

CIV ESTIMATE REPORT

Woolworths – 923-635 Bourke St, Waterloo

**CIV Cost Estimate | 0340-0004
11th January 2023**





Attention: Jesse Cheung
Regional Development Manager - Mixed Use

Woolworths Group
1 Woolworths Way
Bella Vista
NSW 2153

11th January 2023

Woolworths, Waterloo – 923-935 Bourke St, Waterloo
Capital Investment Value (CIV) Estimate Report
QUANTITY SURVEYOR REPORT

In relation to the development application for the project named above, please find attached our cost estimate for the capital investment value (CIV) for the development.

The estimate has been prepared based on the design documentation dated 29/10/21 as well as various reports and general project documentation provided.

Our estimate of the CIV currently totals **\$120,285,292** excluding GST.

This estimate has been prepared based on the following definition:

Capital investment value of a development or project includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment, other than the following costs:

(a) amounts payable, or the cost of land dedicated, or any other benefit provided, under a condition imposed under Division 6 or 6A of Part 4 of the Environmental Planning and Assessment Act or a planning agreement under that Division

(b) costs relating to any part of the development or project that is the subject of a separate development consent or project approval

(c) land costs (including any costs of marketing and selling land)

(d) GST (as defined by A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth).

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 this estimate should be considered as indicative pricing only. MBM also note 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.

Yours faithfully

MBMpl

Kelvin Perrie

Associate



1. MBM Contact

Company Name	MBMpl
MBM Contact	Kelvin Perrie
Title	Quantity Surveyor
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2. CIV Estimate Summary

CME Building, Eveleigh	Total Cost \$
Demolition	\$ 950,040
New Building Works	\$ 92,415,675
SubTotal Construction Cost excl. GST	\$ 93,365,715
Preliminaries (18%)	\$ 16,805,829
Margin (3.5%)	\$ 3,305,146
Total Construction Cost excl. GST	\$ 113,476,690
Design Fees	\$ 6,808,601
Total Project Cost excl. GST	\$ 120,285,292

Refer to estimate attached at Appendix A for detailed inclusions.



3. Appendix A

3.1 CIV Cost Estimate

230111 CIV Estimate



SUMMARY	\$
Demolition	950,040
Early Works - Shoring, Piling, Anchor, Site Leveling & Dewatering	7,967,710
Basement - Carpark (B1 & B2)	8,412,017
Excavation (B1 & B2)	2,796,450
Basement - Carpark (B3)	3,646,459
Excavation (B3)	1,068,144
Transfer Slabs	493,460
Loading Dock	417,657
Residential	41,856,729
Specialty Retail	4,095,044
Supermarket	8,060,327
Excavation (Supermarket)	825,150
Commercial	4,147,209
Community	2,766,538
External Works and Landscaping	1,177,622
Vertical Transportation	2,940,000
Service Works & BOH Services	1,235,000
Works Outside Boundary	510,160
Nett Total Cost (NTC) - Excl GST	93,365,715
Preliminaries - 18% NTC	16,805,829
Margin - 3% NTC + Prelims	3,305,146
Gross Total Cost (GTC) - Excl GST)	113,476,690

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Client: Woolworths
 Project Code: 0340-0004
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SUMMARY

\$

Design Fees

6,808,601

PROJECT TOTAL (Excl GST)

120,285,292

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DETAILED SUMMARY



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Code	Description	Starting Page	% of Cost	Cost/m2	Total
2	Demolition				
2.1	Demolition of existing building	Page 9	0.79		950,040
					950,040

3	Early Works - Shoring, Piling, Anchor, Site Leveling & Dewatering				
3.1	Site Leveling	Page 9	0.09		114,255
3.2	Dewatering	Page 9	0.29		350,000
3.3	Substructure	Page 9	6.24		7,503,455
					7,967,710

4	Basement - Carpark (B1 & B2)				
4.1	Columns	Page 9	0.64		769,440
4.2	Upper Floors	Page 9	3.07		3,688,320
4.3	Staircases	Page 9	0.03		37,200
4.4	Internal Walls	Page 9	0.37		439,680
4.5	Internal Screens	Page 9	0.14		164,880
4.6	Internal Doors	Page 9	0.02		25,000
4.7	Wall Finishes	Page 10	0.05		54,960
4.8	Floor Finishes	Page 10	0.21		247,896
4.9	Ceiling Finishes	Page 10	0.05		54,960
4.10	Fitments	Page 10	0.17		202,030
4.11	Special Equipment	Page 10	0.04		50,000
4.12	Hydraulic Services	Page 10	0.27		329,760
4.13	Mechanical Services	Page 10	0.82		989,280
4.14	Fire Protection	Page 10	0.73		879,360
4.15	Electrical Light & Power	Page 10	0.37		439,680
4.16	BWIC - 1.5%		0.03		39,571
					8,412,017

5	Excavation (B1 & B2)				
5.1	Excavation	Page 10	2.32		2,796,450
					2,796,450

6	Basement - Carpark (B3)				
6.1	Substructure	Page 11	0.91		1,100,600
6.2	Columns	Page 11	0.32		385,210
6.3	Upper Floors	Page 11	0.08		93,450
6.4	Staircases	Page 11	0.01		16,800
6.5	Internal Walls	Page 11	0.18		220,120
6.6	Internal Screens	Page 11	0.04		44,024
6.7	Internal Doors	Page 11	0.01		12,500

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Code	Description	Starting Page	% of Cost	Cost/m2	Total
6.8	Wall Finishes	Page 11	0.02		27,515
6.9	Floor Finishes	Page 11	0.04		44,024
6.10	Ceiling Finishes	Page 11			0
6.11	Fitments	Page 11	0.25		296,685
6.12	Special Equipment	Page 12	0.05		65,000
6.13	Hydraulic Services	Page 12	0.14		165,090
6.14	Mechanical Services	Page 12	0.41		495,270
6.15	Fire Protection	Page 12	0.37		440,240
6.16	Electrical Light & Power	Page 12	0.18		220,120
6.17	BWIC - 1.5%		0.02		19,811
					3,646,459
7	Excavation (B3)				
7.1	Excavation	Page 12	0.89		1,068,144
					1,068,144
8	Transfer Slabs				
8.1	Upper Floors	Page 12	0.41		493,460
					493,460
9	Loading Dock				
9.1	Columns	Page 12	0.03		33,746
9.2	Upper Floors	Page 12	0.14		174,269
9.3	Floor Finishes	Page 12	0.01		9,642
9.4	Fitments	Page 13	0.01		15,000
9.5	Special Equipment	Page 13	0.15		175,000
9.6	Electrical Light & Power	Page 13	0.01		10,000
					417,657
10	Residential				
10.1	Columns	Page 13	0.90		1,082,900
10.2	Upper Floors	Page 13	4.07		4,890,671
10.3	Staircases	Page 13	0.37		448,000
10.4	Roof	Page 13	0.69		832,629
10.5	External Walls, Windows and Louvres	Page 13	5.93		7,128,390
10.6	External Doors	Page 13	0.08		91,200
10.7	Internal Walls	Page 13	1.60		1,927,800
10.8	Internal Screens	Page 14	0.24		285,600
10.9	Internal Doors	Page 14	0.56		668,000
10.10	Wall Finishes	Page 14	1.54		1,856,400
10.11	Floor Finishes	Page 14	0.95		1,142,400

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Code	Description	Starting Page	% of Cost	Cost/m2	Total
10.12	Ceiling Finishes	Page 14	1.13		1,356,600
10.13	Fitments	Page 14	3.17		3,818,500
10.14	Special Equipment	Page 15	0.26		315,000
10.15	Hydraulic Services	Page 15	4.39		5,283,600
10.16	Mechanical Services	Page 15	5.31		6,386,800
10.17	Fire Protection	Page 15	0.89		1,071,000
10.18	Electrical Light & Power	Page 15	2.52		3,034,600
10.19	BWIC - 1.5%		0.20		236,640
10.20	Transportation Systems				0
					41,856,729

11	Specialty Retail				
11.1	Columns	Page 15	0.09		104,650
11.2	Upper Floors	Page 15	0.56		672,700
11.3	Staircases	Page 16	0.08		91,500
11.4	External Walls, Windows and Louvres	Page 16	0.78		933,050
11.5	External Doors	Page 16	0.02		29,830
11.6	Internal Walls	Page 16	0.38		457,800
11.7	Internal Screens	Page 16	0.11		128,800
11.8	Internal Doors	Page 16	0.03		40,250
11.9	Wall Finishes	Page 16	0.02		24,150
11.10	Floor Finishes	Page 16	0.06		74,553
11.11	Ceiling Finishes	Page 16	0.03		36,607
11.12	Fitments	Page 16	0.11		131,350
11.13	Special Equipment	Page 17	0.04		50,000
11.14	Hydraulic Services	Page 17	0.13		152,950
11.15	Mechanical Services	Page 17	0.51		615,200
11.16	Fire Protection	Page 17	0.19		225,400
11.17	Electrical Light & Power	Page 17	0.26		306,750
11.18	BWIC - 1.5%		0.02		19,505
					4,095,044

12	Supermarket				
12.1	Columns	Page 17	0.40		476,910
12.2	Upper Floors	Page 17	1.89		2,273,610
12.3	Staircases	Page 17	0.02		30,000
12.4	Roof	Page 17	0.05		62,028
12.5	Internal Walls	Page 17	0.37		440,080
12.6	Internal Screens	Page 17	0.09		110,020
12.7	Internal Doors	Page 17	0.02		18,750
12.8	Wall Finishes	Page 18	0.09		104,470

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Code	Description	Starting Page	% of Cost	Cost/m2	Total
12.9	Floor Finishes	Page 18	0.18		220,240
12.10	Ceiling Finishes	Page 18	0.12		147,370
12.11	Fitments	Page 18	0.21		249,630
12.12	Special Equipment	Page 18	0.04		50,000
12.13	Hydraulic Services	Page 18	0.41		495,090
12.14	Mechanical Services	Page 18	1.05		1,260,220
12.15	Fire Protection	Page 18	0.64		770,140
12.16	Electrical Light & Power	Page 18	1.08		1,294,470
12.17	BWIC - 1.5%		0.05		57,299
					8,060,327

13	Excavation (Supermarket)				
13.1	Excavation	Page 19	0.69		825,150
					825,150

14	Commercial				
14.1	Columns	Page 19	0.08		95,420
14.2	Upper Floors	Page 19	0.39		469,760
14.3	Staircases	Page 19	0.03		39,000
14.4	Roof	Page 19	0.01		17,550
14.5	External Walls, Windows and Louvres	Page 19	0.91		1,090,800
14.6	External Doors	Page 19	0.02		25,000
14.7	Internal Walls	Page 19	0.08		98,500
14.8	Internal Screens				
14.9	Internal Doors	Page 19	0.02		19,600
14.10	Wall Finishes	Page 19	0.09		110,100
14.11	Floor Finishes	Page 19	0.02		22,095
14.12	Ceiling Finishes	Page 20	0.11		131,805
14.13	Fitments	Page 20	0.05		65,000
14.14	Special Equipment	Page 20	0.03		35,000
14.15	Hydraulic Services	Page 20	0.18		220,200
14.16	Mechanical Services	Page 20	0.81		979,650
14.17	Fire Protection	Page 20	0.13		161,480
14.18	Electrical Light & Power	Page 20	0.27		325,940
14.19	BWIC - 1.5%		0.02		25,309
14.20	Transportation Systems	Page 20	0.18		215,000
					4,147,209

15	Community				
15.1	Columns	Page 20	0.05		56,280
15.2	Upper Floors	Page 20	0.35		425,780

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Code	Description	Starting Page	% of Cost	Cost/m2	Total
15.3	Staircases	Page 21	0.02		24,000
15.4	Roof	Page 21	0.23		272,298
15.5	External Walls, Windows and Louvres	Page 21	0.49		593,536
15.6	External Doors	Page 21	0.00		5,600
15.7	Internal Walls	Page 21	0.17		200,030
15.8	Internal Doors	Page 21	0.00		4,800
15.9	Wall Finishes	Page 21	0.04		48,641
15.10	Floor Finishes	Page 21	0.12		144,239
15.11	Ceiling Finishes	Page 21	0.06		75,190
15.12	Fitments	Page 21	0.02		20,000
15.13	Hydraulic Services	Page 21	0.12		140,700
15.14	Mechanical Services	Page 22	0.35		422,100
15.15	Fire Protection	Page 22	0.09		103,180
15.16	Electrical Light & Power	Page 22	0.16		192,290
15.17	BWIC - 1.5%		0.01		12,874
15.18	Transportation Systems	Page 22	0.02		25,000
					2,766,538
16	External Works and Landscaping				
16.1	Soft Landscaping	Page 22	0.29		344,979
16.2	Hard Landscaping	Page 22	0.69		832,643
					1,177,622
17	Vertical Transportation				
17.1	Travelators to retail carpark	Page 22	1.16		1,400,000
17.2	Escalators to supermarket	Page 22	0.58		700,000
17.3	Passenger lifts to residential building	Page 22	0.70		840,000
					2,940,000
18	Service Works & BOH Services				
18.1	Services Allowances	Page 22	1.03		1,235,000
					1,235,000
19	Works Outside Boundary				
19.1	Soft Landscaping	Page 23	0.09		110,040
19.2	Hard Landscaping	Page 23	0.33		400,120
					510,160

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REPORT DETAILS



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Code	Description	Quantity	Unit	Rate	Amount
2	Demolition				
2.1	Demolition of existing building				
2.1.1	Allow to demolish existing building on site and hardstand to majority of site area as advised	7,917	m2	120.00	950,040
					950,040
3	Early Works - Shoring, Piling, Anchor, Site Leveling & Dewatering				
3.1	Site Leveling				
3.1.1	Allow for site leveling prior to bulk excavation works	7,617	m2	15.00	114,255
					114,255
3.2	Dewatering				
3.2.1	Allow for dewatering	1	item	350,000.00	350,000
					350,000
3.3	Substructure				
3.3.1	Supermarket / Retail				
3.3.2	Allowance for secant piled shoring incl temp anchors etc	2,120	m2	1,050.00	2,226,420
3.3.3	Allowance for secant piled shoring incl temp anchors etc	1,710	m2	1,050.00	1,795,500
3.3.4	allow for 300mm thk concrete wall	1,710	m2	575.00	983,250
3.3.5	Residential				
3.3.6	Allow for piling, footings to future design	5,503	m2	275.00	1,513,325
3.3.7	Allowance for secant piled shoring incl temp anchors etc	1,094	m2	900.00	984,960
					7,503,455
4	Basement - Carpark (B1 & B2)				
4.1	Columns				
4.1.1	Allowance for columns	10,992	m2	70.00	769,440
					769,440
4.2	Upper Floors				
4.2.1	Allowance for suspended slabs	10,992	m2	320.00	3,517,440
4.2.2	Allowance for carpark ramp	534	m2	320.00	170,880
					3,688,320
4.3	Staircases				
4.3.1	Stairs - fire escape	12	m/rise	3,000.00	37,200
					37,200
4.4	Internal Walls				
4.4.1	Allowance for internal walls to cores	10,992	m2	40.00	439,680
					439,680
4.5	Internal Screens				
4.5.1	Allowance for screens, balustrades, etc	10,992	m2	15.00	164,880
					164,880
4.6	Internal Doors				
4.6.1	Allowed for fire doors - quantity assumed pending design detail	20	no	1,250.00	25,000

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Code	Description	Quantity	Unit	Rate	Amount
4.6	Internal Doors				
					25,000
4.7	Wall Finishes				
4.7.1	Minor allowance for wall finishes if required	10,992	m2	5.00	54,960
					54,960
4.8	Floor Finishes				
4.8.1	Sealer to carpark	8,740	m2	10.00	87,400
4.8.2	Epoxy or similar to plant areas and storage	1,814	m2	40.00	72,560
4.8.3	Linemarking	10,992	m2	8.00	87,936
					247,896
4.9	Ceiling Finishes				
4.9.1	Minor allowance for ceiling finishes if required	10,992	m2	5.00	54,960
					54,960
4.10	Fitments				
4.10.1	Allowance for fitments to BOH	1	item	2,500.00	2,500
4.10.2	Allowance for wheelstops	231	no	150.00	34,650
4.10.3	Allowance for misc carpark fitments, corner guards, mirrors, bollards and the like	10,992	m3	15.00	164,880
					202,030
4.11	Special Equipment				
4.11.1	Allowance for undocumented equipment	1	item	50,000.00	50,000
					50,000
4.12	Hydraulic Services				
4.12.1	Allowance for hydraulic services	10,992	m2	30.00	329,760
					329,760
4.13	Mechanical Services				
4.13.1	Allowance for mechanical services	10,992	m2	90.00	989,280
					989,280
4.14	Fire Protection				
4.14.1	Allowance for fire services	10,992	m2	80.00	879,360
					879,360
4.15	Electrical Light & Power				
4.15.1	Allowance for electrical light and power services	10,992	m2	40.00	439,680
					439,680
5	Excavation (B1 & B2)				
5.1	Excavation				
5.1.1	Basement - Carpark Supermarket / Retail				
5.1.2	Allow for excavation in OTR - B1	17,038	m3	30.00	511,128
5.1.3	Allow for excavation in medium strength rock - B2	17,038	m3	60.00	1,022,256
5.1.4	e/o to cut rock face	1,060	m2	150.00	159,030
5.1.5	Contamination Allowance				

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Code	Description	Quantity	Unit	Rate	Amount
5.1	Excavation				
5.1.6	Allowance for 15% of OTR excavation to be disposed of GSW	4,600	t	240.00	1,104,036
5.1.7	Allowance for PASS				Excluded
					2,796,450
6	Basement - Carpark (B3)				
6.1	Substructure				
6.1.1	200thk slab on ground	5,503	m2	200.00	1,100,600
					1,100,600
6.2	Columns				
6.2.1	Allowance for columns	5,503	m2	70.00	385,210
					385,210
6.3	Upper Floors				
6.3.1	Allowance for carpark ramp	267	m2	350.00	93,450
					93,450
6.4	Staircases				
6.4.1	Stairs - fire escape	6	m/rise	3,000.00	16,800
					16,800
6.5	Internal Walls				
6.5.1	Allowance for internal walls to cores	5,503	m2	40.00	220,120
					220,120
6.6	Internal Screens				
6.6.1	Allowance for screens, balustrades, etc	5,503	m2	8.00	44,024
					44,024
6.7	Internal Doors				
6.7.1	Allowed for fire doors - quantity assumed pending design detail	10	no	1,250.00	12,500
					12,500
6.8	Wall Finishes				
6.8.1	Minor allowance for wall finishes if required	5,503	m2	5.00	27,515
					27,515
6.9	Floor Finishes				
6.9.1	Sealer to carpark	4,199	m2	10.00	0.00
6.9.2	Epoxy or similar to plant areas and storage	1,029	m2	40.00	0.00
6.9.3	Linemarking	5,503	m2	8.00	44,024
					44,024
6.10	Ceiling Finishes				
6.10.1	Minor allowance for ceiling finishes if required	5,503	m2	5.00	0.00
					0.00
6.11	Fitments				
6.11.1	Allowance for storage cages to resi	774	m2	250.00	193,490
6.11.2	Allowance for fitments to comm storage	1	item	2,500.00	2,500
6.11.3	Allowance for wheelstops	121	no	150.00	18,150

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Code	Description	Quantity	Unit	Rate	Amount
6.11	Fitments				
6.11.4	Allowance for misc carpark fitments, corner guards, mirrors, bollards and the like	5,503	m3	15.00	82,545
					296,685
6.12	Special Equipment				
6.12.1	Allowance for garbage compactors, conveyors, etc.	1	item	50,000.00	50,000
6.12.2	Allowance for car wash bay equipment	1	item	15,000.00	15,000
					65,000
6.13	Hydraulic Services				
6.13.1	Allowance for hydraulic services	5,503	m2	30.00	165,090
					165,090
6.14	Mechanical Services				
6.14.1	Allowance for mechanical services	5,503	m2	90.00	495,270
					495,270
6.15	Fire Protection				
6.15.1	Allowance for fire services	5,503	m2	80.00	440,240
					440,240
6.16	Electrical Light & Power				
6.16.1	Allowance for electrical light and power services	5,503	m2	40.00	220,120
					220,120
7	Excavation (B3)				
7.1	Excavation				
7.1.1	Basement - Carpark Residential				
7.1.2	Allow for excavation in medium strength rock	15,408	m3	60.00	924,504
7.1.3	e/o to cut rock face	958	m2	150.00	143,640
7.1.4					
7.1.5					
					1,068,144
8	Transfer Slabs				
8.1	Upper Floors				
8.1.1	Extra over for transfer slab at podium level	2,243	m2	220.00	493,460
					493,460
9	Loading Dock				
9.1	Columns				
9.1.1	Allowance for columns	482	m2	70.00	33,746
					33,746
9.2	Upper Floors				
9.2.1	Allow for slab to loading doc	482	m2	320.00	154,269
9.2.2	extra over above for works to accommodate turntable	1	item	20,000.00	20,000
					174,269
9.3	Floor Finishes				

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9.3.1	Sealer to slab	482	m2	15.00	7,231
9.3.2	Linemarking	482	m2	5.00	2,410
					9,642
9.4	Fitments				
9.4.1	Allowance for fitments to loading dock	1	item	15,000.00	15,000
					15,000
9.5	Special Equipment				
9.5.1	Allowance for truck turntable	1	item	175,000.00	175,000
					175,000
9.6	Electrical Light & Power				
9.6.1	Allowance for lighting and power to loading dock space	1	item	10,000.00	10,000
					10,000
10	Residential				
10.1	Columns				
10.1.1	Allowance for columns	15,470	m2	70.00	1,082,900
					1,082,900
10.2	Upper Floors				
10.2.1	Allowance for suspended slabs	14,280	m2	305.00	4,355,400
10.2.2	Central podium slab	1,189	m2	450.00	535,271
					4,890,671
10.3	Staircases				
10.3.1	Stairs - fire escape - tower 1	70	m/rise	3,000.00	208,800
10.3.2	Stairs - fire escape - tower 2	26	m/rise	3,000.00	79,200
10.3.3	Stairs internal to townhouses	8	no	20,000.00	160,000
					448,000
10.4	Roof				
10.4.1	Roof slab to tower 1 - slab, waterproofing, skylights, etc.	1,027	m2	550.00	565,087
10.4.2	Roof slab to tower 2 - slab, waterproofing, skylights, etc.	486	m2	550.00	267,542
					832,629
10.5	External Walls, Windows and Louvres				
10.5.1	Resi glazing, sliding doors, aluminium framed - TARGET RATE	4,821	m2	590.00	2,844,390
10.5.2	Other external walls	14,280	m2	200.00	2,856,000
10.5.3	E/o above for feature/architectural finishes, sunshading, louvres, screens etc.	14,280	m2	100.00	1,428,000
					7,128,390
10.6	External Doors				
10.6.1	Main residential entry doors	3	no	15,000.00	45,000
10.6.2	Allowance for other external doors	33	no	1,400.00	46,200
					91,200
10.7	Internal Walls				

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10.7	Internal Walls				
10.7.1	Internal walls to residential areas	14,280	m2	135.00	1,927,800
					1,927,800
10.8	Internal Screens				
10.8.1	Allowance for screens, balustrades, etc	14,280	m2	20.00	285,600
					285,600
10.9	Internal Doors				
10.9.1	Apartment entry doors	124	no	1,400.00	173,600
10.9.2	Internal apt doors	454	no	900.00	408,600
10.9.3	Fire doors generally	55	no	1,200.00	66,000
10.9.4	Allowance for misc internal doors not shown	22	no	900.00	19,800
					668,000
10.10	Wall Finishes				
10.10.1	Allowance for wall finishes	14,280	m2	130.00	1,856,400
					1,856,400
10.11	Floor Finishes				
10.11.1	Allowance for floor finishes	14,280	m2	80.00	1,142,400
					1,142,400
10.12	Ceiling Finishes				
10.12.1	Allowance for ceiling finishes	14,280	m2	95.00	1,356,600
					1,356,600
10.13	Fitments				
10.13.1	Kitchens				
10.13.2	Studio	3	no	10,000.00	30,000
10.13.3	1 bed	25	no	13,000.00	325,000
10.13.4	2 bed	82	no	15,000.00	1,230,000
10.13.5	3 bed	14	no	17,000.00	238,000
10.13.6	Bathrooms				
10.13.7	Studio	3	no	2,750.00	8,250
10.13.8	1 bed	25	no	2,750.00	68,750
10.13.9	2 bed	164	no	2,750.00	451,000
10.13.10	3 bed	28	no	2,750.00	77,000
10.13.11	Wardrobes				
10.13.12	Studio	3	no	1,400.00	4,200
10.13.13	1 bed	25	no	1,400.00	35,000
10.13.14	2 bed	164	no	1,550.00	254,200
10.13.15	3 bed	42	no	1,600.00	67,200
10.13.16	Storage				
10.13.17	Studio	3	no	900.00	2,700
10.13.18	1 bed	25	no	900.00	22,500
10.13.19	2 bed	82	no	1,050.00	86,100

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10.13	Fitments				
10.13.20	3 bed	14	no	1,100.00	15,400
10.13.21	Misc				
10.13.22	Studio	3	no	650.00	1,950
10.13.23	1 bed	25	no	750.00	18,750
10.13.24	2 bed	82	no	900.00	73,800
10.13.25	3 bed	14	no	1,050.00	14,700
10.13.26	Fitments to communal spaces				
10.13.27	Allowance only - BBQ areas, meeting/music rooms, etc	1	item	250,000.00	250,000
10.13.28	Appliances				
10.13.29	Studio	3	no	3,500.00	10,500
10.13.30	1 bed	25	no	3,500.00	87,500
10.13.31	2 bed	82	no	4,500.00	369,000
10.13.32	3 bed	14	no	5,500.00	77,000
					3,818,500
10.14	Special Equipment				
10.14.1	Garbage chutes	4	no	55,000.00	220,000
10.14.2	Anchor points for building maintenance	2	no	35,000.00	70,000
10.14.3	Allowance for misc equipment	1	item	25,000.00	25,000
					315,000
10.15	Hydraulic Services				
10.15.1	Allowance for hydraulic services	14,280	m2	370.00	5,283,600
					5,283,600
10.16	Mechanical Services				
10.16.1	Allowance for mechanical services	14,280	m2	350.00	4,998,000
10.16.2	Individual fan exhausted to roof - with day night system (compare extra over cost to standard AC + Balcony condenser)	1	item		1,388,800
					6,386,800
10.17	Fire Protection				
10.17.1	Allowance for fire services	14,280	m2	75.00	1,071,000
					1,071,000
10.18	Electrical Light & Power				
10.18.1	Allowance for electrical light and power services	14,280	m2	195.00	2,784,600
10.18.2	Allowance for solar power	1	item	250,000.00	250,000
					3,034,600
11	Specialty Retail				
11.1	Columns				
11.1.1	Allowance for columns	1,610	m2	65.00	104,650
					104,650
11.2	Upper Floors				
11.2.1	Allowance for suspended slabs	1,610	m2	320.00	515,200

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Code	Description	Quantity	Unit	Rate	Amount
11.2	Upper Floors				
11.2.2	Allowance for carpark ramp	450	m2	350.00	157,500
					672,700
11.3	Staircases				
11.3.1	Stairs - fire escape	18	m/rise	3,000.00	54,000
11.3.2	Other stairs	5	item	7,500.00	37,500
					91,500
11.4	External Walls, Windows and Louvres				
11.4.1	Allow for shopfront glazing - aluminium framed glazing	1,003	m2	850.00	852,550
11.4.2	E/O above for feature finishes if required	1,610	m2	50.00	80,500
					933,050
11.5	External Doors				
11.5.1	Carpark roller door	1	item	25,000.00	25,000
11.5.2	Allowance for fire doors and BOH doors	1,610	m2	3.00	4,830
					29,830
11.6	Internal Walls				
11.6.1	Allow for solid walls to retail - core filled block	963	m2	350.00	337,050
11.6.2	Allow for other walls - solid	1,610	m2	75.00	120,750
					457,800
11.7	Internal Screens				
11.7.1	Allowance for screens, balustrades, etc	1,610	m2	80.00	128,800
					128,800
11.8	Internal Doors				
11.8.1	Allowed for internal doors	1,610	m2	25.00	40,250
					40,250
11.9	Wall Finishes				
11.9.1	Allowance for wall finishes	1,610	m2	15.00	24,150
					24,150
11.10	Floor Finishes				
11.10.1	Allowance for floor finishes to retail areas	1,253	m2	25.00	31,320
11.10.2	Allowance for floor finishes to retail lobby/entry	209	m2	175.00	36,607
11.10.3	Allowance for epoxy or similar to plant, services areas	147	m2	45.00	6,627
					74,553
11.11	Ceiling Finishes				
11.11.1	Allowance for ceiling finishes to retail areas	1,253	m2	25.00	Excluded
11.11.2	Allowance for ceiling finishes to retail lobby/entry	209	m2	175.00	36,607
11.11.3	Allowance for ceiling finishes to plant, services areas	147	m2	45.00	Excluded
					36,607
11.12	Fitments				
11.12.1	Allowance for fitments to BOH, amenities assumed	1	item	75,000.00	75,000
11.12.2	Allowance for other fitments as required	1,610	m2	35.00	56,350

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11.12	Fitments				
					131,350
11.13	Special Equipment				
11.13.1	Allowance for undocumented equipment	1	item	50,000.00	50,000
					50,000
11.14	Hydraulic Services				
11.14.1	Allowance for hydraulic services	1,610	m2	95.00	152,950
					152,950
11.15	Mechanical Services				
11.15.1	Allowance for mechanical services	1,610	m2	320.00	515,200
11.15.2	e/o kitchen exhaust	2	item	50,000.00	100,000
					615,200
11.16	Fire Protection				
11.16.1	Allowance for fire services	1,610	m2	140.00	225,400
					225,400
11.17	Electrical Light & Power				
11.17.1	Allowance for electrical light and power services	1,610	m2	175.00	281,750
11.17.2	Allowance for feature lighting to lobbies, entry	1	item	25,000.00	25,000
					306,750
12	Supermarket				
12.1	Columns				
12.1.1	Allowance for columns	6,813	m2	70.00	476,910
					476,910
12.2	Upper Floors				
12.2.1	Allowance for suspended slabs	6,813	m2	320.00	2,180,160
12.2.2	Allowance for carpark ramp	267	m2	350.00	93,450
					2,273,610
12.3	Staircases				
12.3.1	Stairs - fire escape	10	m/rise	3,000.00	30,000
					30,000
12.4	Roof				
12.4.1	Small section of roof slab	138	m2	450.00	62,028
					62,028
12.5	Internal Walls				
12.5.1	Allowance for internal walls to cores	5,501	m2	40.00	220,040
12.5.2	Allowance for other internal walls	5,501	m2	40.00	220,040
					440,080
12.6	Internal Screens				
12.6.1	Allowance for screens, balustrades, etc	5,501	m2	20.00	110,020
					110,020
12.7	Internal Doors				

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Code	Description	Quantity	Unit	Rate	Amount
12.7	Internal Doors				
12.7.1	Allowed for fire doors - quantity assumed pending design detail	15	no	1,250.00	18,750
					18,750
12.8	Wall Finishes				
12.8.1	Allowance for wall finishes to BOH areas	1,094	m2	50.00	54,700
12.8.2	Allowance for wall finishes to main entry	336	m2	120.00	40,320
12.8.3	Allowance for wall finishes to EOT	63	m2	150.00	9,450
					104,470
12.9	Floor Finishes				
12.9.1	Allowance for floor finishes to BOH areas	1,094	m2	50.00	54,700
12.9.2	Allowance for floor finishes to main entry	336	m2	250.00	84,000
12.9.3	Allowance for floor finishes to EOT	63	m2	250.00	15,750
12.9.4	Sealer to ramp	267	m2	10.00	2,670
12.9.5	Epoxy or similar to plant areas and storage	758	m2	40.00	30,320
12.9.6	Allow for sealer to driveway, loading, linemarking, etc	1,312	m2	25.00	32,800
					220,240
12.10	Ceiling Finishes				
12.10.1	Allowance for ceiling finishes to BOH areas	1,094	m2	80.00	87,520
12.10.2	Allowance for ceiling finishes to main entry	336	m2	150.00	50,400
12.10.3	Allowance for ceiling finishes to EOT	63	m2	150.00	9,450
					147,370
12.11	Fitments				
12.11.1	Allowance for fitments to BOH, amenities assumed	1	item	150,000.00	150,000
12.11.2	Allowance for fitments to EOT incl. changerooms, toilet cubicles, etc	63	m3	500.00	31,500
12.11.3	Allowance for other fitments as required	6,813	m2	10.00	68,130
					249,630
12.12	Special Equipment				
12.12.1	Allowance for undocumented equipment	1	item	50,000.00	50,000
					50,000
12.13	Hydraulic Services				
12.13.1	Allowance for hydraulic services	5,501	m2	90.00	495,090
					495,090
12.14	Mechanical Services				
12.14.1	Allowance for mechanical services	5,501	m2	220.00	1,210,220
12.14.2	e/o kitchen exhaust	1	item	50,000.00	50,000
					1,260,220
12.15	Fire Protection				
12.15.1	Allowance for fire services	5,501	m2	140.00	770,140
					770,140
12.16	Electrical Light & Power				
12.16.1	Allowance for electrical light and power services	6,813	m2	190.00	1,294,470

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Code	Description	Quantity	Unit	Rate	Amount
12.16	Electrical Light & Power				
					1,294,470
13	Excavation (Supermarket)				
13.1	Excavation				
13.1.1	Allow for excavation in OTR	27,505	m3	30.00	825,150
					825,150
14	Commercial				
14.1	Columns				
14.1.1	Allowance for columns	1,468	m2	65.00	95,420
					95,420
14.2	Upper Floors				
14.2.1	Allowance for suspended slabs	1,468	m2	320.00	469,760
					469,760
14.3	Staircases				
14.3.1	Stairs - fire escape	13	m/rise	3,000.00	39,000
					39,000
14.4	Roof				
14.4.1	Allowance for roof incl. waterproofing, drainage, etc	39	m2	450.00	17,550
					17,550
14.5	External Walls, Windows and Louvres				
14.5.1	Curtain wall / Window wall system - tbc	909	m2	1,050.00	954,450
14.5.2	E/O above for feature finishes if required	909	m2	150.00	136,350
					1,090,800
14.6	External Doors				
14.6.1	Main entry door	1	item	25,000.00	25,000
					25,000
14.7	Internal Walls				
14.7.1	Allow for core walls - core filled block and concrete	788	m2	125.00	98,500
					98,500
14.9	Internal Doors				
14.9.1	Allowed for internal doors - quantitiy assumed	14	no	1,400.00	19,600
					19,600
14.10	Wall Finishes				
14.10.1	Allowance for wall finishes	1,468	m2	75.00	110,100
					110,100
14.11	Floor Finishes				
14.11.1	Allow for carpet to office areas	1,374	m2	80.00	Excluded
14.11.2	Allow for tiling to amenities	141	m2	150.00	21,150
14.11.3	Allow for epoxy to plant areas	21	m2	45.00	945.00
14.11.4	Allow for tiling to lobby	50	m2	200.00	Excluded

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Code	Description	Quantity	Unit	Rate	Amount
14.11	Floor Finishes				
14.11.5	e/o above allowance for any features, i.e. tiling outside lifts, kitchens, etc.	1,374	m2	15.00	Excluded
					22,095
14.12	Ceiling Finishes				
14.12.1	Allow for suspended plasterboard ceiling	1,433	m2	85.00	121,805
14.12.2	e/o for features to lobby	50	m2	200.00	10,000
					131,805
14.13	Fitments				
14.13.1	Allowance for fitments to male and female amenities at each level	4	no	12,500.00	50,000
14.13.2	Allowance for ACC WC at each level	2	no	7,500.00	15,000
14.13.3	Allowance for misc fitments to each level	2	no	5,000.00	Excluded
14.13.4	Allowance for fitments to lobby	1	no	10,000.00	Excluded
					65,000
14.14	Special Equipment				
14.14.1	Allowance for anchor points for building maintenance	1	item	35,000.00	35,000
					35,000
14.15	Hydraulic Services				
14.15.1	Allowance for hydraulic services	1,468	m2	150.00	220,200
					220,200
14.16	Mechanical Services				
14.16.1	Allowance for mechanical services	2,177	m2	450.00	979,650
					979,650
14.17	Fire Protection				
14.17.1	Allowance for fire services	1,468	m2	110.00	161,480
					161,480
14.18	Electrical Light & Power				
14.18.1	Allowance for electrical light and power services	1,468	m2	205.00	300,940
14.18.2	Allowance for feature lighting to lobby	1	item	15,000.00	15,000
14.18.3	Allowance for feature lighting to each level	2	no	5,000.00	10,000
					325,940
14.20	Transportation Systems				
14.20.1	Passenger lift	1	no	215,000.00	215,000
					215,000
15	Community				
15.1	Columns				
15.1.1	Allow for columns	938	m2	60.00	56,280
					56,280
15.2	Upper Floors				
15.2.1	Allow for suspended slab	709	m2	320.00	226,880
15.2.2	Allow for suspended slab incl. waterproofing, drainage etc.	442	m2	450.00	198,900

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15.2	Upper Floors				
					425,780
15.3	Staircases				
15.3.1	Fire stairs	8	m/rise	3,000.00	24,000
					24,000
15.4	Roof				
15.4.1	allow for roof to community activity	215	m2	450.00	96,543
15.4.2	Allow for canopy / pergola over	352	m2	500.00	175,755
					272,298
15.5	External Walls, Windows and Louvres				
15.5.1	Allowance for glazed and solid walls to community activity space	295	m2	700.00	206,500
15.5.2	Allowance for walls to L1	387	m2	1,000.00	387,036
					593,536
15.6	External Doors				
15.6.1	Allowance only	4	no	1,400.00	5,600
					5,600
15.7	Internal Walls				
15.7.1	Allow for core walls - core filled block and concrete	482	m2	415.00	200,030
					200,030
15.8	Internal Doors				
15.8.1	Allowance for internal doors	4	no	1,200.00	4,800
					4,800
15.9	Wall Finishes				
15.9.1	Allowance for wall finishes to community activity space	215	m2	150.00	32,181
15.9.2	Allow for wall finishes to WC	16	m2	200.00	3,220
15.9.3	Allowance for wall finishes	662	m2	20.00	13,240
					48,641
15.10	Floor Finishes				
15.10.1	Allowance for floor finishes to community activity space	215	m2	150.00	32,181
15.10.2	Allow for floor finishes to WC	8	m2	200.00	1,610
15.10.3	Allow for paving to community terrace	270	m2	250.00	67,418
15.10.4	Allow for carpet to L1	662	m2	65.00	43,030
					144,239
15.11	Ceiling Finishes				
15.11.1	Allowance for ceiling finishes to community activity space	215	m2	85.00	18,236
15.11.2	Allow for ceiling finishes to WC	8	m2	85.00	684.00
15.11.3	Allow for ceiling to L1	662	m2	85.00	56,270
					75,190
15.12	Fitments				
15.12.1	Allowance for fitments	1	item	20,000.00	20,000
					20,000
15.13	Hydraulic Services				

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Date - 11/01/2023

Code	Description	Quantity	Unit	Rate	Amount
15.13.1	Allowance for hydraulic services	938	m2	150.00	140,700
					140,700
15.14	Mechanical Services				
15.14.1	Allowance for mechanical services	938	m2	450.00	422,100
					422,100
15.15	Fire Protection				
15.15.1	Allowance for fire services	938	m2	110.00	103,180
					103,180
15.16	Electrical Light & Power				
15.16.1	Allowance for electrical light and power services	938	m2	205.00	192,290
					192,290
15.18	Transportation Systems				
15.18.1	Allowance for extension of commercial lift	1	level	25,000.00	25,000
					25,000
16	External Works and Landscaping				
16.1	Soft Landscaping				
16.1.1	Planting to podium slab, incl some tree planting	1,189	m2	250.00	297,373
16.1.2	Allowance for tree planting	5	no	1,200.00	6,000
16.1.3	Allowance for garden to ground level - heavily planted area, some turfing	208	m2	200.00	41,606
					344,979
16.2	Hard Landscaping				
16.2.1	Paving, planter boxes, retaining walls, benches, some furniture and shading, lighting etc. to podium	1,189	m2	700.00	832,643
					832,643
17	Vertical Transportation				
17.1	Travelators to retail carpark				
17.1.1	Travelators to Levels B1 and B2 - 1 each way over 2 levels	4	no	350,000.00	1,400,000
					1,400,000
17.2	Escalators to supermarket				
17.2.1	Escalators - 1 each way on each level	2	no	350,000.00	700,000
					700,000
17.3	Passenger lifts to residential building				
17.3.1	Passenger lifts	4	no	210,000.00	840,000
					840,000
18	Service Works & BOH Services				
18.1	Services Allowances				
18.1.1	Sewer connections	1	item	50,000.00	50,000
18.1.2	Stormwater	1	item	175,000.00	175,000

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Client: Woolworths
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REPORT DETAILS



Client: Woolworths
Project: Woolworths - Waterloo

Details: 230111 CIV Estimate
MBM0340-0004
Date - 11/01/2023

Code	Description	Quantity	Unit	Rate	Amount
18.1	Services Allowances				
18.1.3	Water connections	1	item	50,000.00	50,000
18.1.4	Power connections	1	item	50,000.00	50,000
18.1.5	Substation	1	no	275,000.00	275,000
18.1.6	Gas connections	1	item	35,000.00	35,000
18.1.7	Allowance for sewer diversion	1	item	400,000.00	400,000
18.1.8	Allowance for 100kl tank	1	item	200,000.00	200,000
					1,235,000
19	Works Outside Boundary				
19.1	Soft Landscaping				
19.1.1	Allow for planting, drainage, irrigation and associated works outside building boundary	1,100	m2	100.00	110,040
					110,040
19.2	Hard Landscaping				
19.2.1	Allowance for new footpath, paving to match building, some furniture, etc.	1,100	m2	300.00	330,120
19.2.2	e/o above for vehicle crossover	2	no	35,000.00	70,000
					400,120

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Client: Woolworths
Project Code: 0340-0004
Printing Date: 11/01/2023
Report Name: 230111 CIV Estimate

OUR LOCATIONS

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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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