

Altis Compass Centre, Bankstown

Cost Plan 6

Essence Project Management

MBM Job Number
1741-0019

Prepared By
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Reviewed By
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15 April 2024

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Quality System

Project Number: 1741-0019	Revision Number: R2	Issue Date: 15/4/24
Prepared By: Stephanie Tecli	Reviewed by: Richard Smith	

Profile

Established in 2002, MBM is a successful national, independent professional services firm specialising in quantity surveying and asset consulting. Our expertise ranges from quantity surveying, building consultancy, tax & asset services, PPP advisory, infrastructure, facilities management advisory, and expert witness.



Success Starts

MBM has grown from a small boutique firm to a national practice of over 130 staff, but we have retained our focus on relationships and delivering client service excellence. We are a values-driven business founded on precision, integrity, and reliability. We provide our clients with expertise and assurance on every project, large or small. Like you, we have high expectations when it comes to technical skills, experience, and advice you can count on.

Customised Solutions

We have worked on a diverse range of projects from residential refurbishments to multi-billion-dollar infrastructure projects. We work with property owners, investors, users, managers, developers, builders, government departments and private individuals to create customised solutions. We are experts who deliver certainty.

Delivering Value

Our diversity of experience means we can add value from the outset and hit the ground running.

We can identify the risks, opportunities and challenges you face, and come up with practical solutions.

Our Goals

- To be considered by our clients and staff as the leading professional services firm in our industry.
- To provide our clients with quality services and value for money.
- To provide our people with the opportunity to progress their career aspirations.

Executive Summary

MBM have been requested to a cost estimate for the proposed works at Compass Centre Bankstown. The works comprise of the demolition and construction of a mixed-use development including:

- 2 levels of basement carparking
- 3 levels of podium car park
- Retail and communal space
- Hotel tower (169 keys),
- 339 apartments,
- Public domain works.

See below cost summary.

Description	Total
Demolition & Site Preparation	\$ 3,678,190
Basement & Loading Dock	\$ 34,798,007
GF & Level 4 Retail	\$ 47,551,803
Podium Parking	\$ 21,199,139
Residential	\$ 143,085,920
Hotel	\$ 59,216,018
Landscaping & External Works	\$ 5,989,575
External Services	\$ 4,153,380
Lift Services	\$ 7,412,709
Subtotal Project Cost	\$ 327,084,740

The above totals include preliminaries, margin, contingency, consultant, and authority fees.

Due to the conceptual nature of the documentation, MBM have made several assumptions, allowances, and exclusions in the preparation of the estimate and as such should be considered as indicative pricing only. MBM notes that no specifications or schedules are available at this stage and as such, the rates applied are based on projects similar in size and type. Where no design is available MBM have applied benchmarked elemental rates. More detailed costs can be prepared as design evolves.

Please refer to the attached estimate at Appendix A for detailed cost information

Basis of Estimate

This estimate is based on the architectural drawings provided by PTW dated 8/2/24

Services costs have been applied at benchmark rates. MBM have reviewed these rates in line with tenders received in 2023 and made minor adjustments to reflect the project specifics.

Preliminaries have been applied as a percentage and are benchmarked from similar projects with similar methodologies and programmes. In this instance, builders' margin is included at 5% which is

reflective of the current tender market. These benchmarked percentages are taken from recent and current projects of a similar size with shared construction methodologies and programmes.

For elements yet to be detailed, or where design information is lacking, MBM has made assumptions, allowances and exclusions based on recent market data for projects similar in nature.

As the design is currently conceptual, this estimate should be considered indicative and subject to change as the design development phase progresses.

General Exclusions

- Extending, upgrading or amplification of authority infrastructure.
- Removal or treatment of any contamination or hazardous materials other than allowances made
- Escalation beyond 2024
- Legal fees
- Delay costs
- Dilapidation reports
- Latent conditions
- Land purchase costs
- Developer Contributions
- Council requirements
- Out of hours works
- Works outside the property boundary
- Extraordinary site specifics
- Flood proofing
- Operational supplies and equipment
- Unknown site conditions in excess of allowances made
- Ancillary buildings
- Compliance with the Disability Discrimination Act
- Potential material shortages associated with the inability to procure due to closed borders etc.
- Programme delays associated with labour and material shortages/supply chain impacts
- Closure of sites due to Coronavirus outbreaks
- Any possible delays and costs alterations due to the outcomes of COVID-19
- Other exclusions specified in the estimate

General Inclusions

- Site access is unrestricted
- Easy connection to services at or near the site boundaries
- A straightforward construction process with no significant delays or complexities
- MBM have assumed medium quality finishes

Potential Cost Range

Whilst MBM's estimates are intended to reflect the likely overall project cost based on the current conceptual design, MBM suggest that a range of costs is considered given the preliminary nature of the documentation and the project design status.

We suggest the following range of cost is considered. The below costs include trade works, preliminaries and margin:



High Range - \$370m

This cost represents an estimate where all contingencies and provisional allowances are expended. The high range includes risk associated with protracted delays due to inclement weather and an increased cost due to a more buoyant market. This is based on the procurement strategy of engaging a tier 1/2 builder.

Current - \$327m

The Initial Estimate reflects the current level of documentation and our understanding of the project. The rates used in the estimate are based on recent, market costs for other projects offering a similar product. This is based on the procurement strategy of engaging a tier 2/3 builder.

Low Range - \$300m

For this sum to be achievable a number of factors would need to align e.g., design is simplified during the development process and pricing optimised as a result. The level of finishes and embellishments are kept within budgets and the extent of works is reduced. An increased level of competition amongst contractors at the time of tender may also result in a lower project cost. This is a target cost that could be achieved through value management, scope deletion and a depressed market.

Appendix

Cost Estimate – Altis Compass Centre, Bankstown

Altis Compass Centre, Bankstown - R4 202402 CP6



SUMMARY	\$
Demolition & Site Preparation	3,678,190
Basement & Loading Dock	34,798,007
GF - Level 4 Retail & Commercial	47,551,803
Podium Parking	21,199,139
Residential	143,085,920
Hotel	59,216,017
Landscaping & External Works	5,989,575
External Services	4,153,380
Lift Services	7,412,709
SubTotal Construction Cost and External Works	327,084,740
PROJECT TOTAL (Excl GST)	327,084,740

Notes:

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Client: Essence Project Management

Project Code: 1741-0091

Printing Date: 15/05/2024

Report Name: 01.04 Full Rprt - Client-Hdn cost/m2 and GST Disc

DETAILED SUMMARY



Client: Essence Project Management
Project: Altis Compass Centre Bankstown

Details: Altis Compass Centre, Bankstown - R4 202402
CP6
MBM1741-0091
Date - 15/05/2024

Code	Description	Starting Page	% of Cost	Cost/m2	Total
1	Demolition & Site Preparation				
1.1	Demolish and remove all exisiting buildings on site		0.74		2,426,550
1.2	Allowance to demolish on grade carpark		0.01		19,320
1.3	Allowance for site preparation		0.04		122,340
1.4	Subtotal Demolition & Site Preparation		0.79		2,568,210
1.5	Preliminaries - 24%		0.19		616,370
1.6	Margin - 5%		0.05		159,229
1.7	Subtotal Demolition & Site Preparation		1.02		3,343,809
1.8	Contingency - 10%		0.10		334,381
1.9	Subtotal Demolition & Site Preparation		1.12		3,678,190
					3,678,190
2	Basement & Loading Dock				
2.1	Substructure	Page 9	2.02		6,613,780
2.2	Superstructure				
2.3	Columns	Page 9	0.33		1,095,315
2.4	Stairs	Page 9	0.02		52,080
2.5	Upper Floors	Page 9	0.73		2,385,280
2.6	Ramp	Page 9	0.29		959,200
2.7	External Walls / Windows / Doors	Page 9	0.91		2,974,500
2.8	Internal Walls	Page 9	0.45		1,462,820
2.9	Internal Doors	Page 9	0.01		47,800
2.10	Finishes				
2.11	Wall Finishes	Page 9			0
2.12	Floor Finishes	Page 10	0.12		393,555
2.13	Ceiling Finishes	Page 10	0.01		28,388
2.14	Fitments				
2.15	Fitments	Page 10	0.26		851,156
2.16	Special Equipment	Page 10	0.05		150,000
2.17	Services				
2.18	Hydraulics (inc. Sanitary Fixtures)	Page 10	0.50		1,638,308
2.19	Mechanical	Page 11	0.55		1,790,531
2.20	Fire Protection	Page 11	0.45		1,472,828
2.21	Electrical / Communications / Security	Page 11	0.73		2,381,350
2.22	Subtotal		7.43		24,296,891
2.23	Preliminaries - 24%		1.78		5,831,254
2.24	Margin - 5%		0.46		1,506,407
2.25	Subtotal Basement		9.67		31,634,552
2.26	Contingency - 10%		0.97		3,163,455
2.27	Subtotal Basement		10.64		34,798,007

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Code	Description	Starting Page	% of Cost	Cost/m2	Total
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34,798,007

3	GF - Level 4 Retail & Commercial				
3.1	Superstructure				
3.2	Columns	Page 11	0.18		599,170
3.3	Upper Floors	Page 11	1.53		4,993,040
3.4	Stairs	Page 12	0.04		134,400
3.5	Roof	Page 12	0.29		955,940
3.6	External Walls / Windows / Doors	Page 12	3.65		11,945,570
3.7	Internal Walls	Page 13	0.91		2,972,590
3.8	Internal Doors	Page 13	0.02		71,200
3.9	Finishes				
3.10	Wall Finishes	Page 13	0.06		188,012
3.11	Floor Finishes	Page 14	0.99		3,240,995
3.12	Ceiling Finishes	Page 14	0.27		874,208
3.13	Fitments				
3.14	Fitments	Page 15	0.02		75,000
3.15	Special Equipment	Page 15			EXCL
3.16	Services				
3.17	Hydraulics (inc. Sanitary Fixtures)	Page 15	0.44		1,424,181
3.18	Mechanical	Page 16	0.73		2,373,635
3.19	Fire Protection	Page 16	0.29		949,454
3.20	Electrical / Communications / Security	Page 16	0.74		2,404,535
3.21	Subtotal Retail		10.15		33,201,929
3.22	Preliminaries - 24%		2.44		7,968,463
3.23	Margin - 5%		0.63		2,058,520
3.24	Subtotal Retail		13.22		43,228,912
3.25	Contingency - 10%		1.32		4,322,891
3.26	Subtotal Retail		14.54		47,551,803

47,551,803

4	Podium Parking				
4.1	Superstructure				
4.2	Columns	Page 16	0.19		628,615
4.3	Stairs	Page 16	0.01		16,800
4.4	Upper Floors	Page 16	0.95		3,094,720
4.5	Ramp	Page 16	0.11		362,400
4.6	Roof	Page 16	0.31		1,022,195
4.7	External Walls / Windows / Doors	Page 17	0.94		3,077,025
4.8	Internal Walls	Page 17	0.08		277,730
4.9	Internal Doors	Page 17	0.00		16,000

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CP6
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Code	Description	Starting Page	% of Cost	Cost/m2	Total
4.10	Finishes				
4.11	Wall Finishes	Page 17			0
4.12	Floor Finishes	Page 17	0.07		223,832
4.13	Ceiling Finishes	Page 17	0.01		19,342
4.14	Fitments				
4.15	Fitments	Page 17	0.10		320,502
4.16	Special Equipment	Page 18			0
4.17	Services				
4.18	Hydraulics (inc. Sanitary Fixtures)	Page 18	0.37		1,195,336
4.19	Mechanical	Page 18	0.46		1,494,170
4.20	Fire Protection	Page 18	0.46		1,494,170
4.21	Electrical / Communications / Security	Page 18	0.48		1,558,965
4.22	Subtotal		4.53		14,801,801
4.23	Preliminaries - 24%		1.09		3,552,432
4.24	Margin - 5%		0.28		917,712
4.25	Total Podium Parking		5.89		19,271,945
4.26	Contingency - 10%		0.59		1,927,194
4.27	Total Podium Parking		6.48		21,199,139
					21,199,139

5	Residential				
5.1	Superstructure				
5.2	Columns	Page 18	0.60		1,966,260
5.3	Upper Floors	Page 18	3.29		10,753,920
5.4	Stairs	Page 19	0.10		335,160
5.5	Roof	Page 19	0.22		724,825
5.6	External Walls / Windows / Doors	Page 19	5.80		18,955,710
5.7	Internal Walls	Page 19	2.76		9,042,130
5.8	Internal Doors	Page 19	0.73		2,386,400
5.9	Finishes				
5.10	Wall Finishes	Page 20	0.79		2,570,165
5.11	Floor Finishes	Page 20	1.41		4,596,805
5.12	Ceiling Finishes	Page 20	0.79		2,595,310
5.13	Fitments				
5.14	Fitments & Loose Furniture	Page 20	0.42		1,383,520
5.15	Joinery	Page 21	2.93		9,584,100
5.16	Appliances	Page 21	0.64		2,101,800
5.17	Services				
5.18	Hydraulics (inc. Sanitary Fixtures)	Page 22	2.68		8,776,074
5.19	Mechanical	Page 22	3.61		11,813,946
5.20	Fire Protection	Page 22	0.93		3,037,872

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Date - 15/05/2024

Code	Description	Starting Page	% of Cost	Cost/m2	Total
5.21	Electrical / Communications / Security	Page 22	2.84		9,282,386
5.22	Subtotal Residential		30.54		99,906,382
5.23	Preliminaries - 24%		7.33		23,977,532
5.24	Margin - 5%		1.89		6,194,196
5.25	Subtotal Residential		39.77		130,078,109
5.26	Contingency - 10%		3.98		13,007,811
5.27	Subtotal Residential		43.75		143,085,920
					143,085,920

6	Hotel				
6.1	Substructure	Page 23	0.17		546,210
6.2	Columns	Page 23	0.24		777,855
6.3	Upper Floors	Page 23	1.24		4,050,240
6.4	Stairs	Page 23	0.07		235,200
6.5	Roof	Page 23	0.18		572,460
6.6	External Walls / Windows / Doors	Page 23	1.78		5,830,780
6.7	Internal Walls	Page 24	1.44		4,707,670
6.8	Internal Doors	Page 24	0.12		396,400
6.9	Finishes				
6.10	Wall Finishes	Page 24	0.40		1,314,035
6.11	Floor Finishes	Page 24	0.43		1,413,020
6.12	Ceiling Finishes	Page 25	0.33		1,086,730
6.13	Fitments				
6.14	Fitments & Loose Furniture	Page 25	0.29		940,205
6.15	Joinery	Page 25	0.93		3,034,500
6.16	Appliances	Page 26			0
6.17	Special Equipment	Page 26	0.04		145,000
6.18	Services				
6.19	Hydraulics (inc. Sanitary Fixtures)	Page 26	1.16		3,780,646
6.20	Mechanical	Page 27	1.79		5,866,520
6.21	Fire Protection	Page 27	0.44		1,434,038
6.22	Electrical / Communications / Security	Page 27	1.59		5,214,684
6.23	Subtotal Residential		12.64		41,346,193
6.24	Preliminaries - 24%		3.03		9,923,086
6.25	Margin - 5%		0.78		2,563,464
6.26	Subtotal Residential		16.46		53,832,743
6.27	Contingency - 10%		1.65		5,383,274
6.28	Subtotal Residential		18.10		59,216,017
					59,216,017

7	Landscaping & External Works				
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Date - 15/05/2024

Code	Description	Starting Page	% of Cost	Cost/m2	Total
7.1	<u>Soft Landscaping</u>				
7.2	Provisional allowance for soft landscaping to Ground floor including tree planting, some turfing and irrigation		0.03		87,150
7.3	Provisional allowance for soft landscaping to Level 2 including tree planting, some turfing and irrigation (Allow to 30% of area)		0.02		63,150
7.4	Provisional allowance for soft landscaping to Level 4 including tree planting, some turfing and irrigation (Allow to 30% of area)		0.04		125,850
7.5	Provisional allowance for soft landscaping to roof garden including tree planting, some turfing and irrigation (Allow to 30% of area)		0.01		33,150
7.6	<u>Hard Landscaping</u>				
7.7	External paving measured elsewhere				
7.8	Provisional allowance for hard landscaping items to podium level including feature paving, fitments etc (Allow to 70% of area)		0.70		2,304,400
7.9	Provisional allowance for hard landscaping items to Level 2 including feature paving, fitments etc (Allow to 70% of area)		0.12		392,800
7.10	Provisional allowance for hard landscaping items to Level 4 including feature paving, fitments etc (Allow to 70% of area)		0.24		782,400
7.11	Provisional allowance for hard landscaping items to roof garden including feature paving, fitments etc (Allow to 70% of area)		0.04		143,250
7.12	<u>External Staircases</u>				
7.13	Allowance for concrete stairs including concrete, formwork, reinforcement, balustrade, handrail and tactile indicators		0.03		91,000
7.14	<u>Covered Walkway</u>				
7.15	Allowance for glazed awnings to podium		0.03		108,930
7.16	<u>Other</u>				
7.17	Provisional allowance for external signage		0.02		50,000
7.18	Subtotal Landscaping & External Works		1.28		4,182,080
7.19	Preliminaries - 24%		0.31		1,003,699
7.20	Margin - 5%		0.08		259,289
7.21	Subtotal Landscaping & External Works		1.66		5,445,068
7.22	Contingency - 10%		0.17		544,507
7.23	Subtotal Landscaping & External Works		1.83		5,989,575
					5,989,575

8	External Services				
8.1	Allow for the following:				
8.2	Electrical services incl. lighting and power		0.31		1,000,000
8.3	Allowance for 2 x 1000kVa Kiosk substations - assume required		0.46		1,500,000
8.4	Allowance for external hydraulic services i.e stormwater, waste water etc		0.12		400,000
8.5	Subtotal External Services		0.89		2,900,000
8.6	Preliminaries - 24%		0.21		696,000
8.7	Margin - 5%		0.05		179,800
8.8	Subtotal External Services		1.15		3,775,800
8.9	Contingency - 10%		0.12		377,580
8.10	Subtotal External Services		1.27		4,153,380

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DETAILED SUMMARY



Client: Essence Project Management
Project: Altis Compass Centre Bankstown

Details: Altis Compass Centre, Bankstown - R4 202402
CP6
MBM1741-0091
Date - 15/05/2024

Code	Description	Starting Page	% of Cost	Cost/m2	Total
					4,153,380
9	Lift Services				
9.1	Feature Escalators				
9.2	Feature escalators including connections and pit		0.38		1,250,000
9.3	Passenger lifts				
9.4	Residential lifts (B2-L23)		0.60		1,950,000
9.5	Hotel lifts (B2-L14)		0.42		1,375,000
9.6	BOH Lifts				
9.7	Hotel goods lift		0.14		450,000
9.8	<u>BWIC</u>				
9.9	Allow builder's work in connections		0.05		150,750
9.10	Subtotal External Services		1.58		5,175,750
9.11	Preliminaries - 24%		0.38		1,242,180
9.12	Margin - 5%		0.10		320,897
9.13	Subtotal External Services		2.06		6,738,827
9.14	Contingency - 10%		0.21		673,883
9.15	Subtotal External Services		2.27		7,412,709
					7,412,709

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Client: Essence Project Management
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REPORT DETAILS



Client: Essence Project Management
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Details: Altis Compass Centre, Bankstown - R4 202402
CP6
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Date - 15/05/2024

Code	Description	Quantity	Unit	Rate	Amount
2	Basement & Loading Dock				
2.1	Substructure				
2.1.1	Allowance for excavation in materials OTR	44,000	m3	60.00	2,640,000
2.1.2	Allowance for pad footings - Assume piling not required	1	item	1,000,000.00	1,000,000
2.1.3	Ground slab - 450thk - incl strip footings etc.	7,431	m2	380.00	2,823,780
2.1.4	Allowance for dewatering - TBC if required	1	item	150,000.00	150,000
					6,613,780
2.3	Columns				
2.3.1	Allowance for columns within the basement including concrete, formwork and reinforcement	16,851	m2	65.00	1,095,315
					1,095,315
2.4	Stairs				
2.4.1	Allowance for fire stairs including concrete, formwork, reinforcement, balustrade, handrail and tactile indicators	19	m/rise	2,800.00	52,080
					52,080
2.5	Upper Floors				
2.5.1	Suspended slabs including beams, concrete, formwork and reinforcement	7,454	m2	320.00	2,385,280
					2,385,280
2.6	Ramp				
2.6.1	Extra over allowance for ramps	1,199	m2	800.00	959,200
					959,200
2.7	External Walls / Windows / Doors				
2.7.1	<u>Retaining Wall</u>				
2.7.2	Shoring/Retention System (Assume not tanked) - allow for soldier piled wall with infill shotcrete panels	3,305	m2	900.00	2,974,500
					2,974,500
2.8	Internal Walls				
2.8.1	<u>RC Walls</u>				
2.8.2	Solid core walls - insitu or precast concrete	1,162	m2	510.00	592,620
2.8.3	<u>Blockwork Walls</u>				
2.8.4	Blockwork walls assume core filled	2,290	m2	380.00	870,200
					1,462,820
2.9	Internal Doors				
2.9.1	<u>Internal Doors</u>				
2.9.2	Single leaf fire rated solid core doors including framing, hardware and paint finish	7	no	1,600.00	11,200
2.9.3	Double leaf solid core doors including framing, hardware and paint finish	3	no	2,200.00	6,600
2.9.4	<u>Rollers Doors</u>				
2.9.5	Allow for rollers doors to basement including framing, hardware and connections	2	no	15,000.00	30,000
					47,800
2.11	Wall Finishes				

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MBM1741-0091
Date - 15/05/2024

Code	Description	Quantity	Unit	Rate	Amount
2.11	Wall Finishes				
2.11.1	Generally no allowance for wall finishes		note		
					0.00
2.12	Floor Finishes				
2.12.1	<u>Sealer/ Line Markings</u>				
2.12.2	Concrete sealer to general carpark areas	13,287	m2	15.00	199,305
2.12.3	Linemarking allowance	13,977	m2	8.00	111,816
2.12.4	Allowance for directional arrows, chevron marking, disabled signage etc	13,977	m2	2.00	27,954
2.12.5	<u>Epoxy</u>				
2.12.6	Epoxy to services/BOH/waste rooms	908	m2	60.00	54,480
2.12.7	<u>Tiling</u>				
2.12.8	Allowance for tiling to EOT (PC Supply \$50/m2)				INCL
2.12.9	<u>Carpet</u>				
2.12.10	Carpet to B1office				INCL
					393,555
2.13	Ceiling Finishes				
2.13.1	Generally no finish allowed to basement areas - minor allowance included if required	14,194	m2	2.00	28,388
					28,388
2.15	Fitments				
2.15.1	<u>FF&E</u>				
2.15.2	Wheelstops	348	no	180.00	62,640
2.15.3	Allowance for car park metal work items - bollards, mirrors, corner guards, bike racks etc	2	no	50,000.00	100,000
2.15.4	Storage cages	324	no	1,800.00	583,200
2.15.5	Allow for FF&E and joinery to EOT including partitions, mirrors, soap dispensers, hand dryers, DDA compliance fixture i.e grab rails and the like				EXCL
2.15.6	<u>Signage</u>				
2.15.7	Allow for wayfinding and statutory signage	2,658	m2	2.00	5,316
2.15.8	<u>Turn table</u>				
2.15.9	Allowance Provisional for turn table	1	Psum	100,000.00	100,000
					851,156
2.16	Special Equipment				
2.16.1	Allowance for equipment such as garbage compactors etc	1	item	150,000.00	150,000
2.16.2	Allowance for truck turntable including minor structural alterations to accommodate turntable				EXCL
					150,000
2.18	Hydraulics (inc. Sanitary Fixtures)				
2.18.1	<u>Basement</u>				
2.18.2	Allowance for hydraulic services to basements - budget only - to be reviewed as design becomes available	14,194	m2	110.00	1,561,340
2.18.3	<u>EOT</u>				

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Code	Description	Quantity	Unit	Rate	Amount
2.18	Hydraulics (inc. Sanitary Fixtures)				
2.18.4	Allowance for hydraulic services to E.O.T facility including sanitary fixtures	117	m2	250.00	29,250
2.18.5	<u>BWIC</u>				
2.18.6	Allow builder's work in connections	0.03	%	1,590,590.00	47,718
					1,638,308
2.19	Mechanical				
2.19.1	<u>Basement</u>				
2.19.2	Allowance for mechanical services to basements - budget only - to be reviewed as design becomes available	14,194	m2	120.00	1,703,280
2.19.3	<u>EOT</u>				
2.19.4	Allowance for mechanical services to EOT including extraction fans and split unit air conditioning	117	m2	300.00	35,100
2.19.5	<u>BWIC</u>				
2.19.6	Allow builder's work in connections	0.03	%	1,738,380.00	52,151
					1,790,531
2.20	Fire Protection				
2.20.1	<u>Basement</u>				
2.20.2	Allowance for fire services to basements including detection, sprinklers, FHR, etc. - budget only - to be reviewed as design becomes available	14,194	m2	100.00	1,419,400
2.20.3	<u>EOT</u>				
2.20.4	Allowance for fire services to EOT including sprinklers	117	m2	90.00	10,530
2.20.5	<u>BWIC</u>				
2.20.6	Allow builder's work in connections	0.03	%	1,429,930.00	42,898
					1,472,828
2.21	Electrical / Communications / Security				
2.21.1	<u>Basement</u>				
2.21.2	The below costs are budgets only pending design		Note		
2.21.3	Electrical and lighting	14,194	m2	120.00	1,703,280
2.21.4	Security	14,194	m2	40.00	567,760
2.21.5	<u>EOT</u>				
2.21.6	Allowance for electrical services to EOT including lighting, sensors, card readers and the like	117	m2	350.00	40,950
2.21.7	<u>BWIC</u>				
2.21.8	Allow builder's work in connections	0.03	%	2,311,990.00	69,360
					2,381,350
3	GF - Level 4 Retail & Commercial				
3.2	Columns				
3.2.1	Allowance for reinforced concrete columns including reinforcement and formwork	9,218	m2	65.00	599,170
					599,170
3.3	Upper Floors				

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Code	Description	Quantity	Unit	Rate	Amount
3.3.1	<u>Ground Floor Podium Slab</u>				
3.3.2	Suspended slab including beams, reinforcement and formwork	4,361	m2	400.00	1,744,400
3.3.3	<u>L1 Suspended slab</u>				
3.3.4	Suspended slab including beams, reinforcement and formwork	3,245	m2	320.00	1,038,400
3.3.5	<u>L2 Suspended slab</u>				
3.3.6	Suspended slab including beams, reinforcement and formwork	2,216	m2	320.00	709,120
3.3.7	<u>L3 Suspended slab</u>				
3.3.8	Suspended slab including beams, reinforcement and formwork	475	m2	320.00	152,000
3.3.9	<u>L4 Suspended slab</u>				
3.3.10	Suspended slab including beams, reinforcement and formwork	4,216	m2	320.00	1,349,120
					4,993,040
3.4	Stairs				
3.4.1	Allowance for fire stairs including concrete, formwork, reinforcement, balustrade, handrail and tactile indicators	38	m/rise	2,800.00	106,400
3.4.2	Allowance for egress stairs including concrete, formwork, reinforcement, balustrade, handrail and tactile indicators	10	m/rise	2,800.00	28,000
					134,400
3.5	Roof				
3.5.1	<u>Awning</u>				
3.5.2	Allowance for glazed awnings to retail entries	243	m2	1,000.00	243,000
3.5.3	<u>Feature Canopy</u>				
3.5.4	Feature canopy including structure and cladding finish	829	m2	800.00	663,200
3.5.5	Plumbing and drainage to above	829	m2	60.00	49,740
					955,940
3.6	External Walls / Windows / Doors				
3.6.1	<u>External Facade</u>				
3.6.2	Retail facade including shopfront glazing/ Perimeter glazing	5,531	m2	1,100.00	6,084,100
3.6.3	Brick facade - assume single skin	7,372	m2	600.00	4,423,200
3.6.4	Full height louvre fins - allow to 25% of L4 facade	151	m2	3,000.00	453,000
3.6.5	External glazed fire rated lift shaft including structure - Lift priced elsewhere	1	Item		EXCL
3.6.6	<u>External Walls</u>				
3.6.7	Solid core walls - insitu or precast concrete including furring channel and plasterboard lining	502	m2	510.00	256,020
3.6.8	<u>Balustrade</u>				
3.6.9	Glass balustrade - Assumed 1.5 high	699	m2	750.00	524,250
3.6.10	<u>External Doors</u>				
3.6.11	<u>Single Door</u>				
3.6.12	Single fire rated door including framing, hardware and paint finish	10	no	1,400.00	14,000
3.6.13	Single glazed door including framing, hardware and finish	1	no	1,800.00	1,800
3.6.14	<u>Double Door</u>				
3.6.15	Solid core double door including framing and hardware	4	no	1,800.00	7,200

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Code	Description	Quantity	Unit	Rate	Amount
3.6	External Walls / Windows / Doors				
3.6.16	Glazed double doors to retails including framing and hardware	42	no	3,500.00	147,000
3.6.17	Full height glazed double doors to lobbies including framing and hardware	7	no	5,000.00	35,000
					11,945,570
3.7	Internal Walls				
3.7.1	<u>Lightweight Construction</u>				
3.7.2	Intertenancy walls - assume hebel	2,808	m2	280.00	786,240
3.7.3	Allowance Partitions including stud, framing, insulation and plasterboard BTR common area L2 & L3	503	m2	110.00	55,330
3.7.4	<u>RC Walls</u>				
3.7.5	Solid core walls - insitu or precast concrete including furring channel and plasterboard lining	1,970	m2	510.00	1,004,700
3.7.6	<u>Blockwork Walls</u>				
3.7.7	Blockwork wall - assume core filled	2,964	m2	380.00	1,126,320
					2,972,590
3.8	Internal Doors				
3.8.1	<u>Single Door</u>				
3.8.2	Single fire door including fixings, hardware and paint finish	14	no	1,400.00	19,600
3.8.3	Solid core single door including framing and hardware	30	no	1,200.00	36,000
3.8.4	Allowance for solid core single door including framing and hardware to BTR communal	5	no	1,200.00	6,000
3.8.5	<u>Double Door</u>				
3.8.6	Double fire rated door including framing, hardware and paint finish	2	no	1,800.00	3,600
3.8.7	Glazed double door including framing and hardware	2	no	2,000.00	4,000
3.8.8	Allowance for double glazed door including framing and hardware to BTR communal	1	no	2,000.00	2,000
					71,200
3.10	Wall Finishes				
3.10.1	<u>Ground Floor</u>				
3.10.2	Assume retail/business premises areas are cold shell				EXCL
3.10.3	<u>Assume no finishes BOH corridor</u>				
3.10.4	Allowance for paint finish to lobbies	913	m2	15.00	13,695
3.10.5	Feature finish allowance to lobbies	1	psum	25,000.00	25,000
3.10.6	Allowance for wall tiles to wet areas (Assumed 2400 high)	395	m2	130.00	51,350
3.10.7	<u>Level 1</u>				
3.10.8	Assume retail/business premises areas are cold shell				EXCL
3.10.9	Assume no wall finish to active-use		note		
3.10.10	Allowance for paint finish to lobbies	185	m2	15.00	2,775
3.10.11	Feature finish allowance to lobbies	1	psum	20,000.00	20,000
3.10.12	<u>Level 2</u>				
3.10.13	Assume retail/business premises areas are cold shell				EXCL
3.10.14	Allowance for paint finish to communal use	296	m2	15.00	4,437
3.10.15	Allowance for paint finish to lobbies	391	m2	15.00	5,865

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Code	Description	Quantity	Unit	Rate	Amount
3.10	Wall Finishes				
3.10.16	Feature finish allowance to lobbies	1	psum	20,000.00	20,000
3.10.17	<u>Level 3</u>				
3.10.18	Assume retail/business premises areas are cold shell				EXCL
3.10.19	Allowance for paint finish to communal use	207	m2	5.00	1,035
3.10.20	Allowance for paint finish to lobbies	98	m2	15.00	1,470
3.10.21	Feature finish allowance to lobbies	1	psum	20,000.00	20,000
3.10.22	<u>Level 4</u>				
3.10.23	Assume retail/business premises areas are cold shell				EXCL
3.10.24	Allowance for paint finish to lobbies	159	m2	15.00	2,385
3.10.25	Feature finish allowance to lobbies	1	psum	20,000.00	20,000
					188,012
3.11	Floor Finishes				
3.11.1	<u>Ground Floor</u>				
3.11.2	Assume retail/business premises areas are cold shell				EXCL
3.11.3	Paving to podium slab	6,342	m2	280.00	1,775,760
3.11.4	Epoxy to services/BOH/waste rooms	366	m2	45.00	16,470
3.11.5	Floor tiles to wet areas/lobbies	274	m2	150.00	41,100
3.11.6	<u>Level 1</u>				
3.11.7	Assume retail/business premises areas are cold shell				EXCL
3.11.8	Floor tiles to wet areas/lobbies	64	m2	150.00	9,600
3.11.9	<u>Level 2</u>				
3.11.10	Assume retail/business premises areas are cold shell				
3.11.11	Allowance for carpet/tiles to communal use	296	m2	110.00	32,535
3.11.12	Floor tiles to wet areas/lobbies	135	m2	150.00	20,250
3.11.13	Allowance for floor finish to communal	296	m2	200.00	59,200
3.11.14	Paving to suspended slab/balcony	152	m2	400.00	60,800
3.11.15	<u>Level 3</u>				
3.11.16	Assume retail/business premises areas are cold shell				
3.11.17	Allowance for carpet/tiles to communal use	207	m2	110.00	22,780
3.11.18	Floor tiles to wet areas/lobbies	34	m2	150.00	5,100
3.11.19	Allowance for floor finish to communal	208	m2	200.00	41,600
3.11.20	Paving to suspended slab/balcony	82	m2	400.00	32,800
3.11.21	<u>Level 4</u>				
3.11.22	Assume retail/business premises areas are cold shell				EXCL
3.11.23	Allowance for floor finish to lobbies	36	m2	150.00	5,400
3.11.24	Paving to suspended slab	2,794	m2	400.00	1,117,600
					3,240,995
3.12	Ceiling Finishes				
3.12.1	<u>Ground Floor</u>				
3.12.2	Assume retail/business premises areas are cold shell				EXCL

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Code	Description	Quantity	Unit	Rate	Amount
3.12	Ceiling Finishes				
3.12.3	Allowance for plasterboard and paint finish to lobbies	274	m2	125.00	34,250
3.12.4	Allowance for plasterboard and paint finish to wet areas	274	m2	130.00	35,620
3.12.5	Allow for paint finish to soffit	6,342	m2	20.00	126,840
3.12.6	Extra over allowance for feature finish to above (Assume to 20% of retail area)	808	m2	500.00	404,000
3.12.7	Feature finish allowance to lobbies	1	psum	5,000.00	5,000
3.12.8	<u>Level 1</u>				
3.12.9	Assume retail/business premises areas are cold shell				EXCL
3.12.10	Allow for paint finish to soffit	1,313	m2	20.00	26,260
3.12.11	Extra over allowance for feature finish to above (Assume to 20% of area)	263	m2	500.00	131,300
3.12.12	Feature finish allowance to lobbies	1	psum	5,000.00	5,000
3.12.13	Allow				
3.12.14	<u>Level 2</u>				
3.12.15	Assume retail/business premises areas are cold shell				EXCL
3.12.16	Allowance for plasterboard and paint finish to communal area	296	m2	125.00	36,971
3.12.17	Allow for paint finish to soffit	152	m2	20.00	3,040
3.12.18	Extra over allowance for feature finish to above (Assume to 20% of area)	30	m2	500.00	15,200
3.12.19	Feature finish allowance to lobbies	1	psum	5,000.00	5,000
3.12.20	<u>Level 3</u>				
3.12.21	Assume retail/business premises areas are cold shell				EXCL
3.12.22	Allowance for plasterboard and paint finish to communal area	207	m2	125.00	25,886
3.12.23	Allow for paint finish to soffit	82	m2	20.00	1,640
3.12.24	Extra over allowance for feature finish to above (Assume to 20% of area)	16	m2	500.00	8,200
3.12.25	Feature finish allowance to lobbies	1	psum	5,000.00	5,000
3.12.26	<u>Level 4</u>				
3.12.27	Assume retail/business premises areas are cold shell				EXCL
3.12.28	Roof to L4 priced elsewhere		note		
3.12.29	Feature finish allowance to lobbies	1	psum	5,000.00	5,000
					874,208
3.14	Fitments				
3.14.1	Assume retail/business premises areas are cold shell				EXCL
3.14.2	Allow for FF&E to communal area-assumed	1	Item	75,000.00	75,000
					75,000
3.15	Special Equipment				
3.15.1	Assume retail/business premises areas are cold shell				EXCL
					EXCL
3.17	Hydraulics (inc. Sanitary Fixtures)				
3.17.1	Allowance for hydraulic services - Cold shell	9,218	m2	150.00	1,382,700
3.17.2	<u>BWIC</u>				

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Code	Description	Quantity	Unit	Rate	Amount
3.17	Hydraulics (inc. Sanitary Fixtures)				
3.17.3	Allow builder's work in connections	0.03	%	1,382,700.00	41,481
					1,424,181
3.18	Mechanical				
3.18.1	Allowance for mechanical services - Cold shell	9,218	m2	250.00	2,304,500
3.18.2	<u>BWIC</u>				
3.18.3	Allow builder's work in connections	0.03	%	2,304,500.00	69,135
					2,373,635
3.19	Fire Protection				
3.19.1	Allowance for fire services - Cold shell	9,218	m2	100.00	921,800
3.19.2	<u>BWIC</u>				
3.19.3	Allow builder's work in connections	0.03	%	921,800.00	27,654
					949,454
3.20	Electrical / Communications / Security				
3.20.1	Allowance for electrical services - Cold shell	9,218	m2	250.00	2,304,500
3.20.2	Provisional allowance for feature lighting to lobbies	2	no	15,000.00	30,000
3.20.3	<u>BWIC</u>				
3.20.4	Allow builder's work in connections	0.03	%	2,334,500.00	70,035
					2,404,535
4	Podium Parking				
4.2	Columns				
4.2.1	Allowance for columns including concrete, formwork and reinforcement	9,671	m2	65.00	628,615
					628,615
4.3	Stairs				
4.3.1	Allowance for fire stairs including concrete, formwork, reinforcement, balustrade, handrail and tactile indicators	6	m/rise	2,800.00	16,800
					16,800
4.4	Upper Floors				
4.4.1	Suspended slab including beams, concrete, reinforcement and formwork	9,671	m2	320.00	3,094,720
					3,094,720
4.5	Ramp				
4.5.1	Extra over allowance for ramps	453	m2	800.00	362,400
					362,400
4.6	Roof				
4.6.1	<u>Roof & Roof Plumbing</u>				
4.6.2	Allowance for concrete Roof	1,249	m2	280.00	349,720
4.6.3	Waterproofing to above	1,249	m2	55.00	68,695
4.6.4	Plumbing and drainage to above	1,249	m2	60.00	74,940
4.6.5	Allowance for canopy including waterproofing	441	m2	1,200.00	528,840

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Code	Description	Quantity	Unit	Rate	Amount
4.6	Roof				
					1,022,195
4.7	External Walls / Windows / Doors				
4.7.1	<u>Facade</u>				
4.7.2	External facade to podium carpark including 25% glazing, 50% perforated metal cladding and 25% soft landscaping	3,515	m2	875.00	3,075,625
4.7.3	<u>External Doors</u>				
4.7.4	<u>Single Door</u>				
4.7.5	Single fire rated door including framing, hardware and paint finish	1	no	1,400.00	1,400
					3,077,025
4.8	Internal Walls				
4.8.1	<u>RC Walls</u>				
4.8.2	Solid core walls - insitu or precast concrete	365	m2	510.00	186,150
4.8.3	<u>Blockwork Walls</u>				
4.8.4	Blockwork walls - assume core filled	241	m2	380.00	91,580
					277,730
4.9	Internal Doors				
4.9.1	<u>Internal Doors</u>				
4.9.2	Single leaf fire rated solid core doors including framing, hardware and paint finish	10	no	1,600.00	16,000
					16,000
4.11	Wall Finishes				
4.11.1	Generally no allowance for wall finishes		note		
					0.00
4.12	Floor Finishes				
4.12.1	<u>Sealer/ Line Markings</u>				
4.12.2	Concrete sealer to general carpark areas	9,671	m2	10.00	96,710
4.12.3	Allowance for directional arrows, chevron marking, disabled signage etc	9,671	m2	2.00	19,342
4.12.4	Linemarking allowance	9,671	m2	10.00	96,710
4.12.5	<u>Epoxy</u>				
4.12.6	Epoxy to services/BOH/waste rooms	246	m2	45.00	11,070
					223,832
4.13	Ceiling Finishes				
4.13.1	Generally no finish allowed to basement areas - minor allowance included if required	9,671	m2	2.00	19,342
					19,342
4.15	Fitments				
4.15.1	<u>FF&E</u>				
4.15.2	Wheelstops	221	no	160.00	35,360
4.15.3	Bike racks	54	no	200.00	10,800
4.15.4	Allowance for car park metal work items - mirrors, corner guards, bike racks etc	3	item	85,000.00	255,000
4.15.5	<u>Signage</u>				

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Code	Description	Quantity	Unit	Rate	Amount
4.15	Fitments				
4.15.6	Allow for wayfinding and statutory signage	9,671	m2	2.00	19,342
					320,502
4.16	Special Equipment				
4.16.1	Generally no allowance for special equipment		note		
					0.00
4.18	Hydraulics (inc. Sanitary Fixtures)				
4.18.1	<u>Podium Carpark</u>				
4.18.2	Allowance for hydraulic services to podium carpark - budget only - to be reviewed as design becomes available	9,671	m2	120.00	1,160,520
4.18.3	<u>BWIC</u>				
4.18.4	Allow builder's work in connections	0.03	%	1,160,520.00	34,816
					1,195,336
4.19	Mechanical				
4.19.1	<u>Podium Carpark</u>				
4.19.2	Allowance for mechanical services to podium carpark - budget only - to be reviewed as design becomes available	9,671	m2	150.00	1,450,650
4.19.3	<u>BWIC</u>				
4.19.4	Allow builder's work in connections	0.03	%	1,450,650.00	43,520
					1,494,170
4.20	Fire Protection				
4.20.1	<u>Podium Carpark</u>				
4.20.2	Allowance for fire services to podium carpark including detection, sprinklers, FHR, etc. - budget only - to be reviewed as design becomes available	9,671	m2	150.00	1,450,650
4.20.3	<u>BWIC</u>				
4.20.4	Allow builder's work in connections	0.03	%	1,450,650.00	43,520
					1,494,170
4.21	Electrical / Communications / Security				
4.21.1	<u>Podium Carpark</u>				
4.21.2	The below costs are budgets only pending design		Note		
4.21.3	Electrical and lighting	9,671	m2	120.00	1,160,520
4.21.4	Security	9,671	m2	40.00	386,840
4.21.5	<u>BWIC</u>				
4.21.6	Allow builder's work in connections	0.03	%	386,840.00	11,605
					1,558,965
5	Residential				
5.2	Columns				
5.2.1	Allowance for concrete columns including reinforcement and formwork	32,771	m2	60.00	1,966,260
					1,966,260
5.3	Upper Floors				

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5.3	Upper Floors				
5.3.1	Suspended slabs including beams, concrete, formwork and reinforcement	33,606	m2	320.00	10,753,920
					10,753,920
5.4	Stairs				
5.4.1	<u>Fire Stairs</u>				
5.4.2	Allowance for fire stairs including concrete, formwork, reinforcement, balustrade, handrail and tactile indicators	120	m/rise	2,800.00	335,160
					335,160
5.5	Roof				
5.5.1	<u>Roof & Roof Plumbing</u>				
5.5.2	Concrete Roof	1,835	m2	280.00	513,800
5.5.3	Waterproofing to above	1,835	m2	55.00	100,925
5.5.4	Plumbing and drainage to above	1,835	m2	60.00	110,100
					724,825
5.6	External Walls / Windows / Doors				
5.6.1	<u>External Facade</u>				
5.6.2	Allowance for facade to residential comprising glazing and pre-cast concrete	19,564	m2	830.00	16,238,120
5.6.3	External glazed sliding doors to balcony				Incl
5.6.4	Extra over allowance for architectural embellishment (Allow to 20% of facade)	3,913	m2	300.00	1,173,840
5.6.5	Balcony balustrade - assume glazed/ Brick (1200mm high)	2,375	m2	650.00	1,543,750
					18,955,710
5.7	Internal Walls				
5.7.1	<u>Lightweight Construction</u>				
5.7.2	Intertenancy walls including stud, framing, insulation and plasterboard	12,285	m2	220.00	2,702,700
5.7.3	Partitions including stud, framing, insulation and plasterboard	19,368	m2	110.00	2,130,480
5.7.4	Services risers	728	m2	275.00	200,200
5.7.5	<u>RC Walls</u>				
5.7.6	Solid core walls - including furring channel and plasterboard lining to one side	6,043	m2	510.00	3,081,930
5.7.7	<u>Blockwork Walls</u>				
5.7.8	Reinforced blockwork walls - assume core filled	2,439	m2	380.00	926,820
					9,042,130
5.8	Internal Doors				
5.8.1	<u>Solid Doors</u>				
5.8.2	Single lead fire rated entry doors including framing, hardware and paint finish	333	no	1,600.00	532,800
5.8.3	Single leaf hollow core door including framing, hardware and paint finish	941	no	1,200.00	1,129,200
5.8.4	Single leaf fire rated door including framing, hardware and paint finish	80	no	1,400.00	112,000
5.8.5	Single leaf fire rated door including framing, hardware and paint finish - Services cupboard - TBC	76	no	1,000.00	76,000
5.8.6	Double leaf fire rated door including framing, hardware and paint finish - Services cupboard - TBC	76	no	1,800.00	136,800

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Code	Description	Quantity	Unit	Rate	Amount
5.8	Internal Doors				
5.8.7	Double leaf laundry swing door including framing, hardware and paint finish	333	no	1,200.00	399,600
					2,386,400
5.10	Wall Finishes				
5.10.1	<u>Paint</u>				
5.10.2	Paint finish to internal walls	72,311	m2	15.00	1,084,665
5.10.3	<u>Tiling</u>				
5.10.4	Splashbacks - Measured elsewhere		note		
5.10.5	Tiling to bathrooms - (PC Supply rate \$50/m2)	8,351	m2	140.00	1,169,140
5.10.6	Tiling to laundries - (PC Supply rate \$50/m2)	1,554	m2	140.00	217,560
5.10.7	<u>Feature finish</u>				
5.10.8	Provisional allowance for feature finish to lift corridor lobbies	2	item	49,400.00	98,800
					2,570,165
5.11	Floor Finishes				
5.11.1	<u>Living Areas assume timber or tiling (TBC)</u>				
5.11.2	Living Area/Kitchen/Study	12,230	m2	145.00	1,773,350
5.11.3	<u>Carpet</u>				
5.11.4	Bedrooms	12,230	m2	90.00	1,100,700
5.11.5	Corridors	1,629	m2	90.00	146,610
5.11.6	<u>Tiling</u>				
5.11.7	Bathrooms (PC Supply \$50)	2,422	m2	140.00	339,080
5.11.8	Laundry (PC Supply \$50)	472	m2	140.00	66,080
5.11.9	Balcony (PC Supply \$50) - on pedestals	822	m2	210.00	172,620
5.11.10	<u>Skirting</u>				
5.11.11	Allow for skirting	21,165	m	20.00	423,300
5.11.12	<u>Epoxy</u>				
5.11.13	Allowance for epoxy to service cupboards	429	m2	60.00	25,740
5.11.14	<u>Pavement</u>				
5.11.15	Paving to suspended slab	1,505	m2	365.00	549,325
					4,596,805
5.12	Ceiling Finishes				
5.12.1	<u>Plasterboard Ceilings</u>				
5.12.2	Plasterboard ceiling including paint including paint finish	20,295	m2	90.00	1,826,550
5.12.3	Moisture resistant plasterboard including paint finish	2,747	m2	100.00	274,700
5.12.4	<u>Cornice</u>				
5.12.5	P50 Cornice	20,806	m	20.00	416,120
5.12.6	<u>Soffits</u>				
5.12.7	Paint finish to balconies soffit	3,897	m2	20.00	77,940
					2,595,310
5.14	Fitments & Loose Furniture				
5.14.1	<u>Bathroom Fixtures</u>				

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Code	Description	Quantity	Unit	Rate	Amount
5.14	Fitments & Loose Furniture				
5.14.2	Mirror	492	no	500.00	246,000
5.14.3	Toilet roll holder	492	no	150.00	73,800
5.14.4	Towel rail	492	no	220.00	108,240
5.14.5	Robe hook	492	no	80.00	39,360
5.14.6	Shower shelf	492	no	125.00	61,500
5.14.7	Soap dish	492	no	80.00	39,360
5.14.8	Frameless shower screen	492	no	880.00	432,960
5.14.9	<u>Signage</u>				
5.14.10	Unit Entry signage	339	no	150.00	50,850
5.14.11	Wayfinding and statutory signage	19	levels	1,200.00	22,800
5.14.12	<u>Metalwork</u>				
5.14.13	Mail boxes	339	no	350.00	118,650
5.14.14	<u>Garbage Chute</u>				
5.14.15	Allowance for garbage chute	2	no	95,000.00	190,000
					1,383,520
5.15	Joinery				
5.15.1	<u>KITCHEN JOINERY</u>				
5.15.2	<u>Kitchen joinery units comprising of laminate cabinetry, benchtop, splashback, hardware and storage</u>				
5.15.3	Studio	55	no	12,500.00	687,500
5.15.4	1 bed apartments	131	no	16,000.00	2,096,000
5.15.5	2 bed apartments	132	no	18,000.00	2,376,000
5.15.6	3 bed apartments	21	no	20,000.00	420,000
5.15.7	<u>BEDROOM JOINERY</u>				
5.15.8	Studio	55	no	1,500.00	82,500
5.15.9	1 bed apartments	131	no	2,000.00	262,000
5.15.10	2 bed apartments	132	no	4,500.00	594,000
5.15.11	3 bed apartments	21	no	8,000.00	168,000
5.15.12	<u>BATHROOM & LAUNDRY JOINERY</u>				
5.15.13	<u>Bathroom joinery units comprising of laminate cabinetry, benchtop vanity and hardware</u>				
5.15.14	Bathrooms	492	no	3,000.00	1,476,000
5.15.15	Laundries	339	no	2,000.00	678,000
5.15.16	<u>Storage Cupboards</u>				
5.15.17	Studio	55	no	800.00	44,000
5.15.18	1 bed apartments	131	no	1,600.00	209,600
5.15.19	2 bed apartments	132	no	3,000.00	396,000
5.15.20	3 bed apartments	21	no	4,500.00	94,500
					9,584,100
5.16	Appliances				
5.16.1	<u>Specifications for below items are TBC</u>		Note		
5.16.2	<u>KITCHEN APPLIANCES</u>				

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Code	Description	Quantity	Unit	Rate	Amount
5.16	Appliances				
5.16.3	Inbuilt oven & cooktop (PC Supply \$2,500)	339	no	2,500.00	847,500
5.16.4	Rangehood (PC Supply \$700)	339	no	700.00	237,300
5.16.5	Dishwasher		Note		EXCL
5.16.6	Fridge		Note		EXCL
5.16.7	Microwave		Note		EXCL
5.16.8	Allowance for installation of above items	678	no	500.00	339,000
5.16.9	<u>LAUNDRY APPLIANCES</u>				
5.16.10	Washing machine (PS Supply \$800)	339	no	800.00	271,200
5.16.11	Dryer (PS Supply \$800)	339	no	800.00	271,200
5.16.12	Allowance for installation of above items	678	Item	200.00	135,600
					2,101,800
5.18	Hydraulics (inc. Sanitary Fixtures)				
5.18.1	<u>Hydraulic Services & Fittings</u>				
5.18.2	Allow for hydraulic services to apartments including the following:	32,771	m2	260.00	8,520,460
5.18.3	Kitchen Sink including tapware				Included
5.18.4	Basin including tapware				Included
5.18.5	Toilet suites				Included
5.18.6	Shower head and rose				Included
5.18.7	Laundry tub including tapware				Included
5.18.8	Floor waste to bathrooms and laundries				Included
5.18.9	Allow for reticulation and connections				Included
5.18.10	<u>BWIC</u>				
5.18.11	Allow builder's work in connections	0.03	%	8,520,460.00	255,614
					8,776,074
5.19	Mechanical				
5.19.1	<u>Mechanical Services</u>				
5.19.2	Allowance for mechanical services including air conditioning and bathroom exhausts	32,771	m2	350.00	11,469,850
5.19.3	<u>BWIC</u>				
5.19.4	Allow builder's work in connections	0.03	%	11,469,850.00	344,096
					11,813,946
5.20	Fire Protection				
5.20.1	<u>Fire Services</u>				
5.20.2	Allowance for Fire Services including sprinklers, fire detection and alarm system	32,771	m2	90.00	2,949,390
5.20.3	<u>BWIC</u>				
5.20.4	Allow builder's work in connections	0.03	%	2,949,390.00	88,482
					3,037,872
5.21	Electrical / Communications / Security				
5.21.1	<u>Electrical services</u>				

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5.21	Electrical / Communications / Security				
5.21.2	Electrical services including power, lighting, communications and security	32,771	m2	275.00	9,012,025
5.21.3	<u>BWIC</u>				
5.21.4	Allow builder's work in connections	0.03	%	9,012,025.00	270,361
					9,282,386
6	Hotel				
6.1	Substructure				
6.1.1	Allowance for excavation in materials OTR	2,142	m3	65.00	139,230
6.1.2	Allowance for pad footings - Assume piling not required				INCL
6.1.3	Ground slab - 180thk/190thk - incl strip footings etc.	2,142	m2	190.00	406,980
6.1.4	Allowance for dewatering - TBC if required				INCL
					546,210
6.2	Columns				
6.2.1	<u>For Basement 1 columns refer to Basement parking columns section</u>		Note		
6.2.2	Allowance for concrete columns including reinforcement and formwork	11,967	m2	65.00	777,855
					777,855
6.3	Upper Floors				
6.3.1	<u>For Basement 1 columns refer to Basement parking columns section</u>		Note		
6.3.2	Suspended slabs including beams, concrete, formwork and reinforcement	12,657	m2	320.00	4,050,240
					4,050,240
6.4	Stairs				
6.4.1	<u>Fire Stairs</u>				
6.4.2	Allowance for fire stairs including concrete, formwork, reinforcement, balustrade, handrail and tactile indicators	84	m/rise	2,800.00	235,200
					235,200
6.5	Roof				
6.5.1	<u>Roof & Roof Plumbing</u>				
6.5.2	Concrete Roof	1,316	m2	320.00	421,120
6.5.3	Waterproofing to above	1,316	m2	55.00	72,380
6.5.4	Plumbing and drainage to above	1,316	m2	60.00	78,960
					572,460
6.6	External Walls / Windows / Doors				
6.6.1	<u>External Facade</u>				
6.6.2	Allowance for facade to residential comprising glazing and pre-cast concrete	6,256	m2	860.00	5,380,160
6.6.3	External glazed sliding doors to balcony				Incl
6.6.4	Extra over allowance for architectural embellishment (Allow to 20% of facade)	1,251	m2	350.00	437,920
6.6.5	<u>External Doors</u>				
6.6.6	<u>Single Door</u>				
6.6.7	Single fire rated door including framing, hardware and paint finish	3	no	1,400.00	4,200

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Code	Description	Quantity	Unit	Rate	Amount
6.6	External Walls / Windows / Doors				
6.6.8	<u>Double Door</u>				
6.6.9	Full height glazed double doors to lobbies including framing and hardware	1	no	8,500.00	8,500
					5,830,780
6.7	Internal Walls				
6.7.1	<u>Lightweight Construction</u>				
6.7.2	Intertency walls including stud, framing, insulation and plasterboard	8,895	m2	220.00	1,956,900
6.7.3	Partitions including stud, framing, insulation and plasterboard	3,127	m2	110.00	343,970
6.7.4	<u>RC Walls</u>				
6.7.5	Solid core walls - including furring channel and plasterboard lining to one side	2,575	m2	520.00	1,339,000
6.7.6	<u>Blockwork Walls</u>				
6.7.7	Reinforced blockwork walls - assume core filled	2,810	m2	380.00	1,067,800
					4,707,670
6.8	Internal Doors				
6.8.1	<u>Solid Doors</u>				
6.8.2	Single leaf hollow core door including framing, hardware and paint finish	57	no	1,200.00	68,400
6.8.3	Single leaf fire rated door including framing, hardware and paint finish	19	no	1,400.00	26,600
6.8.4	Single leaf hotel room entry door including framing hardware and finish	182	no	1,500.00	273,000
6.8.5	Double leaf hollow core door including framing, hardware and paint finish	1	no	1,600.00	1,600
6.8.6	Double leaf fire rated door including framing, hardware and paint finish - Services cupboard - TBC	1	no	1,800.00	1,800
6.8.7	<u>Operable Doors</u>				
6.8.8	Allowance for operable door to Pre-function room	1	Item	25,000.00	25,000
					396,400
6.10	Wall Finishes				
6.10.1	<u>Paint</u>				
6.10.2	Paint finish to internal walls	29,429	m2	15.00	441,435
6.10.3	<u>Tiling</u>				
6.10.4	Splashbacks - Measured elsewhere		note		
6.10.5	Tiling to bathrooms - (PC Supply rate \$50/m2)	5,304	m2	150.00	795,600
6.10.6	<u>Feature finish</u>				
6.10.7	Provisional allowance for feature finish to lift corridor lobbies	1	item	57,000.00	57,000
6.10.8	Provisional allowance for feature finish to lobby	1	item	20,000.00	20,000
					1,314,035
6.11	Floor Finishes				
6.11.1	<u>Living Areas assume timber or tiling (TBC)</u>				
6.11.2	Hotel Lobbies	1,580	m2	150.00	237,000
6.11.3	Amenities/circulation	1,894	m2	200.00	378,800
6.11.4	<u>Carpet</u>				
6.11.5	Hotel Room	3,985	m2	110.00	438,350

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Code	Description	Quantity	Unit	Rate	Amount
6.11	Floor Finishes				
6.11.6	Hotel Offices	1,423	m2	90.00	128,070
6.11.7	<u>Tiling</u>				
6.11.8	Bathrooms (PC Supply \$50)	980	m2	150.00	147,000
6.11.9	<u>Rubber Flooring</u>				
6.11.10	Gym Room	80	m2	120.00	9,600
6.11.11	<u>Skirting</u>				
6.11.12	Allow for skirting	638	m	20.00	12,760
6.11.13	<u>Epoxy</u>				
6.11.14	Allowance for epoxy to plant room / services	1,024	m2	60.00	61,440
					1,413,020
6.12	Ceiling Finishes				
6.12.1	<u>Plasterboard Ceilings</u>				
6.12.2	Plasterboard ceiling including paint including paint finish	9,167	m2	90.00	825,030
6.12.3	Moisture resistant plasterboard including paint finish	1,759	m2	100.00	175,900
6.12.4	<u>Cornice</u>				
6.12.5	P50 Cornice	4,290	m	20.00	85,800
					1,086,730
6.14	Fitments & Loose Furniture				
6.14.1	<u>Bathroom Fixtures</u>				
6.14.2	Mirror	181	no	500.00	90,500
6.14.3	Toilet roll holder	181	no	150.00	27,150
6.14.4	Towel rail	181	no	220.00	39,820
6.14.5	Robe hook	181	no	80.00	14,480
6.14.6	Shower shelf	181	no	125.00	22,625
6.14.7	Soap dish	181	no	80.00	14,480
6.14.8	Frameless shower screen	181	no	1,000.00	181,000
6.14.9	<u>Signage</u>				
6.14.10	Hotel room number signage	169	no	150.00	25,350
6.14.11	Wayfinding and statutory signage	19	levels	1,200.00	22,800
6.14.12	<u>Metalwork</u>				
6.14.13	Mail boxes	1	item	2,000.00	2,000
6.14.14	<u>Commercial Kitchen</u>				
6.14.15	Allow for L2 commercial kitchen	1	item	250,000.00	250,000
6.14.16	Allow for L5 commercial kitchen	1	item	250,000.00	250,000
					940,205
6.15	Joinery				
6.15.1	<u>HOTEL ROOM JOINERY</u>				
6.15.2	Standard room	117	no	7,500.00	877,500
6.15.3	Superior room	13	no	9,000.00	117,000
6.15.4	1.5 Bay room	26	no	8,000.00	208,000

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Code	Description	Quantity	Unit	Rate	Amount
6.15	Joinery				
6.15.5	2 Bay room	13	no	10,000.00	130,000
6.15.6	<u>BATHROOM & LAUNDRY JOINERY</u>				
6.15.7	<u>Bathroom joinery units comprising of laminate cabinetry, benchtop vanity and hardware</u>				
6.15.8	Bathrooms	169	no	3,000.00	507,000
6.15.9	<u>AMENITIES</u>				
6.15.10	L2 BOH amenities	1	item	500,000.00	500,000
6.15.11	All day dining	1	item	100,000.00	100,000
6.15.12	Gym	1	item	15,000.00	15,000
6.15.13	Board room	1	item	25,000.00	25,000
6.15.14	Library Lounge	1	item	25,000.00	25,000
6.15.15	Bar Joinery	1	item	200,000.00	200,000
6.15.16	Function room	1	item	50,000.00	50,000
6.15.17	Pre function room	1	item	25,000.00	25,000
6.15.18	Furniture store	1	item	5,000.00	5,000
6.15.19	Rooftop bar	1	item	200,000.00	200,000
6.15.20	<u>Lobby</u>				
6.15.21	Allow for reception lobby joinery	1	item	30,000.00	30,000
6.15.22	L5 lobby	1	item	20,000.00	20,000
					3,034,500
6.16	Appliances				
6.16.1	<u>Specifications for below items are TBC</u>		Note		
6.16.2	<u>HOTEL APPLIANCES</u>				
6.16.3	Fridge		Note		EXCL
6.16.4	Microwave		Note		EXCL
6.16.5	<u>LAUNDRY APPLIANCES</u>				
6.16.6	Washing machine (PS Supply \$800)		no	800.00	0.00
6.16.7	Dryer (PS Supply \$800)		no	800.00	0.00
6.16.8	Allowance for installation of above items	0	Item	200.00	0.00
					0.00
6.17	Special Equipment				
6.17.1	Rubbish chutes	19	no.	5,000.00	95,000
6.17.2	Facade access	1	item	50,000.00	50,000
					145,000
6.19	Hydraulics (inc. Sanitary Fixtures)				
6.19.1	<u>Hydraulic Services & Fittings</u>				
6.19.2	Allow for hydraulic services to apartments including the following:	12,657	m2	290.00	3,670,530
6.19.3	Kitchen Sink including tapware				Included
6.19.4	Basin including tapware				Included
6.19.5	Toilet suites				Included
6.19.6	Shower head and rose				Included

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Client: Essence Project Management
Project Code: 1741-0091
Printing Date: 15/05/2024
Report Name: 01.04 Full Rprt - Client-Hdn cost/m2 and GST Disc

REPORT DETAILS



Client: Essence Project Management
Project: Altis Compass Centre Bankstown

Details: Altis Compass Centre, Bankstown - R4 202402
CP6
MBM1741-0091
Date - 15/05/2024

Code	Description	Quantity	Unit	Rate	Amount
6.19	Hydraulics (inc. Sanitary Fixtures)				
6.19.7	Laundry tub including tapware				Included
6.19.8	Floor waste to bathrooms and laundries				Included
6.19.9	Allow for reticulation and connections				Included
6.19.10	<u>BWIC</u>				
6.19.11	Allow builder's work in connections	0.03	%	3,670,530.00	110,116
					3,780,646
6.20	Mechanical				
6.20.1	<u>Mechanical Services</u>				
6.20.2	Allowance for mechanical services including air conditioning and bathroom exhausts	12,657	m2	450.00	5,695,650
6.20.3	<u>BWIC</u>				
6.20.4	Allow builder's work in connections	0.03	%	5,695,650.00	170,870
					5,866,520
6.21	Fire Protection				
6.21.1	<u>Fire Services</u>				
6.21.2	Allowance for Fire Services including sprinklers, fire detection and alarm system	12,657	m2	110.00	1,392,270
6.21.3	<u>BWIC</u>				
6.21.4	Allow builder's work in connections	0.03	%	1,392,270.00	41,768
					1,434,038
6.22	Electrical / Communications / Security				
6.22.1	<u>Electrical services</u>				
6.22.2	Electrical services including power, lighting, communications and security	12,657	m2	400.00	5,062,800
6.22.3	<u>BWIC</u>				
6.22.4	Allow builder's work in connections	0.03	%	5,062,800.00	151,884
					5,214,684

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Report Name: 01.04 Full Rprt - Client-Hdn cost/m2 and GST Disc

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Project Code: 1741-0091
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Report Name: 01.04 Full Rprt - Client-Hdn cost/m2 and GST Disc

Our Expertise



Quantity Surveying

- Feasibility studies
- Cost planning and estimating
- Bills of Quantities
- Tender estimates, analysis and evaluation
- Contract administration
- Financier reporting
- Replacement cost analysis



Tax & Assets Services

- Tax depreciation and capital allowance schedules
- Management of fixed asset registers
- Depreciation modelling and auditing
- Transaction support for acquisition, disposal and leasing



Asset and FM Advisory

- Business case and options analysis
- Procurement of FM services
- Transition and mobilisation support
- Asset management planning
- Life Cycle Plans / Whole-of-life asset management



Infrastructure

- Independent/Probabilistic estimating
- Cost planning
- Cost & contract administration
- Audits/assurance reviews
- Expert witness and dispute resolution



Expert Witness

- Financial evaluation of claims
- Negotiation of costs
- Dispute Resolution
- Tribunal and Court Proceedings
- Quantum Reports



Building Consultancy

- Technical due diligence
- Make good schedules
- Condition audits
- Life cycle costing
- Asset registers / Sinking funds
- Capital expenditure forecasting and analysis

Our Locations

MBM has offices in Sydney, Parramatta, Brisbane, Melbourne, Canberra, Perth and Adelaide.

We operate as a single entity and are able to utilise specialised skills from any office to deliver a successful outcome for your project or development.

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