Ref.	Description	Quantity	Unit	Rate	Total
	Demolition & Site Preparation	8,011	m2	41.08	329,120
	Substructure	8,011	m2	81.83	655,555
	Columns	8,011	m2	60.00	480,660
	Upper Floors	8,011	m2	334.49	2,679,600
	Staircases	8,011	m2	19.41	155,500
	Roof	8,011	m2	82.81	663,425
	External Walls	8,011	m2	405.36	3,247,300
	Windows	8,011	m2	136.64	1,094,650
	External Doors	8,011	m2	12.38	99,200
	Internal Walls	8,011	m2	107.94	864,720
	Internal Screens	8,011	m2	7.19	57,600
	Internal Doors	8,011	m2	30.56	244,800
	Wall Finishes	8,011	m2	67.22	538,500
	Floor Finishes	8,011	m2	140.97	1,129,349
	Ceiling Finishes	8,011	m2	83.05	665,285
	Fitments and Special Equipment	8,011	m2	232.24	1,860,493
	Hydraulic Services	8,011	m2	84.16	674,220
	Mechanical Services	8,011	m2	83.05	665,350
	Fire Detection & Protection	8,011	m2	41.70	334,070
	Electrical Services	8,011	m2	159.53	1,277,990
	Vertical Transport	8,011	m2	39.95	320,000
	Builder's Work in Connection	5	%	3,271,630.00	163,582
	External Works	8,011	m2	166.19	1,331,330
	Subtotal Construction Costs (excl. GST)	**8,011**	**m2**	**2,438.18**	**19,532,299**
	Preliminaries	15	%	19,532,298.90	2,929,845
	Builder's Margin	3	%	22,462,143.73	673,864
	GROSS TOTAL CONSTRUCTION COST (EXCL. GST)	**8,011**	**m2**	**2,888.03**	**23,136,008**
	Professional Fees	6	%	23,136,008.04	1,388,160
	GROSS TOTAL CONSTRUCTION COST (EXCL. GST)	**8,011**	**m2**	**3,061.31**	**24,524,169**
	<u>Project Statistics</u>				
	GFA	8,011	m2		
	Cost per m2	2,888	$/m2		
	Unit Count	54	no		
	Cost per unit	428,445	$/unit		

Ref.	Description	Quantity	Unit	Rate	Total
	DEMOLITION & SITE PREPARATION				
	Demolition				
	Allow for demolition of existing buildings onsite	5,984	m2	50.00	299,200
	Grubbing of site	5,984	m2	5.00	29,920
				DEMOLITION & SITE PREPARATION TOTAL	**329,120**
	SUBSTRUCTURE				
	Allowance for footings/bored piers	1,609	m2	200.00	321,800
	SOG - 200mm thick, 40MPa concrete with 125kg/m3 reo	1,609	m2	195.00	313,755
	Lift pit	2	no	10,000.00	20,000
				SUBSTRUCTURE TOTAL	**655,555**
	COLUMNS				
	Allowance for columns G - L6	8,011	m2	60.00	480,660
				COLUMNS TOTAL	**480,660**
	UPPER FLOORS				
	250mm thick RC slab including 40 MPa concrete and 65kg/m3 reinforcement	7,656	m2	350.00	2,679,600
				UPPER FLOORS TOTAL	**2,679,600**
	STAIRCASES				
	Allowance for core staircase incl. bal, finishes and etc	41	mrise	3,500.00	143,500
	Main entrance stair	3	mrise	4,000.00	12,000
				STAIRCASES TOTAL	**155,500**
	ROOF				
	Allowance for RC concrete roof slab including attached beams, upturns and waterproofing	1,236	m2	485.00	599,460
	Roof ballasts	373	m2	65.00	24,245
	Misc				
	Roof drainage and downpipes	1,236	m2	20.00	24,720
	Fall arrest system	1	item	10,000.00	10,000
	Allowance for roof sky lights	1	item	5,000.00	5,000
				ROOF TOTAL	**663,425**
	EXTERNAL WALLS				
	Allow for brick veneer external walls	159	m2	280.00	44,520
	Cemintel surround	4,544	m2	500.00	2,272,000
	Steel balustrade	596	m	500.00	298,000
	Timber screen	551	m2	450.00	247,950
	Perforated screen	280	m2	750.00	210,000
	Glazed balustrade	22	m2	850.00	18,700
	Aluminium panel	107	m2	500.00	53,500
	Brick with render	311	m2	330.00	102,630
				EXTERNAL WALLS TOTAL	**3,247,300**

Ref.	Description	Quantity	Unit	Rate	Total
	WINDOWS				
	Windows	1,491	m2	650.00	969,150
	External blinds	502	m2	250.00	125,500
				WINDOWS TOTAL	**1,094,650**
	EXTERNAL DOORS				
	Single leaf glazed	2	no	2,000.00	4,000
	Single leaf glazed entrance	1	no	2,500.00	2,500
	Double leaf glazed	3	no	2,500.00	7,500
	Single leaf solid core	71	no	1,200.00	85,200
				EXTERNAL DOORS TOTAL	**99,200**
	INTERNAL WALLS				
	Party Walls	866	m2	240.00	207,840
	Partition	3,861	m2	100.00	386,100
	Core Walls	454	m2	570.00	258,780
	Bifold wall	15	m2	800.00	12,000
				INTERNAL WALLS TOTAL	**864,720**
	INTERNAL SCREENS				
	Shower screens	72	no	800.00	57,600
				INTERNAL SCREENS TOTAL	**57,600**
	INTERNAL DOORS				
	Single leaf hollow core door	204	no	800.00	163,200
	Cupboard doors	54	no	800.00	43,200
	Single leaf solid core door	11	no	1,200.00	13,200
	Service cupboard	21	no	1,200.00	25,200
				INTERNAL DOORS TOTAL	**244,800**
	WALL FINISHES				
	Render to core	454	m2	45.00	20,430
	Paint to render	454	m2	15.00	6,810
	Paint to internal walls	6,373	m2	15.00	95,595
	Tiles to wet areas - full height	3,079	m2	135.00	415,665
				WALL FINISHES TOTAL	**538,500**

Ref.	Description	Quantity	Unit	Rate	Total
	FLOOR FINISHES				
	Paver to balc	1,067	m2	200.00	213,400
	Paver to corridors	1,603	m2	200.00	320,600
	Floorboards to kitchen living dining	2,067	m2	150.00	310,095
	Floorboards to study	103	m2	150.00	15,450
	Tiles to bathroom	415	m2	135.00	56,006
	Tiles to laundry	136	m2	135.00	18,295
	Carpet to bedrooms	415	m2	85.00	35,263
	Line marking	661	m2	10.00	6,610
	Skirting	3,501	m2	15.00	52,515
	Common Areas				
	Floorboards to common areas	612	m2	150.00	91,800
	Tiles to wet areas	69	m2	135.00	9,315
				FLOOR FINISHES TOTAL	**1,129,349**
	CEILING FINISHES				
	Plasterboard ceiling	5,514	m2	90.00	496,260
	paint to soffit	3,260	m2	25.00	81,500
	Shadow lines	3,501	m2	25.00	87,525
				CEILING FINISHES TOTAL	**665,285**
	FITMENTS AND SPECIAL EQUIPMENT				
	Fitments to basement - generally	661	m2	10.00	6,610
	Wheel stops	20	no	150.00	3,000
	Fitments to staff rooms and common areas	681	m2	200.00	136,200
	Mailbox	55	no	150.00	8,250
	Statutory signage	8,011	m2	3.00	24,033
	Wayfinding signage	1	item	20,000.00	20,000
	Fitout to apartments	3,956	m2	400.00	1,582,400
	Garbage chute	7	lvl	10,000.00	70,000
	verticle garden	1	item	10,000.00	10,000
				FITMENTS AND SPECIAL EQUIPMENT TOTAL	**1,860,493**
	HYDRAULIC SERVICES				
	Drainage to balconies	1,067	m2	20.00	21,340
	Gas bayonet to balc	54	no	1,000.00	54,000
	Hot water unit	54	no	1,000.00	54,000
	General hydraulic services to common areas	2,944	m2	20.00	58,880
	Hydraulics to 1 bed	36	no	7,500.00	270,000
	Hydraulics to 2 bed	12	no	12,000.00	144,000
	Hydraulics to 3 bed	6	no	12,000.00	72,000
				HYDRAULIC SERVICES TOTAL	**674,220**

Ref.	Description	Quantity	Unit	Rate	Total
	MECHANICAL SERVICES				
	Split system to each apartment	54	no	2,500.00	135,000
	ducted to other areas	646	m2	350.00	226,100
	Ventilation				
	Kitchen	54	no	2,000.00	108,000
	Toilet	71	no	1,250.00	88,750
	Laundry	54	no	1,250.00	67,500
	Stair pressurisation	2	no	20,000.00	40,000
				MECHANICAL SERVICES TOTAL	**665,350**
	FIRE DETECTION & PROTECTION				
	Fire protection - smoke detection and sprinklers (dry and wet)	5,514	m2	55.00	303,270
	Allowance for portable fire extinguishers (4/Floor)	28	no	350.00	9,800
	Hydrant (1 per stair landing)	14	no	1,500.00	21,000
				FIRE DETECTION & PROTECTION TOTAL	**334,070**
	ELECTRICAL SERVICES				
	Electrical services	5,514	m2	150.00	827,100
	Electrical services to balconies (UCA)	2,676	m2	60.00	160,560
	CCTV security (GFA)	8,011	m2	30.00	240,330
	Antennae	1	item	50,000.00	50,000
				ELECTRICAL SERVICES TOTAL	**1,277,990**
	VERTICAL TRANSPORT				
	Lift servicing ground to L6	2	no	160,000.00	320,000
				VERTICAL TRANSPORT TOTAL	**320,000**

Ref.	Description	Quantity	Unit	Rate	Total
	EXTERNAL WORKS				
	Soft and Hard Landscaping				
	Footpath	74	m2	120.00	8,880
	Pavement	1,698	m2	200.00	339,600
	Line marking	1,698	m2	5.00	8,490
	Pergola	28	m2	600.00	16,800
	Ramp	50	m2	450.00	22,500
	Maintenance and garbage building	1	item	60,000.00	60,000
	Stairs	2	mrise	3,500.00	7,000
	Planting	2,586	m2	100.00	258,600
	Bench seating	1	item	3,000.00	3,000
	Planter walls - 1000mm high	131	m2	430.00	56,330
	Fencing and Boundary				
	Entry gate	2	no	5,000.00	10,000
	Footpath gate	1	no	1,000.00	1,000
	Gabion wall and 1.8m palisade fence	59	m	470.00	27,730
	Fitments				
	Bollards	1	item	5,000.00	5,000
	Services				
	Substation	1	item	200,000.00	200,000
	Distrbutionboard	1	item	100,000.00	100,000
	External lighting	2,660	m2	40.00	106,400
	Allowance for connection to existing services	1	item	100,000.00	100,000
				EXTERNAL WORKS TOTAL	**1,331,330**