

13th October 2010

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Dear Adam

**158-160 Ramsgate Avenue, North Bondi
Capital Investment Value (CIV) - Report**

As requested, we have prepared the attached report for the purposes of establishing the Capital Investment Value (CIV) for the above development.

In summary, our assessment of CIV is in the order of \$10.5m in accordance with the definition of Capital Investment Value included in Clause 3(2)(a) of State Environmental Planning Policy (Major Development) 2005.

You are referred to the report for full details including information relied upon.

We trust this satisfies your immediate requirements. However, should you have any queries please do not hesitate to contact the undersigned at your earliest convenience.

Yours faithfully



Michael Manikas
Associate Principal

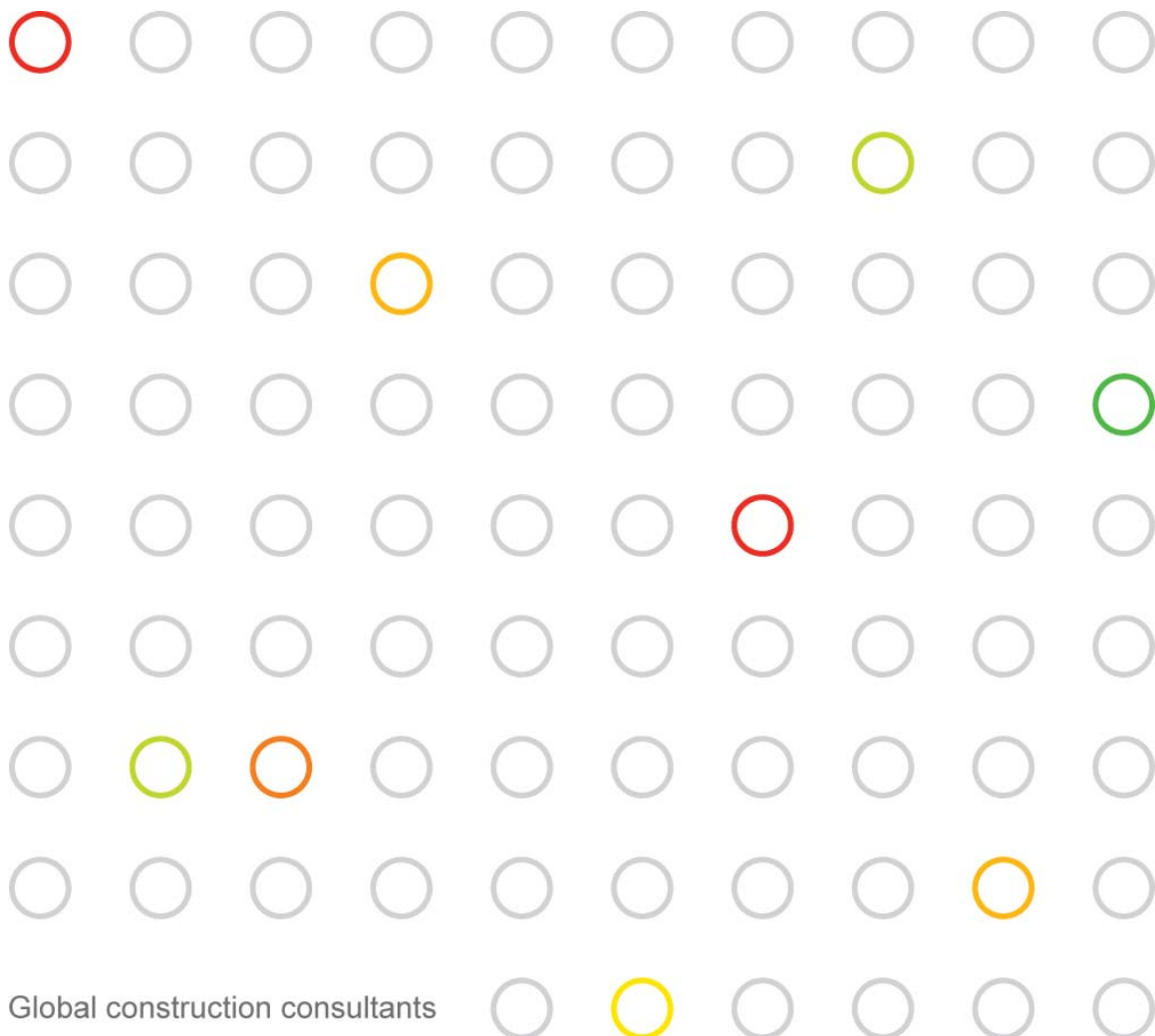
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158-160 RAMSGATE AVENUE, NORTH BONDI
Capital Investment Value (CIV) - Report | 13 October 2010



Project Contacts	
Client:	c/o SJB
Project Manager:	NA
Architect:	SJB Architect
Structural Engineer:	NA
Services Engineer:	NA
Cost Manager:	Davis Langdon

CONTENTS

INTRODUCTION	2
CAPITAL INVESTMENT VALUE (CIV)	2
Calculation of CIV	2
INFORMATION RELIED UPON	3
DEVELOPMENT NOTES	3
Programme	3
Statutory Fees	3
Design & Management Fees	4
Contingencies	4
Escalation	4
Sales and Marketing Costs	4
Finance Costs	4
SPECIFIC EXCLUSIONS	4
REPORT PARAMETERS	5

Appendix A – Order of Cost Estimate

DL Quality System					
Job Number/Ref:	27493	Revision Number:	0	Issue Date:	13 th October 2010
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	13/10/10	Initial issue	Teddy Ma	Michanel Manilas

INTRODUCTION

Davis Langdon has been engaged by SJB Architect to provide Masterplan & Feasibility Estimating services to the proposed redevelopment of 158-160 Ramsgate Avenue North Bondi. In undertaking our commission, we have also been requested to assess the Capital Investment Value (CIV) for the development.

In brief, the redevelopment works comprise demolition of existing buildings on the site and the construction of an apartment building comprising 6 apartments with associated basement car parking and landscaping work.

CAPITAL INVESTMENT VALUE (CIV)

Capital Investment Value (CIV) is defined by the Environmental planning and Assessment, Regulation 2000 – Reg 3, as required by the State Environmental Planning Policy Amendment (Capital Investment Value) 2010 to be:

“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 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 (within the meaning of A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth).”*

Calculation of CIV

To calculate CIV, Davis Langdon has prepared an Order of Cost Estimate for the demolition and construction works. We have also added the development costs prepared by SJB Architects to determine CIV.

The total Capital Investment Value of \$10,502,989 may be summarised as follows:

	\$
Demolition & Hazardous Materials removal	137,687
Site Preparation (incl Bulk Excavation)	73,510
Site Services	80,000
New Construction	6,097,582
External Works	189,223
Roadworks	Excluded
Design Contingency	391,391
Preliminaries & Supervision	1,249,820
Sub-total – Construction Works	8,219,213

Statutory Fees	Excluded
Design & Management Fees	650,000
Development Management Fees	150,000
Construction Contingency	391,391
Escalation (to completion – say end 2013)	792,385
Selling & Marketing Costs	300,000
Finance Costs	Excluded

Sub-total – Applicable Development Costs	\$2,283,776
TOTAL ESTIMATED CIV	\$10,502,989

The Order of Cost Estimate worksheet is included at Annexure 1 of this report. Please note that in preparing the estimate we have built up elemental rates and applied these to measured areas where appropriate.

INFORMATION RELIED UPON

In preparing this report, Davis Langdon has relied on the following information provided by others:

Architectural Masterplan Documents – SJB Architects

Drawing DA-0200/06 – Plan Basement
 Drawing DA-0201/06 – Plan Level 1
 Drawing DA-0202/06 – Plan Level 2
 Drawing DA-0203/06 – Plan Level 3
 Drawing DA-0204/06 – Plan Level 4 (Deleted from DA set 10.09.2010)
 Drawing DA-0205/06 – Plan Roof
 Drawing DA-0501/06 – Elevation West ,North
 Drawing DA-0502/06 – Elevation East ,South
 Drawing DA-0601/06 – Section Sheet 1
 Drawing DA-0602/06 – Section Sheet 2
 Drawing DA-2900/06 – Analysis Drawings – Area Plan Basement
 Drawing DA-2901/06 – Analysis Drawings – Area Plan Level 1
 Drawing DA-2902/06 – Analysis Drawings – Area Plan Level 2
 Drawing DA-2903/06 – Analysis Drawings – Area Plan Level 3
 Drawing DA-2904/06 – Analysis Drawings – Area Plan Level 4 (Deleted from DA set 10.09.2010)

DEVELOPMENT NOTES

Programme

We have assessed the construction duration for the entire development at 15 months.

Statutory Fees

We have based the Statutory Fees on the Development Feasibility costs as prepared by SJB Planning. The statutory fees comprise S94 Contributions as well as the cost of the DA Application.

Design & Management Fees

We have based the Design & Management Fees on the Development Feasibility costs provided by SJB. The design & management fees comprise the following:

1. Design fees
2. Project Management & Quantity Surveying Fees
3. Development Management Fees

Contingencies

The calculation of CIV includes the following contingencies:

1. Design Development Contingency @ 5%
2. Construction Contingency @ 5%

Escalation

For the purposes of calculating CIV, escalation has been assessed as follows:

1. Pre-Contract Escalation – say October 2010 to October 2011 = 4%
2. Contract Escalation – say October 2011 to December 2012 = 4%

Please note that the calculation of Contract escalation has considered a standard S-curve cashflow of construction, thereby reducing the annualised rate of escalation in accordance with anticipated cashflow and the timing of contract lettings.

Sales and Marketing Costs

We have based the Sales & Marketing costs on the Development Feasibility as provided by SJB.

Finance Costs

We have based the Finance costs on the Development Feasibility as provided by SJB.

SPECIFIC EXCLUSIONS

The following items have been specifically excluded from our estimate for the purposes of this report:

1. Land & legal costs
2. Holding costs on land
3. Prototypes and display suites
4. Loose furniture & fittings (FF&E)
5. Removal of hazardous material
6. Removal of contaminated soil
7. New substation
8. Transplanting existing trees
9. New external cable pits and manholes
10. Stand-by generators
11. Goods and Services Tax

REPORT PARAMETERS

1. This report is provided for the purposes of the named party only and must not be used by any third party for any other purpose whatsoever without the prior written consent of Davis Langdon Australia Pty Limited.
2. This report has been prepared from documentation and/or information provided to Davis Langdon Australia Pty Limited by third parties in circumstances where Davis Langdon:
 - a. Has not performed our own independent investigations in order to ascertain the veracity and/or accuracy of the documentation and/or information so provided; and
 - b. Do not, in any way, warrant the veracity and/or accuracy of the said documentation and/or information; and
 - c. Do not, in any way, adopt the said documentation and information as our own.
3. This report is an expression of opinion based upon the documentation and/or information provided by third parties and Davis Langdon expressly disclaims any liability to the named party and any third parties where the documentation and/or information is found to be untrue and/or inaccurate in any way.

Appendix A

< Order of Cost Estimate

No.	Description	Unit	Quantity	Rate	Total
	158 -160 Ramsgate Ave North Bondi				
1	Demolition				137,687
2	Main building (include carpark)	m2	2,001.00	3,084	6,171,082
3	External and Landscaping work				189,233
4	Site Drainage				80,000
	Sub Total				6,578,002
5	Preliminaries & Margin			19	1,249,820
	Sub Total				7,827,822
6	Design and Construction Contingency			10	782,782
	Sub Total	m2	2,001.00		8,610,604
7	Design fees, PM and QS Fees				650,000
8	Development Management Fees				150,000
9	Sales & Marketing Fees				300,000
	Sub Total				9,710,604
10	Escalation			8	792,385
	Total				10,502,989
11	Exclusions				
12	Assumptions				
	Total				10,502,989

No.	Description	Unit	Elemental Qty	Elemental Rate	Total	\$/m2 GFA
	Demolition items					
1	Demolish of 158 - existing building (assume 4 storey masonry wall building)	m2	190.00	250	47,500	
2	Demolish of 160 - existing building (assume 3 storey masonry wall building)	m2	300.00	250	75,000	
3	Allow remove and dispose of existing concrete path	m2	89.00	30	2,670	
4	Allow for take off and removal existing building sundries items			10	12,517	
	Total				137,687	0.00

No.	Description	Unit	Elemental Qty	Elemental Rate	Total	\$/m2 GFA
	Main Building					
1	Substructure	m2	2,001.00	219	438,616	219.20
	Sub Total for Main building substructure work				438,616	219.20
2	Upper Floors*	m2	2,001.00	275	550,893	275.31
3	Columns '	m2	2,001.00	12	24,150	12.07
4	Staircases	m2	2,001.00	21	42,000	20.99
5	Roof & Roof Plumbing	m2	2,001.00	113	225,620	112.75
6	External Walls	m2	2,001.00	287	573,688	286.70
7	Internal Doors	m2	2,001.00	82	164,450	82.18
8	External Doors	m2	2,001.00	15	30,130	15.06
9	Internal Walls	m2	2,001.00	178	355,215	177.52
10	Glazed Doors Windows	m2	2,001.00	207	414,750	207.27
11	Floor Finishes	m2	2,001.00	225	449,371	224.57
12	Wall Finishes	m2	2,001.00	230	459,934	229.85
13	Ceiling Finishes	m2	2,001.00	57	113,689	56.82
14	Fixture and Fitting	m2	2,001.00	134	268,170	134.02
15	Joinery	m2	2,001.00	265	530,655	265.19
	Sub Total for Main building superstructure work				4,202,715	2,100.30
16	Hydraulic Services	m2	2,001.00	218	435,963	217.87
17	Electrical, Lighting & Security Services	m2	2,001.00	294	588,753	294.23
18	Mechanical Services	m2	2,001.00	87	174,900	87.41
19	Fire Services	m2	2,001.00	37	73,885	36.92
20	Lifts Services	m2	2,001.00	128	256,250	128.06
	Sub Total for Main building Services work				1,529,751	764.49
	Total				6,171,082	3,083.99

No.	Description	Unit	Quantity	Rate	Total
	Substructure				
	<u>^Site Preparation</u>				
1	Allow for site preparation (including removal of top soil and general site clearance)	m2	2,984.00	10	29,840
	<u>^Piling work</u>				
2	Piling Work	Excl			
	<u>^Retaining wall</u>				
3	Allow Retaining wall including the following:	m2	434.00	400	173,600
4	Soil disposal				
5	Prepare pile head				
6	Footing including excavation, conc, fwk and reo				
7	Screened trowel finish to inner face of shorcrete wall				
8	Allow for joints, drilling and sundry works				
9	Rock scabbling - vertical surface	Excl			
10	Extra for plasterboard lining + insulation to interior surface of external wall (for inside - Level 1)	m2	132.00	36	4,752
11	Extra over waterproofing plasterboard to ensuit area	m2	45.00	10	450
	<u>^Lift pits; assume 3 m x 3 m x 1.5m deep (1no.)</u>				
12	Excavate in for lift pits	m3	14.00	35	490
13	Excavate in for trench around for granular backfill - allow 500mm wide around	m3	3.00	35	105
14	EO rock excavation	m3	17.00	86	1,462
15	Filling with clean granular backfill	m3	3.00	100	300
16	Cart away surplus	m3	17.00	50	850
17	Concrete ; Lift base; assume 200mm thick	m3	2.00	285	570
18	Concrete ;Lift wall underground; assume 150mm thick	m3	2.00	285	570
19	Formwork work; side for lift wall	m2	26.00	75	1,950
20	Edge of lift base 100-200	m	1.00	50	50
21	Lift base (150 kg/m3)	t	0.27	2,200	594
22	Lift wall underground (150 kg/m3)	t	0.29	2,200	638
23	Allow for waterproofing behind lift walls and base	m2	22.00	50	1,100
	<u>^Footing</u>				
24	Pad footing for building (assume required)	m2	586.00	25	14,650
25	Excavate for pad footings; allow 1.2 x 0.8 x 1m high and 500mm below ground	Incl			
26	EO Rock excavation	Excl			
Carry Forward					231,971

No.	Description	Unit	Quantity	Rate	Total
	Brought Forward				231,971
1	Backfilling around footings	Incl			
2	Cart away surplus	Incl			
3	Concrete for Pad footing	Incl			
4	Concrete ;Underground columns;	Incl			
5	Formwork for pad footing	Incl			
6	Formwork; Sides of underground columns	Incl			
7	Reo; Pad footings (180 kg/m3)	Incl			
8	Reo; Underground columns (180 kg/m3)	Incl			
	<u>^ GROUND LEVEL (ON GROUND SLAB)</u>				
9	Excavate over site to reduced level (504m2)	m3	176.00	75	13,200
10	Allow for excavate for ground beams (25%)	m3	50.50	75	3,788
11	Allow for extra for excavation of edge thickening around buliding ; Assume 300 x 400 (m3	12.00	75	900
12	Allow for backfill around ground beams	Item	1.00	1,000	1,000
13	Allow for backfill around edge thickening	Item	1.00	1,000	1,000
14	Cart away surplus	m3	238.00	35	8,330
15	Rock scabbling to base of slab on ground	Excl			
16	Prepare subgrade	m2	504.00	3	1,512
17	150mm subbase	m2	504.00	18	9,072
18	50mm sand bed	m2	504.00	3	1,512
19	Vapour barrier	m2	504.00	4	2,016
20	Concrete; Slab on ground; assume 150mm thick (504m2)	m3	76.00	285	21,660
21	Concrete ; Ground beams	m3	50.50	285	14,392
22	Concrete ; Edge thickening	m3	12.00	285	3,420
23	Formwork; Edge of Slab	m	97.00	35	3,395
24	Mesh for slab on ground (assume top)	m2	504.00	25	12,600
25	Reo; Ground beams (75 kg/m3)	t	3.79	2,200	8,338
26	Reo; Edge thickening (75 kg/m3)	t	0.90	2,200	1,980
	<u>Miscellaneous*</u>				
27	Allow for joints in concrete slab on ground	m2	504.00	10	5,040
28	Allow for surface finishes	m2	504.00	8	4,032
29	Extra for grooved finish entry area	m2	36.00	10	360
30	Allow for floor hardener (carpark area)	m2	324.00	5	1,620
31	Allow construction joint / expansion joint for connection of transfer slab	Item	1.00	2,000	2,000
	Carry Forward				353,138

No.	Description	Unit	Quantity	Rate	Total
	Brought Forward				353,138
	<u>^^ FIRST LEVEL (ON GROUND SLAB)</u>				
1	Excavate over site to reduced level (232m2)	m3	81.00	75	6,075
2	Allow for excavate for ground beams (25%)	m3	20.25	75	1,519
3	Allow for extra for excavation of edge thickening around building ; Assume 300 x 400 (m3	21.00	75	1,575
4	Allow for backfill around ground beams	Item	1.00	500	500
5	Allow for backfill around edge thickening	Item	1.00	50	50
6	Cart away surplus	m3	122.00	15	1,830
7	Rock scabbling to base of slab on ground	Excl			
8	Prepare subgrade	m2	232.00	3	696
9	150mm subbase	m2	232.00	18	4,176
10	50mm sand bed	m2	232.00	3	696
11	Vapour barrier	m2	232.00	4	928
12	Concrete; Slab on ground; assume 150mm thick (504m2)	m3	35.00	285	9,975
13	Concrete ; Ground beams	m3	20.25	285	5,771
14	Concrete ; Edge thickening	m3	21.00	285	5,985
15	Formwork; Edge of Slab	m	172.00	35	6,020
16	Mesh for slab on ground (assume top)	m2	232.00	25	5,800
17	Reo; Ground beams (75 kg/m3)	t	1.52	2,200	3,344
18	Reo; Edge thickening (75 kg/m3)	t	1.58	2,200	3,476
	<u>Miscellaneous*</u>				
19	Allow for joints in concrete slab on ground	m2	232.00	10	2,320
20	Allow for surface finishes	m2	232.00	8	1,856
21	Allow construction joint / expansion joint for connection of transfer slab	Item	1.00	2,000	2,000
22	Allow for unmeasured item 5%			5	20,886
	Total				438,616

No.	Description	Unit	Quantity	Rate	Total
	Upper Floors*				
	<u>UPPER FLOOR SLAB</u>				
	<u>Concrete</u>				
1	200mm - Level 1 (519m2)	m3	104.00	285	29,640
2	200mm - Level 2 (472 m2)	m3	94.00	285	26,790
3	200mm - Level 3 (468m2)	m3	94.00	285	26,790
4	200mm - Main roof (477m2)	m3	89.00	285	25,365
5	150mm - Roof of Lift and plant room roof (53m2)	m3	8.00	285	2,280
6	Allow for Beams (20%)			20	22,173
	<u>Formwork to slab and beams</u>				
7	Soffit of suspended slab - Level 1	m2	519.00	85	44,115
8	Soffit of suspended slab - Level 2	m2	472.00	85	40,120
9	Soffit of suspended slab - Level 3	m2	468.00	85	39,780
10	Soffit of suspended slab - Main roof	m2	477.00	85	40,545
11	Soffit of suspended - Roof of Lift and plant room roof (53m2)	m2	53.00	85	4,505
12	Allow for Fwk to side and soffit to beams (20%)			20	33,813
	<u>Allow for 50mm set down area to Wet area (incl. ensuit , kitchen , balcony etc)</u>				
13	Terrace tiles and indoor tiles	m	209.00	20	4,180
14	Tiles area - kitchen, bathroom Ensuit , Ldy	m	308.00	20	6,160
	<u>Allow Reinforcement to slab and beam</u>				
15	Bar reo - Level 1 (say 150 kg/m3)	t	15.60	2,200	34,320
16	Bar reo - Level 2 (say 150 kg/m3)	t	14.10	2,200	31,020
17	Bar reo - Level 3 (say 150 kg/m3)	t	14.10	2,200	31,020
18	Bar reo - suspended slab - Main roof	t	13.35	2,200	29,370
19	Bar reo - Roof of Lift and plant room roof	t	1.20	2,200	2,640
20	Allow for reo to beams			15	19,256
	<u>Sundries items</u>				
21	50mm HOB to roof	m	198.00	35	6,930
22	Allow for miscellaneous items			10	50,081
	Total				550,893

Project : 158-160 Ramsgate Ave North Bondi

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Cost Plan : A

Rev : A

Main building (include carpark)

No.	Description	Unit	Quantity	Rate	Total
	Columns '				
	<u>Columns</u>				
	<u>Allow structural steel column at Terrace and balcony (include connection plate , bolts and protection painting)</u>				
1	Ground floor	No	2.00	3,500	7,000
2	Level 1	No	2.00	3,500	7,000
3	Level 2	No	2.00	3,500	7,000
4	EO protection painting 10%			15	3,150
	Total				24,150

Base Date : 1st Qtr 2010

Location Factor : 1.00

DL Project No. 27493

08-Oct-2010

Page 8

Project : 158-160 Ramsgate Ave North Bondi

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Cost Plan : A

Rev : A

Main building (include carpark)

No.	Description	Unit	Quantity	Rate	Total
	Staircases				
	<u>STAIRCASE</u>				
	<u>Concrete staircase (from Carpark to Ground floor)</u>				
1	1250mm wide RC stairs with landing, s s handrail / balustrade to inner leg (11 no)	M/Rise	14.00	3,000	42,000
2	Safety nosing - assume not required	Excl			
	Total				42,000

Base Date : 1st Qtr 2010

Location Factor : 1.00

DL Project No. 27493

08-Oct-2010

Page 9

No.	Description	Unit	Quantity	Rate	Total
Roof & Roof Plumbing					
<u>Concrete Roof</u>					
1	Concrete Roof - Refer to Upper Floors trade	Note			
2	Membrane to concrete surface of Level 1	m2	176.00	120	21,120
3	Membrane to concrete surface of Main concrete roof	m2	530.00	120	63,600
4	Membrane to concrete surface of lift roof	m2	53.00	120	6,360
5	Membrane upturn to planter at level 1	m	143.00	45	6,435
<u>Roof Covering</u>					
6	Gravel to concrete roof including membrane, insulation, sarking and flashing and sundries etc	m2	583.00	122	71,126
7	Allow for skylights	No	3.00	5,000	15,000
<u>Roof Plumbing</u>					
8	Allow for all rainwater and roof plumbing	m2	583.00	45	26,235
<u>Sundries</u>					
9	Allow for fall arrest system	Item	1.00	5,000	5,000
10	Allow for miscellaneous (5%)			5	10,744
Total					225,620

No.	Description	Unit	Quantity	Rate	Total
External Walls					
<u>Timber battern board (TMB)</u>					
1	At East elevation	m2	62.00	140	8,680
2	EO fixing to carpark gate	No	1.00	1,000	1,000
<u>Retaining wall (refer to substructural trade)</u>					
<u>Allow Core fill concrete block wall</u>					
3	To basement level (around carpark	m2	133.00	180	23,940
4	Allow Rendering and painting to external face of concrete block wall		77.00	40	3,080
<u>Concrete wall</u>					
5	Allow 300mm thick concrete wall (external inter tenancy wall)	m3	7.00	285	1,995
6	Allow 200mm thick concrete wall (external wall)	m3	6.00	285	1,710
7	Allow 150mm thick concrete wall (Lift overrun and plant enclosure)	m3	5.00	285	1,425
8	Formwork to both sides	m2	178.00	90	16,020
9	Reo to (Assume 180kg/m3)	t	3.24	2,200	7,128
10	Allow Rendering and painting to external face of concrete block wall	m2	145.00	40	5,800
11	Allowance for insitu concrete privacy blade wall to Level 2 including marble cladding	Item	1.00	75,000	75,000
12	Ditto to Level 3	Item	1.00	75,000	75,000
<u>Concrete block wall</u>					
13	To Level 1	m2	71.00	120	8,520
14	To Level 2	m2	65.00	120	7,800
15	To Level 3	m2	84.00	120	10,080
16	Extra for plasterboard lining + insulation to interior surface of external wall (for inside	m2	220.00	36	7,920
17	Allow Rendering and painting to external face of concrete block wall	m2	220.00	40	8,800
<u>Miscellaneous items</u>					
18	Allow for extra window / door header / lintel	Item	1.00	4,000	4,000
19	Allow for miscellaneous work (10%)			10	26,790
<u>Glazed Balustrade</u>					
<u>Allow s.s balustrade</u>					
20	To level 3	m	93.00	1,500	139,500
21	To level 2	m	93.00	1,500	139,500
Total					573,688

No.	Description	Unit	Quantity	Rate	Total
	Internal Doors				
	<u>^^Ground Floor Level</u>				
	<u>Fire Rated Doors</u>				
1	Single door for stairs 3 & 4 <u>Solid core timber doors including hardware, steel frame, paint finish both sides</u>	No	1.00	1,800	1,800
2	To Lobby	No	2.00	5,000	10,000
3	To plant room	No	1.00	1,000	1,000
4	To garbage	No	1.00	1,000	1,000
5	To carpark	No	1.00	1,000	1,000
6	To storage <u>Hollow timber doors including hardware, steel frame, paint finish both sides</u>	No	1.00	1,000	1,000
7	To store <u>^^Level 1</u>	No	6.00	650	3,900
	<u>Fire Rated Doors</u>				
8	Allow Single door for stairs <u>Solid core timber doors including hardware, steel frame, paint finish both sides</u>	No	2.00	1,800	3,600
9	Single door to Apt 1 -2 <u>Hollow timber doors including hardware, steel frame, paint finish both sides</u>	No	2.00	2,500	5,000
10	Single door to bedroom / bath / ensuit / laundry etc	No	10.00	1,500	15,000
11	Single door to FHR <u>Hollow sliding door built into wall cavity including hardware and paint finish to both sides</u>	No	1.00	1,500	1,500
12	To Rumpus / Study / Powder <u>^^Level 2</u>	No	8.00	1,750	14,000
	<u>Fire Rated Doors</u>				
13	Allow Single door for stairs <u>Solid core timber doors including hardware, steel frame, paint finish both sides</u>	No	2.00	2,800	5,600
14	Single door to Apt 3-4 <u>Hollow timber doors including hardware, steel frame, paint finish both sides</u>	No	2.00	2,500	5,000
15	Single door to bedroom / bath / ensuit / laundry etc	No	6.00	1,500	9,000
16	Single door to FHR <u>Hollow sliding door built into wall cavity including hardware and paint finish to both sides</u>	No	1.00	1,500	1,500
	Carry Forward				79,900

No.	Description	Unit	Quantity	Rate	Total
	Brought Forward				79,900
1	To Study / Powder /Robe / Ensuit <u>^Level 3</u> <u>Fire Rated Doors</u>	No	12.00	1,750	21,000
2	Allow Single door for stairs <u>Solid core timber doors including hardware, steel frame, paint finish both sides</u>	No	2.00	2,800	5,600
3	Single door to Apt 3-4 <u>Hollow timber doors including hardware, steel frame, paint finish both sides</u>	No	2.00	2,500	5,000
4	Single door to bedroom / bath / ensuit / laundry etc	No	6.00	1,500	9,000
5	Single door to FHR <u>Hollow sliding door built into wall cavity including hardware and paint finish to both sides</u>	No	1.00	1,500	1,500
6	To Study / Powder /Robe / Ensuit <u>Allow for miscellaneous door hardware</u>	No	12.00	1,750	21,000
7	Allow 15% for misc hardware			15	21,450
	Total				164,450

No.	Description	Unit	Quantity	Rate	Total
	External Doors				
	<u>EXTERNAL DOOR</u>				
	<u>^^.At basement floor level</u>				
	<u>Single Solid core timber doors including hardware, steel frame, paint finish both sides</u>				
1	Pump room	No	1.00	1,200	1,200
	<u>Assume metal gate</u>				
2	Entry courtyard	No	1.00	5,000	5,000
	<u>Assume Automatic gate to carpark</u>				
3	Carpark entry	No	1.00	20,000	20,000
4	Timber battern cover (refer to external wall)	Note			
5	Allow for hardware 15%			15	3,930
	Total				30,130

No.	Description	Unit	Quantity	Rate	Total
	Internal Walls				
	<u>Carpark level</u>				
	<u>Lift Shaft Walls</u>				
1	200mm thick concrete wall	m3	5.00	285	1,425
2	Formwork to both sides of lift shaft wall	m2	47.00	90	4,230
3	Reo to lift shaft wall (Assume 180kg/m3)	t	0.90	2,200	1,980
4	13mm Plasterboard lining on furring channels to outside of lift shaft walls	m2	17.00	40	680
	<u>Structural partition wall for carpark</u>				
5	150mm thick concrete wall	m3	22.00	285	6,270
6	Formwork to both sides	m2	292.00	90	26,280
7	Reo to wall (180kg/m3)	t	3.96	2,200	8,712
8	~~~~~				
	<u>First Floor Level</u>				
	<u>Lift Shaft Walls</u>				
9	200mm thick concrete wall	m3	5.00	285	1,425
10	Formwork to both sides of lift shaft wall	m2	47.00	90	4,230
11	Reo to lift shaft wall (Assume 180kg/m3)	t	0.90	2,200	1,980
12	13mm Plasterboard lining on furring channels to outside of lift shaft walls	m2	17.00	40	680
	<u>Central core wall</u>				
13	Allow 200mm thick concrete wall	m3	13.00	285	3,705
14	Formwork to both sides	m2	140.00	90	12,600
15	Reo to (Assume 180kg/m3)	t	2.34	2,200	5,148
16	13mm Plasterboard lining on furring channels to outside of lift shaft walls	m2	121.00	40	4,840
	<u>Inter-tenancy Walls</u>				
17	Allow 300mm thick concrete wall	m3	15.00	285	4,275
18	Formwork to both sides	m2	50.00	90	4,500
19	Reo to Inter-tenancy (Assume 180kg/m3)	t	2.70	2,200	5,940
20	13mm Plasterboard lining on furring channels to outside of lift shaft walls	m2	45.00	40	1,800
	<u>Stud Framed Partitions</u>				
21	92mm metal stud partitions, 13m plasterboard to both sides, including insulation	m2	220.00	105	23,100
22	EO for water resistant plasterboard to wet areas	m2	147.00	25	3,675
23	~~~~~				
	<u>Second Floor Level</u>				
	Carry Forward				127,475

No.	Description	Unit	Quantity	Rate	Total
	Brought Forward				127,475
	<u>Lift Shaft Walls</u>				
1	200mm thick concrete wall	m3	5.00	285	1,425
2	Formwork to both sides of lift shaft wall	m2	47.00	90	4,230
3	Reo to lift shaft wall (Assume 180kg/m3)	t	0.90	2,200	1,980
4	13mm Plasterboard lining on furring channels to outside of lift shaft walls	m2	17.00	40	680
	<u>Central core wall</u>				
5	Allow 200mm thick concrete wall	m3	20.00	285	5,700
6	Formwork to both sides	m2	200.00	90	18,000
7	Reo to (Assume 180kg/m3)	t	3.59	2,200	7,898
8	13mm Plasterboard lining on furring channels to outside of lift shaft walls	m2	220.00	40	8,800
	<u>Inter-tenancy Walls</u>				
9	Allow 300mm thick concrete wall	m3	10.00	285	2,850
10	Formwork to both sides	m2	66.00	90	5,940
11	Reo to Inter-tenancy (Assume 180kg/m3)	t	2.00	2,200	4,400
12	13mm Plasterboard lining on furring channels to outside of lift shaft walls	m2	66.00	40	2,640
	<u>Stud Framed Partitions</u>				
13	92mm metal stud partitions, 13m plasterboard to both sides, including insulation	m2	273.00	105	28,665
14	EO for water resistant plasterboard to wet areas	m2	156.00	25	3,900
15	~~~~~				
	<u>Third Floor Level</u>				
	<u>Lift Shaft Walls</u>				
16	200mm thick concrete wall	m3	7.00	285	1,995
17	Formwork to both sides of lift shaft wall	m2	66.00	90	5,940
18	Reo to lift shaft wall (Assume 180kg/m3)	t	1.26	2,200	2,772
19	13mm Plasterboard lining on furring channels to outside of lift shaft walls	m2	17.00	40	680
	<u>Central core wall</u>				
20	Allow 200mm thick concrete wall	m3	20.00	285	5,700
21	Formwork to both sides	m2	200.00	90	18,000
22	Reo to (Assume 180kg/m3)	t	3.59	2,200	7,898
23	13mm Plasterboard lining on furring channels to outside of lift shaft walls	m2	174.00	40	6,960
	<u>Inter-tenancy Walls</u>				
	Carry Forward				274,528

No.	Description	Unit	Quantity	Rate	Total
	Brought Forward				274,528
1	Allow 300mm thick concrete wall	m3	10.00	285	2,850
2	Formwork to both sides	m2	66.00	90	5,940
3	Reo to Inter-tenancy (Assume 180kg/m3)	t	2.00	2,200	4,400
4	13mm Plasterboard lining on furring channels to outside of lift shaft walls	m2	66.00	40	2,640
	<u>Stud Framed Partitions</u>				
5	92mm metal stud partitions, 13m plasterboard to both sides, including insulation	m2	273.00	105	28,665
6	EO for water resistant plasterboard to wet areas	m2	156.00	25	3,900
7	Allow 10% for Lintel and miscellaneous items			10	32,292
	Total				355,215

Project : 158-160 Ramsgate Ave North Bondi

Davis Langdon 

Cost Plan : A

Rev : A

Main building (include carpark)

No.	Description	Unit	Quantity	Rate	Total
	Glazed Doors Windows				
	<u>Aluminium Glazed Doors</u>				
	<u>Allow Clear Glazed sliding door</u>				
1	Level 1	m2	94.00	950	89,300
2	Level 2	m2	161.00	950	152,950
3	Level 3	m2	140.00	950	133,000
4	Allow extra protection coating prevent frame corrosion	m2	395.00	50	19,750
5	Allow 5% for miscellaneous / unmeasurable items			5	19,750
	Total				414,750

Base Date : 1st Qtr 2010

Location Factor : 1.00

DL Project No. 27493

08-Oct-2010

Page 18

No.	Description	Unit	Quantity	Rate	Total
	Floor Finishes				
	<u>CARPARK AREA B1 and B2</u>				
1	Measured in "Substructure"	Incl			
	<u>FLOOR FINISHES</u>				
	<u>APARTMENT</u>				
	<u>Stone tiling to terraces</u>				
2	External stone tiling to terraces	m2	285.00	350	99,750
3	Waterproofing membrane to terraces	m2	285.00	35	9,975
4	150mm waterproofing membrane upturn to conc hob	m	471.00	20	9,420
	<u>Internal floor tiling</u>				
5	Base data only	Note	466.00	0	0
6	Stone parquetry floor tile to unit entry (supply PC rate = \$175/m2)	m2	39.00	350	13,650
7	Floor Tiling to wet areas and kitchen (supply PC rate = \$175/m2)	m2	241.00	295	71,095
8	Tiled skirting to wet areas (supply PC rate \$100/m	m	207.00	150	31,050
9	Waterproofing membrane to wet areas	m2	123.00	65	7,995
10	150mm waterproofing membrane upturn	m	207.00	35	7,245
	<u>Timber Floor</u>				
11	Timber flooring to dining / lounge / corridor	m2	384.00	175	67,200
12	Ditto to First floor (Bedroom)	m2	292.00	175	51,100
13	=====				
	<u>Common Area</u>				
	<u>^ Ground floor</u>				
	<u>Floor Tiling</u>				
14	Stone parquetry floor tile to lobby (supply PC rate = \$175/m2)	m2	46.00	350	16,100
15	Floor tile to Garbage room	m2	12.00	80	960
16	Allow Tile skirting to lobbies	m	54.00	150	8,100
17	Allowance for tiled finish to stair	Item	1.00	15,000	15,000
	<u>Concrete Seal</u>				
18	Concrete seal to storage and plant areas	m2	76.00	12	912
19	=====				
	<u>^Sundries</u>				
20	Allow 90 x18 MDF skirting (square edge) to units (include painting	Item	6.00	2,500	15,000
	Carry Forward				424,552

Project : 158-160 Ramsgate Ave North Bondi

Davis Langdon 

Cost Plan : A

Rev : A

Main building (include carpark)

No.	Description	Unit	Quantity	Rate	Total
	Brought Forward				424,552
1	Division strips to carpet/tile / Timber flooring junctions	m	114.00	30	3,420
2	Allow 5 % for miscellaneous / unmeasurable item			5	21,399
	Total				449,371

Base Date : 1st Qtr 2010

Location Factor : 1.00

DL Project No. 27493

08-Oct-2010

Page 20

No.	Description	Unit	Quantity	Rate	Total
	Wall Finishes				
	<u>First floor Level</u>				
	<u>Paint</u>				
1	Paint finish to plasterboard partitions / linings	m2	328.00	12	3,936
2	Allow paint finish to internal face of external wall (plasterboard)	m2	103.00	12	1,236
	<u>Marble wall tile</u>				
3	To lobby	m2	32.00	310	9,920
	<u>Wall tiling (to bathroom , ensuit , powder</u>				
4	Wall tiles to wet areas (PC rate = \$175/m2)	m2	182.00	310	56,420
	<u>Waterproofing</u>				
5	Waterproofing to showers and baths (Assume 1.8m high)	m2	30.00	65	1,950
	<u>Splashback</u>				
6	Apt 1-2 Splashback to Kitchen - Silver painted Stair fire glass (assume 900mm height)		22.00	550	12,100
7	Ceramic tile splashbacks to laundries (assume 600mm high)	m2	5.00	175	875
	<u>Timber Veneer Wall Panels</u>				
8	Timber veneer wall paneling	m2	130.00	500	65,000
	<u>Second Floor Level</u>				
	<u>Paint</u>				
9	Paint finish to plasterboard partitions / linings	m2	374.00	15	5,610
10	Allow paint finish to internal face of external wall (plasterboard)	m2	65.00	15	975
	<u>Marble wall tile</u>				
11	To lobby		32.00	310	9,920
	<u>Wall tiling (to bathroom , ensuit , powder</u>				
12	Wall tiles to wet areas (PC rate = \$175/m2)	m2	141.00	150	21,150
	<u>Waterproofing</u>				
13	Waterproofing to showers and baths (Assume 1.8m high)	m2	16.00	65	1,040
	<u>Splashback</u>				
14	Apt 3-4 Splashback to Kitchen - Silver painted Stair fire glass (assume 900mm height)	m2	22.00	550	12,100
15	Ceramic tile splashbacks to laundries (assume 600mm high)	m2	5.00	175	875
	<u>Timber Veneer Wall Panels</u>				
16	Timber veneer wall paneling	m2	130.00	500	65,000
	Carry Forward				268,107

No.	Description	Unit	Quantity	Rate	Total
	Brought Forward				268,107
	<u>Third Floor Level</u>				
	<u>Paint</u>				
1	Paint finish to plasterboard partitions / linings	m2	374.00	15	5,610
2	Allow paint finish to internal face of external wall (plasterboard)	m2	84.00	15	1,260
	<u>Marble wall tile</u>				
3	To lobby		32.00	310	9,920
	<u>Wall tiling (to bathroom , ensuit , powder</u>				
4	Wall tiles to wet areas (PC rate = \$175/m2)	m2	141.00	310	43,710
	<u>Waterproofing</u>				
5	Waterproofing to showers and baths (Assume 1.8m high)	m2	16.00	65	1,040
	<u>Splashback</u>				
6	Apt 5-6 Splashback to Kitchen - Silver painted Stair fire glass (assume 900mm height)	m2	22.00	550	12,100
7	Ceramic tile splashbacks to laundries (assume 600mm high)	m2	65.00	175	11,375
	<u>Timber Veneer Wall Panels</u>				
8	Timber veneer wall paneling	m2	130.00	500	65,000
9	Allow 10 % for miscellaneous items			10	41,812
	Total				459,934

No.	Description	Unit	Quantity	Rate	Total
	Ceiling Finishes				
	<u>To internal area</u>				
1	Set plasterboard ceiling on grid to units include paint finish	m2	1,054.00	80	84,320
2	EO Water resistant plasterboard ceiling on grid to wet areas include paint finish	m2	188.00	15	2,820
3	Allow for P50 shadowline (10%)			10	8,714
4	Allow for access panels (assume 5 no per unit)	No	30.00	250	7,500
5	Allow for bulkheads to ceilings (10%)			10	10,335
	Total				113,689

No.	Description	Unit	Quantity	Rate	Total
Fixture and Fitting					
<u>Carpark fixture</u>					
1	Wheel stops	No	10.00	250	2,500
2	garage gate to carparking	No	6.00	1,200	7,200
<u>Apartments (1-6)</u>					
<u>Sanitary Fittings</u>					
3	Toilet paper holder	No	18.00	150	2,700
4	Towel rail 525mm long	No	18.00	150	2,700
5	Towel rail 600mm long	No	6.00	175	1,050
6	Robe hooks	No	36.00	50	1,800
7	Soap holder	No	18.00	150	2,700
8	Towel ring	No	18.00	90	1,620
<u>Whitegoods</u>					
9	Oven - Miele	No	6.00	3,500	21,000
10	Cooktop/hotplate - Miele	No	12.00	3,600	43,200
11	Range Hood - Miele	No	12.00	1,500	18,000
12	Dishwasher - Miele	No	6.00	1,500	9,000
<u>Whitegoods</u>					
13	Washing MachinesClothes Washer /Dryer combo	No	6.00	3,500	21,000
<u>Shower and Bath Screens</u>					
14	Assume 1950mm high shower screen	m2	48.00	1,500	72,000
15	Assume 1000mm high ensuit screen	m2	24.00	1,000	24,000
<u>Garbage room</u>					
16	Rubbish bin	No	9.00	300	2,700
<u>Stair Balustrade</u>					
17	Allowance for decorative steel balustrade to common stair	Item	1.00	20,000	20,000
<u>Signage</u>					
18	Signage allowance	Item	1.00	15,000	15,000
Total					268,170

No.	Description	Unit	Quantity	Rate	Total
	Joinery				
	<u>Apartments (1-6)</u>				
	<u>Bathrooms and Ensuites</u>				
1	Polyurethane timber vanity units to ensuites and bathrooms (with 30mm Caesarstone top)	m	25.00	1,500	37,500
2	Mirror faced shaving cabinet	m2	30.00	1,150	34,500
	<u>Bedrooms</u>				
3	Built-in wardrobes to bedrooms	m	61.00	1,200	73,200
	<u>Kitchens</u>				
4	Kitchen bench unit include underbench cupboards and overhead cupboards kitchen bench unit incl underbench cupboards and overhead cupboards (included Caesarstone - 40mm Mink 4350 or Oyster 4030 coloured bench top with pencil edge finish)	m	65.00	3,500	227,500
5	Ditto :Kitchen island bench unit include underbench cupboards	m	35.00	2,350	82,250
	<u>Living area</u>				
6	Linen / storage at living area	m	41.00	950	38,950
	<u>Laundry</u>				
7	laundry tub (refer to hyd. trade)	Incl	6.00	0	0
8	Allow bench with under storage storage to laundry	No	8.00	900	7,200
9	Allow 5 % for upgrade / unmeasurable item			5	25,055
	<u>Storage</u>				
10	Allow metal gate and steel mesh partition to basement storage area	No	6.00	750	4,500
	Total				530,655

No.	Description	Unit	Quantity	Rate	Total
	Hydraulic Services				
	<u>Hydraulic Services</u>				
1	Hydraulic Services include the following item	m2	2,001.00	130	260,130
	<u>Plant</u>				
2	CW pumps	Incl			
3	Hot water plant	Incl			
4	Rainwater Tank	Incl			
5	Rainwater Filtration	Incl			
6	Rainwater Pumps	Incl			
	<u>Common Services</u>				
7	Cold water reticulation	Incl			
8	Hot flow and return water reticulation	Incl			
9	Above ground storm water	Incl			
10	Sanitary plumbing	Incl			
11	Fire hydrant	Incl			
12	Fire hose reel	Incl			
13	Gas	Incl			
	Sub Total	Item			260,130
14	=====				
	<u>SANITARY FITTING AND FIXING</u>				
	<u>Prestige Apartments (1-6)</u>				
	<u>Bathrooms & Ensuites</u>				
15	From Bathr'm / WC - Vanity basin including tapware and pipework (vanity unit measured in Joinery trade)	No	6.00	2,000	12,000
16	From Powder - Vanity basin including tapware and pipework (vanity unit measured in Joinery trade)	No	6.00	1,500	9,000
17	Master ensuit - Vanity basin including tapware and pipework (vanity unit measured in Joinery trade)	No	12.00	3,000	36,000
18	Bath tubs include tapware and pipework	No	6.00	5,000	30,000
19	Shower rose and tapware and pipework - Grohe	No	12.00	1,800	21,600
	<u>Laundry</u>				
20	Washing machine tapware and pipework	No	6.00	600	3,600
21	Laundry tub including tapware and pipework	No	6.00	1,500	9,000
	<u>Kitchens</u>				
22	Stainless steel double sink including tapware, mixer and pipework - (Streling + Grohe)	No	6.00	2,500	15,000
	Sub Total				136,200
	Carry Forward				396,330

Project : 158-160 Ramsgate Ave North Bondi

Cost Plan : A

Rev : A

Main building (include carpark)

No.	Description	Unit	Quantity	Rate	Total
	Brought Forward				396,330
1	BWIC			10	39,633
	Total				435,963

Base Date : 1st Qtr 2010

Location Factor : 1.00

DL Project No. 27493

08-Oct-2010

Page 27

No.	Description	Unit	Quantity	Rate	Total
	Electrical, Lighting & Security Services				
	<u>Electrical Services</u>				
1	Electrical services to units and lobbies	m2	2,001.00	230	460,230
2	Included the following :				
3	Main Reticulation	Incl			
4	Metering	Incl			
5	Sub-main reticulation	Incl			
6	Lighting to unit, corridor stair entry , exterior lighting , plant room etc	Incl			
7	Emergency lighting	Incl			
8	General Power Provisions	Incl			
9	Telephone cabling	Incl			
10	MATV / Foxtel System	Incl			
11	Access and Security System (To entry intercom unit apartments)	Incl			
12	Entry Intercom System	Incl			
13	Extra over for light fittings to apartments	No	6.00	7,500	45,000
14	Allowance for PV cells	Item	1.00	30,000	30,000
	Total Electrical Services Amt				535,230
15	BWIC (5%)			10	53,523
	Total				588,753

No.	Description	Unit	Quantity	Rate	Total
	Mechanical Services				
	<u>Mechanical Services</u>				
1	Allow Mechanical services include :	m2	2,001.00		
2	Allow Laundry exhaust, toilet exhaust and kitchen exhaust through facade				
3	Apartment 1-6	Item	6.00	5,000	30,000
4	Allow for common area	Item	3.00	3,000	9,000
	<u>Air Conditioning System</u>				
	<u>Apartment 1-6</u>				
5	Supply and install zoned fully ducted air conditioner	No	6.00	20,000	120,000
6	Allow for BWIC			10	15,900
	Total				174,900

No.	Description	Unit	Quantity	Rate	Total
	Fire Services				
	<u>Ground to Level 3</u>				
1	Allow for fire / smoke detection system to upper levels	m2	2,001.00	18	36,018
2	Fire damper system	Excl		10,000	
3	Allow for EWIS system	m2	2,010.00	15	30,150
4	Fire separation btw apartment	Incl			
5	Sound separation btw apartment	Incl			
6	Hose Reel (refer to hyd. trade)	Excl		1,000	
7	Portable fire extinguisher / FHR (assume)	Item	4.00	250	1,000
8	Allow for BWIC			10	6,717
	Total				73,885

Project : 158-160 Ramsgate Ave North Bondi

Davis Langdon 

Cost Plan : A

Rev : A

Main building (include carpark)

No.	Description	Unit	Quantity	Rate	Total
Lifts Services					
1	Lifts (servicing 4 stories); Building	Item	1.00	250,000	250,000
2	BWIC			3	6,250
	Total				256,250

Base Date : 1st Qtr 2010

Location Factor : 1.00

DL Project No. 27493

08-Oct-2010

Page 31

No.	Description	Unit	Elemental Qty	Elemental Rate	Total	\$/m2 GFA
	External work					
1	Paving to entry - Allow Granite paver	m2	42.00	180	7,560	
2	Concrete step east side (level 2) town house (1m width) (2 no)	M/Rise	4.00	1,200	4,800	
3	Allow paver to Level 2 courtyard area	Item	4.00	500	2,000	
4	Allow for make good existing footpath	m2	51.00	150	7,650	
	Planter wall and Divider wall					
5	Masonry work					
6	Level 1 and Level 2	m2	171.00	175	29,925	
7	E.O render and painting match main building	m2	171.00	40	6,840	
8	Waterproofing refer to roof trade	Note				
	Allow planter soil					
9	Allow sub soil / coarse / mulch to courtyard and planter area	m2	511.00	25	12,775	
10	EO Deep soil area	m2	229.00	50	11,450	
11	Allow sub soil drainage	m2	511.00	5	2,555	
12	Allow Tree guard and hole	No	9.00	300	2,700	
	Soft landscaping					
13	Grass	m2	511.00	25	12,775	
14	Tree	No	9.00	1,500	13,500	
15	Palm	No	25.00	500	12,500	
	Irrigation system					
16	For Level 1	Item	1.00	5,000	5,000	
17	For Level 2	Item	1.00	5,000	5,000	
	Reflection Pond					
18	Reflection pond to Apartment 2	Item	1.00	10,000	10,000	
19	Ditto to Apartment 1 with glass bottom	Item	1.00	15,000	15,000	
	Sundries items					
20	Allow for relocation of existing light pole	Item	1.00	10,000	10,000	
21	Allow for miscellaneous items (10%)			10	17,203	
	Total				189,233	0.00

No.	Description	Unit	Elemental Qty	Elemental Rate	Total	\$/m2 GFA
	Site Drainage					
1	Allow for connect to existing drainage system	Item	1.00	30,000	30,000	
2	Allow for OSD tank	Item	1.00	50,000	50,000	
	Total				80,000	0.00

No.	Description	Unit	Elemental Qty	Elemental Rate	Total	\$/m2 GFA
	Exclusion					
1	Removal of hazardous material					
2	Removal of contaminated soil					
3	Pilings					
4	New substation					
5	Services diversions					
6	New External street lighting					
7	New external storm water manhole for street rainwater system					
8	Transplant existing trees					
	Total				0	0.00

No.	Description	Unit	Elemental Qty	Elemental Rate	Total	\$/m2 GFA
	Assumption items					
1	Preliminaries & Margin - 15 %					
2	Design and Construction Contingency - 10%					
3	Assume take off and removal off the existing block wall buildings at 158 and 160					
4	Assume Core fill retaining block wall at Basement and level 1					
5	Assume pad footing to new building					
6	Assume concrete structure to upper floor slab					
7	Assume 2 no structural steel columns per floor (at terrace / balcony)					
8	Assume concrete fire stair from Basement to roof					
9	Assume concrete slab with colourbond roof cladding cover for roof structure					
10	Assume concrete structure to building's core wall , intertenancy wall					
11	Assume Concrete block wall to external walls					
12	Assume Stainless steel Glass balustrade to balcony					
13	Assume automatic gate to carpark entry					
14	Assume Alum. frame clear glazed window / sliding door to building					
15	Assume timber deck to terrace and balcony					
16	Assume Floor tile to following unit area - Unit entry , Kitchen , powder, bathroom , ensuit					
17	Assume Floor tile to following public area - lobby , garbage					
18	Assume timber flooring to living and dining area with MDF skirting					
19	Assume carpet flooring to bedroom					
20	Assume marble wall tile to lobby					
21	Assume ceramic wall tile to bathroom , ensuit, powder					
	Carry Forward				0	0.00

No.	Description	Unit	Elemental Qty	Elemental Rate	Total	\$/m2 GFA
	Brought Forward				0	0.00
1	Assume Splashback to Kitchen - Silver painted Stair fire glass (assume 900mm height)					
2	Assume plasterboard suspended ceiling with shadowline to unit					
3	Assume 5 no access panel per unit					
4	Allow white good to units					
5	Assume Quality of white good and Building Service item similar (Gibben st project) Prestige std.					
	Total				0	0.00

Our Offices

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