



FUNCTION/ ELEMENT	G.B.A. m2	Quantity m2	UNIT	RATE/m2 \$	EXTENSION \$	SUB-TOTAL \$
# DEMOLITION, SITE PREPARATION, SERVICES DISCONNECTIONS, RELOCATIONS & AMPLIFICATIONS						
Allow to demolish 1 level warehouse buildings/ office building		1	Item	92,950	92,950	
E.O. provisional allowance for Hazardous Building Material Removal and Disposal (assumes minor)			Item		Excl	
Allow to demolish existing hardstand		1	Item	45,250	45,250	
Allow for disconnection of existing incoming services/infrastructure		1	Item	20,000	20,000	
Extra over for services relocations			Item		Excl	
Allow for underpinning adjoining structures			Item		Excl	158,000
# SUBSTRUCTURE WORKS (EXCAVATION, SHORING, FOOTINGS ETC.) & BASEMENT						
Allow for excavation of carparking (based on 2.9m height)		32,390	m3	45	1,457,555	
Perimeter shoring - Assumed Secant Piled Wall with hard and soft alternating piles, assume pile socket 2m below lowest level of basement		3,060	m2	900	2,754,180	
Allow for basement slab on ground			m2	120	N/A	
Hydrostatic slab (incl footings) - based on Geotech Report		3,723	m2	250	930,750	
Allow for suspended basement slab		7,446	m2	350	2,606,100	
Allow for fitout of carparking incl ramp structures. Rate includes services, internal walls, columns, etc.	11,169		m2	350	3,909,150	
G.B.A. (m2)	11,169			1,044		11,658,000
# DECK CAR PARK						
Allow for suspended slab (GF to L3)		5,837	m2	350	2,042,845	
Allow for external walls to deck car parks		1,359	m2	450	611,325	
Allow for fitout of carparking incl ramp structures. Rate includes services, internal walls, columns, etc.	5,837		m2	350	2,042,845	
E.O for turntable to loading dock		1	Item	100,000	100,000	
G.B.A. (m2)	5,837			822		4,797,000
# RETAIL						
Allow for construction of cold shell retail including shopfronts	1,032		m2	1,200	1,238,400	
Allow for plant rooms and circulation	321		m2	1,000	321,000	
Ground floor amenities	157		m2	3,500	549,500	
G.B.A. (m2)	1,510			1,397		2,109,000
# RESIDENTIAL TOWER						
Ground floor residential lobbies	127		m2	2,100	266,700	
Allow for construction of Residential Apartments Tower 1 Level 1-12 (12 Storeys)	8,199		m2	2,100	17,217,900	
Allow for construction of Residential Apartments (Tower 2 - 38 Storeys)	32,720		m2	2,100	68,711,580	
Allow for metal screen to L13 roof plant		470	m2	350	164,500	
Roof slabs		1,984	m2	350	694,400	
G.B.A. (m2)	41,046			2,121		87,055,000
# EXTERNAL / INFRASTRUCTURE WORKS						
External Works to Main Site						
Allow for GF podium slab over Basement 1 not covered by GF GBA incl waterproofing		1,222	m2	400	488,800	
Allow for L4 podium slab incl waterproofing		741	m2	400	296,400	
Allow for landscaping including hard and soft landscaping		1,963	m2	150	294,450	
E.O swimming pool to L4 podium		86	m2	1,000	86,000	
Allow for awnings and the like		381	m2	800	304,800	
Allow for new carpark entry drive way / footpath cross over to buildings		3	No.	15,000	45,000	
Allow to upgrade roads and paths outside of the site boundary (excluded; under separate VPA)					Excl	
2x 1000kVA surface substations		2	No.	100,000	200,000	
Allow for incoming services connections		1	Item	75,000	75,000	
Allow for Utility infrastructure (potable water, gas reticulation, sewer reticulation, comms and power etc)					Excl	
Allow for Grease Arrestor		2	No.	40,000	80,000	
Standby power			Item		Excl	
Allowance for BMU			Item		Excl	
						1,870,000
G.B.A. (m2)	59,562				sub-total	107,647,000
# PRELIMINARIES AND PROFIT						
Preliminaries - 15%			Item			16,147,000
Profit and overheads - 5%			Item			6,190,000
					sub-total	129,984,000
# STATUTORY / COUNCIL FEES & CHARGES:						
DA / Building Construction Certificate			Item		Incl	
Long Service Leave Levy ( 0.35% )			Item		Incl	0
					sub-total	129,984,000
# DESIGN AND CONSTRUCT FEES (excl)			Item		Excl	
					sub-total	129,984,000
					Subtotal (Excl Contingency, Professional Fees & GST)	129,984,000
# PROFESSIONAL FEES						
Professional Fees - 5%			Item			6,499,000
					Total ( Excl GST )	136,483,000
					GST	13,648,300
					TOTAL ( Incl GST )	150,131,300

NOTES:-

1. Refer to attached List of Exclusions & List of Information

2. Based on bench marking, WTP recommend Professional Fees to be 8-9% including 2 to 3% of Consultant Fees which will be novated across to the contractor.

\$/m2 Analysis	
No. of Apartments	357
No. of Car Parks	426
Ave Apt size	115
Carpark \$/m2 (excl Design Fees, Contingency and GST)	\$ 1,168
Carpark \$/car (excl Design Fees, Contingency and GST)	\$ 46,642
Residential \$/m2 (excl Design Fees, Contingency and GST)	\$ 2,561
Residential \$/unit (excl Design Fees, Contingency and GST)	\$ 294,451
Residential + Basement \$/unit (excl Design Fees, Contingency and GST)	\$ 350,107
Total \$/unit (excl Design Fees, Contingency and GST)	\$ 364,101
Total \$/m2 of Total GBA (excl Design Fees, Contingency and GST)	\$ 2,182