350,000	350,000
	<u>PASSENGER LIFT</u>				
2.20.2	Refer to RETAIL / RESIDENTIAL section		note		INCL
VERTICAL TRANSPORTATION TOTAL					350,000

Ref.	Description	Quantity	Unit	Rate	Total
3	BUILDING WORKS				
3.1	SUBSTRUCTURE			21	72,535
3.2	COLUMNS			50	172,550
3.3	UPPER FLOORS			406	1,401,424
3.4	STAIRCASES			54	184,800
3.5	ROOF			48	166,494
3.6	EXTERNAL WALLS			609	2,101,045
3.7	WINDOWS AND LOUVRES			188	648,705
3.8	EXTERNAL DOORS			32	109,400
3.9	INTERNAL WALLS			454	1,565,519
3.10	INTERNAL DOORS			40	139,350
3.11	INTERNAL SCREENS			9	31,950
3.12	WALL FINISHES			105	361,758
3.13	FLOOR FINISHES			117	404,165
3.14	CEILING FINISHES			54	187,690
3.15	FITMENTS			172	592,668
3.16	APPLIANCES			33	113,800
3.17	NON-MEASUREMENT ALLOWANCE (2%)			48	165,077
3.18	HYDRAULIC SERVICES			229	790,450
3.19	MECHANICAL SERVICES			43	147,250
3.20	AIR-CONDITIONING SERVICES			66	228,000
3.21	FIRE SERVICES			94	323,470
3.22	ELECTRIC LIGHT, POWER AND COMMUNICATION			203	700,454
3.23	VERTICAL TRANSPORTATION			81	280,000
3.24	BWIC (2%)			10	33,583
3.25	LANDSCAPING			15	50,890
	SUBTOTAL - DWELLINGS			3,179	10,973,028
3.26		GFA	3,451	m2	
3.27		Dwellings	23	no	
			BUILDING WORKS TOTAL		10,973,028

Ref.	Description	Quantity	Unit	Rate	Total
3.1	SUBSTRUCTURE				
	EARTHWORK				
3.1.1	Allow for bulk excavation to reduce levels including disposal included in Basement Carpark		m3		Included
3.1.2	Dewatering included in Basement Carpark section		item		Included
	FOUNDATION				
3.1.3	Allow for footings (based on area of footprint)	125	m2	150	18,785
	GROUND SLAB				
3.1.4	Reinforced concrete basement slab on grade including concrete, formwork, fabric reinforcement, levelling sand, vapour barrier, joints, etc.	125	m2	350	43,750
3.1.5	Allow for concrete sundries	1	item	10,000	10,000
	SUBSTRUCTURE TOTAL				72,535
3.2	COLUMNS				
	CONCRETE COLUMNS				
3.2.1	Allow for reinforced concrete structural columns, approx. 3.1 m floor to floor (cost per FECA)	3,451	m2	50	172,550
	COLUMNS TOTAL				172,550
3.3	UPPER FLOORS				
	CONCRETE SLABS				
3.3.1	Allow RC suspended slab and beam including concrete, formwork and reinforcement	3,907	m2	325	1,269,895
3.3.2	Extra over for transfer slab structure (GF)	292	m2	350	102,116
3.3.3	Allow for waterproofing to balcony/common outdoor space	452	m2	65	29,412
3.3.4	Downpipe and rainwater outlet included in Hydraulic Services Section		m2		incl.
	UPPER FLOORS TOTAL				1,401,424
3.4	STAIRCASES				
	INTERNAL STAIRS				
3.4.1	RC stairs including concrete, formwork, reinforcement, balustrades, handrails and etc	77	mrise	2,400	184,800
	STAIRCASES TOTAL				184,800
3.5	ROOF				
3.5.1	Reinforced concrete suspended roof slab and beam, including concrete, formwork and reinforcement	284	m2	335	95,294
3.5.2	Allow for roof covering to roof slab including waterproofing membrane and protective screed	418	m2	95	39,754
3.5.3	Downpipe and rainwater outlet included in Hydraulic Services Section		m2		Included
3.5.4	Allow for roof insulation under roof slab	284	m2	35	9,940
3.5.5	Reinforced concrete roof perimeter hobs, allow 200mm high	63	m	85	5,369
3.5.6	Extra over for curved hobs	19	m	60	1,137
3.5.7	Allow for roof safety anchors and equipment	1	item	15,000	15,000
	ROOF TOTAL				166,494

Ref.	Description	Quantity	Unit	Rate	Total
3.6	EXTERNAL WALLS				
	PERIMETER WALLS				
3.6.1	Allow for external walls comprising precast concrete	2,436	m2	500	1,218,160
3.6.2	E/O for concrete grooved facade wall finish	268	m2	75	20,088
3.6.3	Allowance for furring channel, insulation and plasterboard lining to internal face	2,436	m2	100	243,632
	BLADE & DIVIDE WALLS				
3.6.4	Allow for external dividing walls between balconies	176	m2	550	96,954
	BLAUSTRADE / PARAPET / PLANTER WALLS				
3.6.5	Allow for external balustade walls comprising of reinforced concrete	902	m2	450	405,941
3.6.6	E/O for 300mm high dark metal vertical handrails to top of balustrade	282	m	200	56,442
3.6.7					
	METAL SCREENS / SUNSHADES				
3.6.8	Allow for vertical metal screen fixed to Comms waste room on Ground Floor	16	m2	600	9,768
	EXTERNAL PRIVACY SCREEN				
3.6.9	Timber slatted privacy screen fixed to external wall including frame and fixings	100	m2	500	50,060
EXTERNAL WALLS TOTAL					2,101,045
3.7	WINDOWS AND LOUVRES				
	WINDOWS				
3.7.1	Aluminium framed windows including powdercoating and frame	692	m2	580	401,418
3.7.2	Aluminum framed full height windows and sliding doors to balconies, including powdercoating, frame and hardware	188	m2	650	122,330
3.7.3	Aluminum framed full height windows to shop front, including powdercoating, frame and hardware	142	m2	800	113,792
	LOUVRES				
3.7.4	Allow for satin black horizontal louvres	16	m2	700	11,165
WINDOWS AND LOUVRES TOTAL					648,705

Ref.	Description	Quantity	Unit	Rate	Total
3.8	EXTERNAL DOORS				
	FIRE RATED DOORS				
3.8.1	Single leaf door incl. frame, hardware and paint finish to fire stair	22	no.	1,200	26,400
3.8.2	Single leaf door incl. frame, hardware and paint finish to apartment entry	22	no.	1,200	26,400
	NON-FIRE RATED DOORS				
3.8.3	Single leaf door incl. frame, hardware and paint finish	2	no.	800	1,600
3.8.4	Pair leaf door incl. frame, hardware and paint finish to elec and comms	20	no.	1,600	32,000
	GLAZED DOORS				
3.8.5	Glazed single leaf door incl. frame and hardware	2	no.	2,500	5,000
	LOUVRED DOORS				
3.8.6	Double leaf doors incl. frame and hardware to hydrant booster and bin holding	3	no.	2,000	6,000
	OVERHEAD DOORS				
3.8.7	Allow for roller shutter incl. motor and ancillary hardware; 7000 x 3200h	1	no.	12,000	12,000
	EXTERNAL DOORS TOTAL				109,400
3.9	INTERNAL WALLS				
	CONCRETE WALLS				
3.9.1	Allow for lift shaft and fire stair walls incl. formwork, reo and concrete; say 200mm	1,974	m2	510	1,006,847
3.9.2	Extra over for plasterboard linings fixed to and incl. furrings to one side of core walls within apartments	271	m2	60	16,259
	INTERTENANCY WALLS				
3.9.3	Allow for corridor walls comprising hebel panel, stud frames, insulation and plasterboard to both sides	74	m2	235	17,442
3.9.4	Allow for party walls between units comprising hebel panel, stud frames, insulation and plasterboard to both sides	470	m2	235	110,370
	LIGHTWEIGHT WALLS				
3.9.5	Allow for stud frame partitions with plasterboard linings to both sides	2,085	m2	125	260,628
	BLOCKWORK WALLS				
3.9.6	Allow for blockwork walls incl. core filling to plant rooms & retail	855	m2	180	153,974
	INTERNAL WALLS TOTAL				1,565,519

Ref.	Description	Quantity	Unit	Rate	Total
3.10	INTERNAL DOORS				
	FIRE-RATED DOORS				
3.10.1	Single leaf fire rated door, including frame, door hardware and paint finish	6	no.	1,100	6,600
3.10.2	Single leaf fire rated entry door, including frame, door hardware and paint finish	1	no.	1,100	1,100
3.10.3	Single leaf fire rated lobby entry door, including frame, door hardware and paint finish	19	no.	1,350	25,650
	NON FIRE-RATED DOORS				
3.10.4	Single leaf door to bedrooms, including frame, door hardware and paint finish	38	no.	850	32,300
3.10.5	Single leaf door to plant rooms, including frame, door hardware and paint finish	13	no.	950	12,350
3.10.6	Pair leaf door incl. frame, hardware and paint finish to elec and comms	2	no.	1,600	3,200
3.10.7	Single leaf door to bathrooms and powder rooms, including frame, door hardware and paint finish	41	no.	850	34,850
3.10.8	Cavity sliding door to apartment rooms, including sliding track, door hardware and paint finish	11	no.	1,100	12,100
	FOLDING DOORS				
3.10.9	Folding door to laundries, including sliding track, door hardware and paint finish,	2	no.	1,600	3,200
	OTHER				
3.10.10	Allow for sundry doors and panels	1	item	8,000	8,000
INTERNAL DOORS TOTAL					139,350
3.11	INTERNAL SCREENS				
	SHOWER SCREEN				
3.11.1	Allow for clear glass semi frameless shower screen enclosure, approx. 1900mm high, including fixings and pivot doors	12	no.	1,000	12,000
3.11.2	Full height clear glass semi frameless shower screen	11	no.	750	8,250
3.11.3	Full height clear glass semi frameless shower screen on top of bath tub	18	no.	650	11,700
INTERNAL SCREENS TOTAL					31,950

Ref.	Description	Quantity	Unit	Rate	Total
3.12	WALL FINISHES				
	PAINTED FINISHES				
	<i>EXTERNAL</i>				
	<u>Allow to prepare, prime and paint concrete to the following:-</u>		note		
3.12.1	Lower level spandrels (gloss white)	221	m2	25	5,532
3.12.2	Upper level spandrels (dark matt)	347	m2	25	8,673
	<i>INTERNAL APARTMENTS</i>				
	<u>Allow to prepare, prime and paint the following:-</u>		note		
3.12.3	Plasterboard linings to interior face of external perimeter walls	2,942	m2	12	35,300
3.12.4	Plasterboard linings to internal walls	4,545	m2	12	54,540
	<i>INTERNAL COMMUNAL</i>				
3.12.5	Wall finish to lobby area; paint	71	m2	15	1,072
	APPLIED FINISHES				
	<u>RETAIL</u>				
3.12.6	Wall finishes to bathrooms; wall tiles	64	m2	120	7,651
	<u>APARTMENTS</u>				
3.12.7	Wall finishes to bathrooms; wall tiles	1,051	m2	120	126,152
3.12.8	Laundry splashbacks; say 650h	68	m2	120	8,124
3.12.9	Kitchen splashbacks; say 650h	67	m	350	23,559
3.12.10	Extra over for waterproofing	1,417	m2	35	49,610
	<u>MISCELLANEOUS</u>				
3.12.11	Allow for feature walls / reveals to lift wall	166	m2	250	41,545
WALL FINISHES TOTAL					361,758

Ref.	Description	Quantity	Unit	Rate	Total
3.13	FLOOR FINISHES				
	EXTERNAL FINISHES				
3.13.1	Floor finishes to open terraces	98	m2	135	13,200
3.13.2	Floor finishes to balcony	452	m2	135	61,086
3.13.3	Allowance for waterproofing for the above	550	m2	60.00	33,000
	INTERNAL FINISHES				
	<u>RETAIL</u>				
3.13.4	Floor finishes to bathrooms; floor tiles	9	m2	150	1,416
3.13.5	Floor finishes to tenancy; exposed slab (fitout by others)	120	m2		NIL
	<u>COMMUNAL</u>				
3.13.6	Floor finishes to garbage rooms; epoxy	29	m2	50	1,461
3.13.7	Floor finishes to lobby corridors; tiled	18	m2	150	2,738
	<u>APARTMENTS</u>				
3.13.8	Floor finishes to living areas; timber flooring	1,194	m2	125	149,306
3.13.9	Extra over acoustic underlay	1,194	m2	35	41,806
3.13.10	Floor finishes to bedrooms; carpet	522	m2	65	33,959
3.13.11	Floor finishes to bathrooms; floor tiles	192	m2	120	23,054
3.13.12	Floor finishes to laundry; floor tiles	29	m2	120	3,467
3.13.13	Extra over for waterproofing to wet areas	221	m2	35	7,735
	<u>OTHER</u>				
3.13.14	Floor finishes to plant rooms; sealer	161	m2	12	1,937
	MISCELLANEOUS				
3.13.15	Allowance for thresholds, junction strips, stair nosings, skirtings etc..	1	Item	30,000	30,000
FLOOR FINISHES TOTAL					404,165

Ref.	Description	Quantity	Unit	Rate	Total
3.14	CEILING FINISHES				
	EXTERNAL FINISHES				
3.14.1	Ceiling finishes to slab soffits; painted	452	m2	20	9,050
	INTERNAL FINISHES				
	<u>RETAIL</u>				
3.14.2	Ceiling finishes to bathrooms; wet plasterboard	9	m2	95	897
3.14.3	Ceiling finishes to tenancy; exposed soffits (fitout by others)	120	m2		NIL
	<u>COMMUNAL</u>				
3.14.4	Ceiling finishes to garbage rooms; exposed soffit	29	m2		NIL
3.14.5	Ceiling finishes to lobby corridors; suspended ceilings	18	m2	90	1,643
	<u>APARTMENTS</u>				
3.14.6	Ceiling finishes to living areas and bedrooms; batten fixed to soffit ceilings	1,937	m2	80	154,996
3.14.7	E/O for wet plasterboard to bathrooms	192	m2	5	961
3.14.8	E/O for wet plasterboard to laundries	29	m2	5	144
	<u>OTHER</u>				
3.14.9	Ceiling finishes to plant rooms; exposed soffits	161	m2		NIL
	MISCELLANEOUS				
3.14.10	Allowance for bulkheads, cornices, access panels and sundries etc..	1	item	20,000	20,000
CEILING FINISHES TOTAL					187,690

Ref.	Description	Quantity	Unit	Rate	Total
3.15	FITMENTS				
	JOINERY				
	<u>KITCHEN</u>				
3.15.1	Kitchen cupboard unit incl. stone benchtops and overhead cupboards complete	67	m	2,500	168,275
3.15.2	Kitchen island unit incl. stone benchtops	50	m	2,800	138,796
	<u>BEDROOMS</u>				
3.15.3	Built-in wardrobes incl. hinged doors	81	m	750	60,473
	<u>BATHROOMS</u>				
3.15.4	Vanity counter / niche wall	71	m	650	46,079
3.15.5	Vanity cabinet with mirror doors and adjustable shelving in veneer panelling	41	no	1,500	61,500
	<u>MISCELLANEOUS</u>				
3.15.6	Study bench; say 800d	40	m	600	24,246
3.15.7	Allow for sundry storage e.g. pantry cupboard, linen cupboard etc..	23	unit	1,500	34,500
	BATHROOM FITMENTS				
3.15.8	Allow for bathroom fixtures incl. toilet roll holder, towel rail, robe hooks, shower shelf etc..	41	no	500	20,500
	<u>TERRACE</u>				
3.15.9	Allow for hand rails to communal bathroom	1	no	1,000	1,000
3.15.10	Allow for bathroom fixtures incl. toilet roll holder, robe hooks etc..	1	no	500	500
	<u>RETAIL</u>				
3.15.11	Allow for hand rails to male, female and Acc WC	3	no	600	1,800
3.15.12	Allow for bathroom fixtures incl. toilet roll holder, robe hooks etc..	3	no	500	1,500
	MISCELLANEOUS				
3.15.13	Allowance for statutory and wayfinding signage	1	item	10,000	10,000
3.15.14	Allowance for letterboxes	1	item	5,000	5,000
3.15.15	Allowance for blinds and curtains		item		EXCL
	COMMUNAL ROOF TERRACE				
3.15.16	Allow for custom table (approx 2600mm x 1200mm)	1	no	6,000	6,000
3.15.17	Allow for coffee table seating set approx 500mm x 500mm including 4 chairs	1	no	5,000	5,000
3.15.18	Allow for permanent barbeque bench including cut out for barbeque and sink	1	no	3,000	3,000
3.15.19	Allow for barbeque supply and install	1	no	3,000	3,000
3.15.20	Allow for supply and install of stainless steel sink	1	no	1,500	1,500
				FITMENTS TOTAL	592,668

Ref.	Description	Quantity	Unit	Rate	Total
3.16	APPLIANCES				
3.16.1	Supply kitchen appliances incl. cooktop, rangehood, oven, dishwasher	23	unit	4,000	92,000
3.16.2	Supply clothes dryer	23	unit	600	13,800
3.16.3	Supply automatic hand dryer	4	unit	750	3,000
3.16.4	Installation of above items	50	no	100	5,000
	APPLIANCES TOTAL				113,800
3.18	HYDRAULIC SERVICES				
	<u>Hydraulic points including sanitary fixtures, taps, water supply plumbing and drainage disposal</u>		note		
3.18.1	Allow for water and sanitary pipework reticulation (cost per GFA)	3,451	m2	60	207,060
3.18.2	WC	45	no	2,300	103,500
3.18.3	Basin	45	no	2,185	98,325
3.18.4	Shower	41	no	2,530	103,730
3.18.5	Bath tub	17	no	2,645	44,965
3.18.6	Kitchen sink	23	no	2,530	58,190
3.18.7	Laundry tub	23	no	2,000	46,000
3.18.8	Floor waste to showers	41	no	520	21,320
3.18.9	Floor waste to bathroom and powder room floor	45	no	520	23,400
3.18.10	Floor waste to laundries	23	no	520	11,960
	OTHER				
3.18.11	Allow for gas supply	1	item	22,000	22,000
3.18.12	Allow for hot water boiler system	1	item	30,000	30,000
3.18.13	Allow for downpipe and rainwater outlet	1	item	20,000	20,000
	HYDRAULIC SERVICES TOTAL				790,450

Ref.	Description	Quantity	Unit	Rate	Total
3.19	MECHANICAL SERVICES				
	MECHANICAL VENTILATION TO RETAIL LOT				
3.19.1	Allow for capped services and base build provisions (fitout by others)	1	item	5,000	5,000
3.19.2	Allow for mechanical ventilation incl. exhaust fan, ductwork and outlets to bathroom amenities (male, female, accessible)	1	item	2,000	2,000
	MECHANICAL VENTILATION TO APARTMENTS				
	<u>Allow for mechanical ventilation incl. ductwork, fans and grilles to following (GF)</u>	53	m2	50	21,250
3.19.3	Communal Space		m2		INCL
3.19.4	Bin Holding Rooms		m2		INCL
3.19.5	Plant Rooms		m2		EXCL
	<u>Allow for mechanical ventilation incl. ductwork, fans and grilles to following:-</u>				
3.19.6	Kitchen	23	no	850	28,900
3.19.7	Bathrooms	42	no	750	61,200
3.19.8	Laundry	23	no	750	28,900
	FIRE STAIR PRESSURISATION				
3.19.9	Allowance for stair pressurisation system		item		EXCL
MECHANICAL SERVICES TOTAL					147,250
3.20	AIR-CONDITIONING SERVICES				
	<u>Allow for ducted ac system to following:</u>				
3.20.1	1 Bed Apartments	5	unit	8,000	40,000
3.20.2	2 Bed Apartments	18	unit	10,000	180,000
	<u>Allow for ducted ac system to following:</u>				
3.20.3	Residential Lobby	1	unit	8,000	8,000
AIR-CONDITIONING SERVICES TOTAL					228,000
3.21	FIRE SERVICES				
3.21.1	Fire detection and alarm system (cost per FECA)	3,451	m2	25	86,275
3.21.2	Fire sprinkler system	3,451	m2	45	155,295
3.21.3	Allow for fire hydrant	21	no	3,000	63,000
3.21.4	Allow for fire hose reel	4	no	3,000	12,000
3.21.5	Allow for portable fire fighting equipment - fire extinguisher		no		EXCL
3.21.6	Allow for portable fire fighting equipment - blankets	23	no	300	6,900
FIRE SERVICES TOTAL					323,470

Ref.	Description	Quantity	Unit	Rate	Total
3.22	ELECTRIC LIGHT, POWER AND COMMUNICATION				
3.22.1	Electrical services for units (cost per FECA)	3,451	m2	160	552,160
3.22.2	Electrical services for balconies	452	m2	50	22,625
3.22.3	Electrical services for terraces	98	m2	50	4,889
3.22.4	Video Intercom (cost per unit)	23	no	750	17,250
3.22.5	Allow for communication services - voice/data and telephone cabling infrastructure (based on FECA)	3,451	m2	30	103,530
ELECTRIC LIGHT, POWER AND COMMUNICATION TOTAL					700,454
3.23	VERTICAL TRANSPORTATION				
3.23.1	Passenger lift from B3 to L11, including finishes	1	no	280,000	280,000
VERTICAL TRANSPORTATION TOTAL					280,000
3.25	LANDSCAPING				
	MEASURED ELSEWHERE				
	<u>Planters on terraces measured in APARTMENT SECTIONS</u>				
	HARD LANDSCAPE				
	<u>Terrace</u>				
	<i>All rooftop soft landscaping planters to be quattro design</i>		note		
3.25.1	Allow for planter bench type 1 - 2200mm long	1	no	1,650	1,650
3.25.2	Allow for planter bench type 2 - 3200mm long	1	no	2,400	2,400
3.25.3	Allow for U Planters 900mm high	8	no	800	6,400
3.25.4	Allow for Narrow through planter 1500mm long x 1000mm high	2	no	1,000	2,000
	SOFT LANDSCAPE				
3.25.5	Allow for gravel to roofing areas	224	m2	60	13,464
3.25.6	Allow for plant, soil, mulching and the like to planter areas	1	item	3,000	3,000
3.25.7	Allow for plant, soil, mulching and the like to planter boxes	1	item	3,000	3,000
	<i>Allow for tree and plantage as per below:</i>		note		INCL
3.25.8	"dra-dra" - Red edged dragon tree	5	no		INCL
3.25.9	"eup-ti" - Firesticks Plants	6	no		INCL
3.25.10	"Rap-ind-op" - Indian Hawthorn	16	no		INCL
3.25.11	"Cra-arb" - Blue Bird	6	no		INCL
3.25.12	"Iam 'br" - Dwarf Matt Rush	35	no		INCL
3.25.13	Allow for drainage cell and geotextile to gravelled areas	224	m2	40	8,976
3.25.14	Allow for waterproofing including protection board to planter boxes	1	item	5,000	5,000
3.25.15	Allow for irrigation system	1	item	5,000	5,000
LANDSCAPING TOTAL					50,890

Ref.	Description	Quantity	Unit	Rate	Total
4	EXTERNAL WORKS				
4.1	Roads, Footpaths and Paved Areas				22,330
4.2	Boundary Walls, Fencing and Gates				8,000
4.3	Outbuildings and Covered Ways				16,123
4.4	Landscaping and Improvements				2,417
4.5	External Stormwater Drainage				60,000
4.6	External Sewer Drainage				8,000
4.7	External Water Supply				8,000
4.8	External Gas				6,000
4.9	External Light and Power				156,000
4.10	External Communications				6,000
EXTERNAL WORKS TOTAL					292,870

Ref.	Description	Quantity	Unit	Rate	Total
4.1	Roads, Footpaths and Paved Areas				
	Cnr Ormond Parade and Butler Road				
4.1.1	New council crossover layback and vehicle driveway	23	m2	300	6,846
4.1.2	New building footpaths to existing street frontage	30	m2	150	4,500
4.1.3	Make good and reinstate existing kerbs and gutters as required	55	m	200	10,984
	Roads, Footpaths and Paved Areas TOTAL				22,330
4.2	Boundary Walls, Fencing and Gates				
	Measured Elsewhere				
	<i>Planter walls and dividing walls on balconies / terraces measured in APARTMENT SECTIONS</i>				
	External Gates				
4.2.1	Allow for single leaf gates comprising vertical slats incl. hardware	6	No	1,000	6,000
4.2.2	Allow for double leaf gates comprising vertical slats incl. hardware	1	No	2,000	2,000
	Boundary Walls, Fencing and Gates TOTAL				8,000
4.3	Outbuildings and Covered Ways				
	ROOF COVERINGS				
4.3.1	Allow for Canopy over lift access area	1	item	5,000	5,000
4.3.2	Allow for wooden slatted pergola over communal BBQ area	16	m2	700	11,123
	Outbuildings and Covered Ways TOTAL				16,123
4.4	Landscaping and Improvements				
	Measured Elsewhere				
	<i>Planters on balconies / terraces measured in APARTMENT SECTIONS</i>				
4.4.1	Allow for 25mm application of Stone Set Porous Pebbles bined by Polimer to Tree gated area on Butler Road	12	m2	65	787
4.4.2	Allow for soft landscaping to planted area	7	m2	250	1,630
	Landscaping and Improvements TOTAL				2,417
4.5	External Stormwater Drainage				
	Site Services				
4.5.1	Allowance for stormwater drainage incl. OSD tank, external pits and associated in-ground drainage pipework and connect into existing infrastructure	1	Item	60,000	60,000
	External Stormwater Drainage TOTAL				60,000
4.6	External Sewer Drainage				
	Site Services				
4.6.1	Allowance for services connection into mains infrastructure	1	Item	8,000	8,000
	External Sewer Drainage TOTAL				8,000

Ref.	Description	Quantity	Unit	Rate	Total
4.7	External Water Supply				
	Site Services				
4.7.1	Allowance for services connection into mains infrastructure	1	Item	8,000	8,000
	External Water Supply TOTAL				8,000
4.8	External Gas				
	Site Services				
4.8.1	Allowance for services connection into mains infrastructure	1	Item	6,000	6,000
	External Gas TOTAL				6,000
4.9	External Light and Power				
	Site Services				
4.9.1	Allowance for services connection into mains infrastructure	1	Item	6,000	6,000
	Electrical Substation				
4.9.2	Allowance for connection to chambered substation complete incl. associated HV/LV feeds	1	Item	150,000	150,000
4.9.3	Allowance for new chamber substation	1	Item		EXCL
	External Light and Power TOTAL				156,000
4.10	External Communications				
	Site Services				
4.10.1	Allowance for services connection into mains infrastructure	1	Item	6,000	6,000
	External Communications TOTAL				6,000

Ref.	Description	Quantity	Unit	Rate	Total
1	SUBSTRUCTURE				NIL
2	COLUMNS				NIL
3	UPPER FLOORS				19,500
4	STAIRCASES				NIL
5	ROOF				1,745
6	EXTERNAL WALLS				293,610
7	WINDOWS AND LOUVRES				NIL
8	EXTERNAL DOORS				NIL
9	INTERNAL WALLS				NIL
10	INTERNAL DOORS				NIL
11	INTERNAL SCREENS				NIL
12	WALL FINISHES				10,725
13	FLOOR FINISHES				9,000
14	CEILING FINISHES				NIL
15	FITMENTS				NIL
16	NON-MEASUREMENT ALLOWANCE (2%)				6,692
17	HYDRAULIC SERVICES				1,000
18	MECHANICAL SERVICES				NIL
19	AIR-CONDITIONING SERVICES				NIL
20	FIRE SERVICES				700
21	ELECTRIC LIGHT, POWER AND COMMUNICATION				4,900
22	BWIC				1,128
23	SUNDRIES				14,000
24	PRELIMS AND MARGIN (25%)				87,000
25	TOTAL				450,000

Ref.	Description	Quantity	Unit	Rate	Total
3	UPPER FLOORS				
3.1	CONCRETE SLABS				
3.2	Allow RC suspended slab and beam including concrete, formwork and reinforcement	60	m2	325	19,500
	UPPER FLOORS TOTAL				19,500
5	ROOF				
5.1	Reinforced concrete suspended roof slab and beam, including concrete, formwork and reinforcement	1	m2	335	335
5.2	Allow for roof insulation under roof slab	1	m2	35	35
5.3	Reinforced concrete roof perimeter hobs, allow 200mm high	11	m	125	1,375
	ROOF TOTAL				1,745
6	EXTERNAL WALLS				
6.1	PERIMETER WALLS				
6.2	Allow for external walls comprising reinforced concrete	429	m2	600	257,610
6.3	Solid Balustrade	60	m2	600	36,000
	EXTERNAL WALLS TOTAL				293,610
12	WALL FINISHES				
12.1	PAINTED FINISHES				
12.2	<i>EXTERNAL</i>				
12.3	<u>Allow to prepare, prime and paint concrete to the following:-</u>			note	
12.4	Upper level spandrels (dark matt)	429	m2	25	10,725
	WALL FINISHES TOTAL				10,725
13	FLOOR FINISHES				
13.1	Floor finishes to breezeway	60	m2	150	9,000
	FLOOR FINISHES TOTAL				9,000
17	HYDRAULIC SERVICES				
17.1	<u>Hydraulic points including sanitary fixtures, taps, water supply plumbing and drainage disposal</u>			note	
17.2	Allow for water and sanitary pipework reticulation (cost per GFA)	10	m2	100	1,000
	HYDRAULIC SERVICES TOTAL				1,000
20	FIRE SERVICES				
20.1	Fire detection and alarm system (cost per FECA)	10	m2	25	250
20	Fire sprinkler system	10	m2	45	450
	FIRE SERVICES TOTAL				700
21	ELECTRIC LIGHT, POWER AND COMMUNICATION				
21.1	Electrical services for units (cost per FECA)	10	m2	150	1,500
21.2	Electrical services for balconies	60	m2	50	3,000
21.3	Allow for communication services - voice/data and telephone cabling infrastructure (based on FECA)	10	m2	40	400
	ELECTRIC LIGHT, POWER AND COMMUNICATION TOTAL				4,900