

71130.102968.000

22nd November 2018

Micro Nest Pty Ltd

Via email - dejan@micronest.com.au

Attention: Dejan Radanovic

Dear Dejan,

Re: 195-197 Sydney Road, Fairlight

Further to your request, we wish to confirm our current estimated Capital Investment Value (CIV) for 195-197 Sydney Road, Fairlight, in the order of **\$12,192,024** excluding GST.

Our estimate is based on concept architectural drawings prepared by Modularium dated 10 September 2018 (A 01.00- A 01.05). The CIV has been calculated in accordance with the definition contained in the EP&A Act Regulation, 2000 as follows -

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:

- 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,
- costs relating to any part of the development or project that is the subject of a separate development consent or project approval,
- land costs (including any costs of marketing and selling land),
- GST (within the meaning of A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth)

Should you require any further information please do not hesitate to contact the undersigned

Yours sincerely,

ALTUS GROUP COST MANAGEMENT PTY LTD



David Collins

Director

Encl. Estimate Summary

Ref.	Description	Quantity	Unit	Rate	Total
	General Notes				0
1	Head Contractor Preliminaries (11%)				1,083,604
2	Cranage				328,700
3	Basement - General Building Works				2,437,887
4	Residential Building A - General Building works				1,114,581
5	Residential Building A -Modular Construction				2,062,884
6	Residential Building B - General Building Works				1,023,464
7	Residential Building B -Modular Construction				2,064,260
8	External Works				819,170
	Subtotal				10,934,550
	Design and Professional Fees (7.5%)				820,091
9	Margin				437,382
	MAIN WORKS TOTAL				12,192,024
	Unit Mix				
	Type 1.0 (40" Modular Room)	39	No		
	Type 1.5 (2 x 20" Modular Room)	20	No		
	Type 2.0 (2 x 20" Modular Room)	15	No		
	Type 2.0 Acc (2 x 20" Modular Room)	1	No		
	Total Units	75	No		
	Type 1.0 (40" Modular Room)	1,092	m2		
	Type 1.5 (2 x 20" Modular Room)	420	m2		
	Type 2.0 (2 x 20" Modular Room)	435	m2		
	Type 2.0 Acc (2 x 20" Modular Room)	29	m2		
	Total m2	1,976	m2		
	Cost Indicators				
	\$/Units	75	no		
	\$/m2	162,560	m2		

Ref.	Description	Quantity	Unit	Rate	Total
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General Notes

Basis of Estimate

Architectural Drawings Prepared by; Modularium dated 10 September 2018:

Level 00 - A 01.00

Level 01 - A 01.01

Level 02 - A - 01.02

Level 03 - A - 01.03

Level 04 - A - 01.04

Level 05 - A - 01.05

Level 05 - A - 01.05

Room perspectives

Assumptions & Clarification

All windows are double glazed as per client preference

The communal laundry area is to be located in the communal room adjacent to the disabled toilet on Level 01 Note

Communal areas are priced in line with conventional construction methods Note

Basements. Lift cores, stair enclosures and basement roof priced in line with conventional construction methods Note

All Prefabricated Modular rooms are priced in line with manufacture costs for supply (provided by the Client) and delivery Note

The crane hire period is based on the assumption that 4 Modular rooms will be stacked per day (20 per week) Note

Exclusions

Escalation in cost beyond September 2018 Note

Design Contingency; Note

Construction Contingency; Note

Fire Sprinklers as per BCA Advise Note

Professional Fees; Note

DA & CC Fees; Note

Finance Costs; Note

Costs associated with demurrage at Sydney Port Note

Legal & Agents Fees; Note

Land Cost; Note

Ref.	Description	Quantity	Unit	Rate	Total
General Notes					
	Local Authority Contributions;		Note		
	Latent Conditions;		Note		
	Relocation or Service Diversions;		Note		
	Works outside the footprint of the Site;		Note		
	GST		Note		
General Notes TOTAL					0

Ref.	Description	Quantity	Unit	Rate	Total
2	Cranage				
	<u>Allowance for Hammer Head/ Jib Crane</u>				
	Note: The following hire period is based on the assumption that 4 modular rooms will be stacked per day (20 per week)	NOTE			
2.1	Associated engineering works	1	item	18,000	18,000.00
2.2	Starter legs supply & Install	1	item	10,800	10,800.00
2.3	Crane erection	1	item	52,000	52,000.00
2.4	Crane commission	1	item	3,000	3,000.00
2.5	Install Climbing Frame	1	item	11,400	11,400.00
2.6	Supply yoke,Fabricate tie & install	5	no	20,500	102,500.00
2.7	Weekly Hire	5	week	4,800	24,000.00
2.8	Dismantle crane	1	item	50,000	50,000.00
2.9	Generator hire Per week	5	week	780	3,900.00
2.10	Fuel & service Generator per week	5	week	1,020	5,100.00
	<u>E/O crainage hire for Dogman and crane driver</u>				
2.11	Dogman (2 x No)	5	week	6,400	32,000
2.12	Crane driver	5	week	3,200	16,000
	Note: Scaffolding and access equipment is deemed included in the builder's preliminaries	NOTE			
Cranage TOTAL					328,700

Ref.	Description	Quantity	Unit	Rate	Total
3	Basement - General Building Works				
3.1	EARLY WORKS	1,565	m2	360	563,829
3.2	SUBSTRUCTURE	1,565	m2	226	354,248
3.3	COLUMNS	1,565	m2	65	101,725
3.4	UPPER FLOORS	1,565	m2	121	189,776
3.5	STAIRCASES	1,565	m2	24	37,800
3.6	ROOF	1,565	m2	321	501,819
3.7	EXTERNAL WALLS	1,565	m2	88	138,070
3.8	WINDOWS	1,565	m2	6	9,750
3.9	EXTERNAL DOORS	1,565	m2	15	23,250
3.10	INTERNAL WALLS	1,565	m2	70	108,770
3.11	INTERNAL DOORS	1,565	m2	5	8,300
3.12	FLOOR FINISHES	1,565	m2	17	26,567
3.13	CEILING FINISHES	1,565	m2	1	2,160
3.14	FITMENTS	1,565	m2	35	55,160
3.15	HYDRAULIC SERVICES	1,565	m2	39	60,317
3.16	MECHANICAL SERVICES	1,565	m2	67	105,554
3.17	FIRE SERVICES	1,565	m2	58	90,475
3.18	ELECTRICAL SERVICES	1,565	m2	39	60,317
3.19	TRANSPORTATION SERVICES	1,565	m2	0	Included
3.20	SPECIAL SERVICES	1,565	m2	0	Excluded
3.21	EXTERNAL WORKS	1,565	m2	0	Excluded
	<u>TOTAL</u>	1,565	m2	1,558	2,437,887
<u>Cost Indicators</u>					
3.26	\$/Car Space	38	no	64,155	0
3.27	\$/m2	1,565	m2	1,558	0
Basement - General Building Works TOTAL					2,437,887

Ref.	Description	Quantity	Unit	Rate	Total
4	Residential Building A - General Building works				
4.1	COLUMNS	1,277	m2	18	23,370
4.2	UPPER FLOORS	1,277	m2	45	57,690
4.3	STAIRCASES	1,277	m2	19	24,300
4.4	ROOF	1,277	m2	85	107,927
4.5	EXTERNAL WALLS	1,277	m2	254	324,337
4.6	WINDOWS	1,277	m2	47	60,350
4.7	EXTERNAL DOORS	1,277	m2	9	11,000
4.8	INTERNAL WALLS	1,277	m2	11	14,620
4.9	INTERNAL DOORS	1,277	m2	2	2,300
4.10	WALL FINISHES	1,277	m2	6	7,185
4.11	FLOOR FINISHES	1,277	m2	38	48,320
4.12	CEILING FINISHES	1,277	m2	11	14,320
4.13	FITMENTS	1,277	m2	25	32,200
4.14	SPECIAL EQUIPMENT	1,277	m2		0
4.15	HYDRAULIC SERVICES	1,277	m2	113	144,303
4.16	MECHANICAL SERVICES	1,277	m2	5	6,489
4.17	FIRE SERVICES	1,277	m2	4	5,150
4.18	ELECTRICAL SERVICES	1,277	m2	60	76,220
4.19	TRANSPORTATION SERVICES	1,277	m2	121	154,500
4.20	SPECIAL SERVICES	1,277	m2	0	0
	SUBTOTAL BUILDING WORKS	1,277	m2	873	1,114,581
Residential Building A - General Building works TOTAL					1,114,581

Ref.	Description	Quantity	Unit	Rate	Total
5	Residential Building A -Modular Construction				
	<u>PREBABRICATED MODULAR UNIT</u>				
	<u>Manufacture and Delivery only of Prefabricated Modular rooms to Sydney Port:</u>				
5.1	Type 1.0 (40 foot room) - 28m2	21	No	49,000	1,029,000
5.2	Type 1.5 (2 x 20" foot room) - 21m2	8	No	36,750	294,000
5.3	Type 2.0 (2 x 20" foot room) - 29m2	8	No	50,750	406,000
	<u>Delivery (by road) to Site of the following:</u>				
5.4	Type 1.0 (40 foot room) - 28m2	21	No	860.00	18,060
5.5	Type 1.5 (2 x 20" foot room) - 21m2	8	No	989.00	7,912
5.6	Type 2.0 (2 x 20" foot room) - 29m2	8	No	989.00	7,912
	<u>Roof outside footprint of Modular rooms (Amount advised by Client)</u>				
5.7	Provisional allowance for Prefabricated roofs outside modular room areas	1	item	300,000	300,000
Residential Building A -Modular Construction TOTAL					2,062,884

Ref.	Description	Quantity	Unit	Rate	Total
6	Residential Building B - General Building Works				
6.1	COLUMNS	1,281	m2	14	18,120
6.2	UPPER FLOORS	1,281	m2	48	61,583
6.3	STAIRCASES	1,281	m2	19	24,300
6.4	ROOF	1,277	m2	25	31,895
6.5	EXTERNAL WALLS	1,281	m2	250	320,423
6.6	WINDOWS	1,281	m2	80	102,900
6.7	EXTERNAL DOORS	1,281	m2	9	11,200
6.8	INTERNAL WALLS	1,281	m2	0	0
6.9	INTERNAL DOORS	1,281	m2	0	0
6.10	WALL FINISHES	1,281	m2	2	3,120
6.11	FLOOR FINISHES	1,281	m2	32	40,820
6.12	CEILING FINISHES	1,281	m2	15	18,810
6.13	FITMENTS	1,281	m2	5	6,000
6.14	SPECIAL EQUIPMENT	1,281	m2		0
6.15	HYDRAULIC SERVICES	1,281	m2	105	134,518
6.16	MECHANICAL SERVICES	1,281	m2	6	7,210
6.17	FIRE SERVICES	1,281	m2	18	23,175
6.18	ELECTRICAL SERVICES	1,281	m2	59	75,190
6.19	TRANSPORTATION SERVICES	1,281	m2	113	144,200
6.20	SPECIAL SERVICES	1,281	m2	0	0
	SUBTOTAL BUILDING WORKS	1,281	m2	799	1,023,464
Residential Building B - General Building Works TOTAL					1,023,464

Ref.	Description	Quantity	Unit	Rate	Total
7	Residential Building B -Modular Construction				
	<u>PREBABRICATED MODULAR UNIT</u>				
	<u>Manufacture and Delivery only of Prefabricated Modular rooms to Sydney Port:</u>				
7.1	Type 1.0 (40 foot room) - 28m2	18	No	49,000	882,000
7.2	Type 1.5 (2 x 20" foot room) - 21m2	12	No	36,750	441,000
7.3	Type 2.0 (2 x 20" foot room) - 29m2	7	No	50,750	355,250
7.4	Type 2.0 Acc (2 x 20" foot room) - 29m2	1	No	50,750	50,750
	<u>Delivery (by road) to Site of the following:</u>				
7.5	Type 1.0 (40 foot room) - 28m2	18	No	860.00	15,480
7.6	Type 1.5 (2 x 20" foot room) - 21m2	12	No	989.00	11,868
7.7	Type 2.0 (2 x 20" foot room) - 29m2	7	No	989.00	6,923
7.8	Type 2.0 Acc (2 x 20" foot room) - 29m2	1	No	989.00	989
	<u>Roof outside footprint of Modular rooms (Amount advised by Client)</u>				
7.9	Provisional allowance for Prefabricated roofs outside modular room areas	1	item	300,000	300,000
Residential Building B -Modular Construction TOTAL					2,064,260

Ref.	Description	Quantity	Unit	Rate	Total
8	External Works				
8.1	EXTERNAL WORKS				621,435
8.2	EXTERNAL SERVICES				197,735
	SUBTOTAL BUILDING WORKS				819,170
				External Works TOTAL	819,170

Ref.	Description	Quantity	Unit	Rate	Total
3	Basement - General Building Works				
3.1	EARLY WORKS				
	<u>Bulk Excavation</u>				
3.3.1.1	Allowance for bulk excavation (assumed in rock)	4,999	m3	45	224,955
3.3.1.2	E/O for hard rock (assumed 20%)	1,000	m3	80	79,984
3.3.1.3	Allowance for dewatering works	1	Item	10,000	10,000
	<u>Retaining system to basement</u>				
3.3.1.4	Allowance for 200mm thick shotcrete incl. mesh to basement to level L01 and L02	265	m2	250	66,250
3.3.1.5	Allowance for trimming of exposed rock face to level L00	147	m2	120	17,640
3.3.1.6	Allowance for anchor socketing into rock to Level 01 and Level 02	265	m2	500	132,500
3.3.1.7	Allowance for sundry anchors to L00	1	item	15,000	15,000
	<u>Structural steel</u>				
3.3.1.8	Allowance for Waler to shotcrete wall	1.75	t	10,000	17,500
3.3.1.9	Note: Allowance for spoon drain (measured under substructure)	Note			
EARLY WORKS TOTAL					563,829
3.2	SUBSTRUCTURE				
	<u>Footings</u>				
3.3.2.1	Allowance for footings	1,139	m2	115	130,985
3.3.2.2	Allowance for lift pits	2	no	10,000	20,000
	<u>Slab on Ground</u>				
3.3.2.3	220mm thick slab on ground including concrete, form work and reinforcement	1,139	m2	135	153,765
3.3.2.4	Allowance for spoon drain to base of perimeter walls	261	m	50	13,050
3.3.2.5	Allowance for sub-soil drainage	1,139	m2	25	28,475
3.3.2.6	Allowance for forming ramps to sloping entrance	1,139	m2	7	7,973
SUBSTRUCTURE TOTAL					354,248
3.3	COLUMNS				
3.3.3.1	Elemental allowance for columns to L00	1,139	m2	65	74,035
3.3.3.2	Elemental allowance for columns to L01	426	m2	65	27,690
COLUMNS TOTAL					101,725

Ref.	Description	Quantity	Unit	Rate	Total
3.4	UPPER FLOORS				
	<u>Slabs</u>				
3.3.4.1	220mm thick suspended slab including joints , concrete, formwork and reinforcement to level 01	415	m2	305	126,380
3.3.4.2	220mm thick suspended slab including joints , concrete, formwork and reinforcement to level 02	101	m2	305	30,758
3.3.4.3	E/O to above for minor folds, set downs, beams etc	1	Item	12,638	12,638
3.3.4.4	General allowance for thickenings at column heads etc	1	Item	20,000	20,000
	UPPER FLOORS TOTAL				189,776
3.5	STAIRCASES				
	<u>Concrete Stairs</u>				
3.3.5.1	Form, Reinforcement and Pour concrete fire stairs(incl landings, finishes, MS balustrade)	7	m/r	2,700	18,900
3.3.5.2	Form, Reinforcement and Pour concrete stairs to L00 & L001 at Lift core to Tower A (incl landings, finishes, MS balustrade)	7	m/r	2,700	18,900
	STAIRCASES TOTAL				37,800
3.6	ROOF				
	<u>Concrete</u>				
3.3.6.1	Allowance for RC flat slab including joints concrete, form work and reinforcement	1,229	m2	360	441,962
3.3.6.2	Waterproofing to roof slab (remainder of area forms support for containers ; elsewhere measured)	496	m2	50	24,800
3.3.6.3	Drainage to roof slab (remainder of area forms support for containers ; elsewhere measured)	496	m2	20	9,920
3.3.6.4	Allowance for step in basement roof slab	1	item	10,000	10,000
3.3.6.5	Allowance RC flat slab infill works to crane opening	9	m2	360	3,237
	<u>Others</u>				
3.3.6.6	Allowance for awning to Entry Office/ Accessible Entry	1	Item	10,000	10,000
3.3.6.7	Allowance to form opening in slab including formwork, for jib crane	1	Item	1,900	1,900
	ROOF TOTAL				501,819
3.7	EXTERNAL WALLS				
	<u>Blockwork (Assumed)</u>				
3.3.7.1	Allowance for RC blockwork with sandstone finish at carparking entrance	163	m2	340	55,420

Ref.	Description	Quantity	Unit	Rate	Total
3	Basement - General Building Works				
3.7	EXTERNAL WALLS				
3.3.7.2	Allowance for RC blockwork walls to basement perimeter	435	m2	190	82,650
	EXTERNAL WALLS TOTAL				138,070
3.8	WINDOWS				
3.3.8.1	Allowance for glazed shopfront to entry office /accessible entry	15	m2	650	9,750
	WINDOWS TOTAL				9,750
3.9	EXTERNAL DOORS				
3.3.9.1	Allowance for automation roller door	1	no	10,000	10,000
3.3.9.2	Allowance for fire rated doors	1	no	1,250	1,250
3.3.9.3	Allowance for single glazed door to Entry Office/ Accessible Entry	1	no	3,000	3,000
	Timber hinged doors				
3.3.9.4	Allowance for single leaf solid core external fire door	6	No.	1,500	9,000
	EXTERNAL DOORS TOTAL				23,250
3.10	INTERNAL WALLS				
	Core walls				
3.3.10.1	Allowance for RC lift core walls	70	m2	310	21,700
	Blockwork				
3.3.10.2	Allowance for block work to fire stairs	94	m2	180	16,920
3.3.10.3	Ditto to bin store, bike storage area and entry office	135	m2	180	24,300
3.3.10.4	Allowance for sundry walls to access stairs at lift core to Tower A	33	m2	180	5,940
3.3.10.5	Allowance for 1m high raking walls to edge of ramps	26	m	250	6,500
3.3.10.6	Allowance for blockwork wall plenum	147	m2	180.0	26,460
3.3.10.7	Allowance for lining to plantroom at L02	139	m2	50	6,950
	INTERNAL WALLS TOTAL				108,770
3.11	INTERNAL DOORS				
3.3.11.1	Allowance for fire rated doors	4	No	1,250	5,000
3.3.11.2	Allowance for single leaf solid core doors	3	No	1,100	3,300
	INTERNAL DOORS TOTAL				8,300

Ref.	Description	Quantity	Unit	Rate	Total
3.12	FLOOR FINISHES				
3.3.12.1	Allowance for floor hardener to general areas	1,464	m2	6	8,784
3.3.12.2	Allowance for epoxy paint to general switch rooms and plant rooms	101	m2	35	3,535
3.3.12.3	Allowance for line marking	1,464	m2	7	10,248
3.3.12.4	Allowance for grooved finish to ramps	2	No	2,000	4,000
3.3.12.5					
	FLOOR FINISHES TOTAL				26,567
3.13	CEILING FINISHES				
3.3.13.1	Allowance for ceilings to office area at L00	27	m2	80	2,160
3.3.13.2	Note: No paint to carpark soffit				
	CEILING FINISHES TOTAL				2,160
3.14	FITMENTS				
	<u>Metalwork</u>				
3.3.14.1	Allowance for height restriction bar to basement	1	No	1,500	1,500
3.3.14.2	Allowance for column protectors and sundry bollards, etc.	1,464	m2	10.0	14,640
3.3.14.3	Allowance for wheel stops	38	No	190	7,220
3.3.14.4	Allowance for storage case (Assume 1 per car)	38	No	600	22,800
3.3.14.5	Allowance for bike racks	1	item	3,000	3,000
	<u>Signage</u>				
3.3.14.6	Allowance for base building directional signage	2	levels	2,000	4,000
3.3.14.7	Allowance for base building BCA signage	2	levels	1,000	2,000
	FITMENTS TOTAL				55,160
3.15	HYDRAULIC SERVICES				
3.3.15.1	Allowance for Hydraulic Services to basement	1,464	m2	40	58,560
	BWIC				
3.3.15.2	Allowance for builders works in connection	1	Item	1,757	1,757
	HYDRAULIC SERVICES TOTAL				60,317
3.16	MECHANICAL SERVICES				
3.3.16.1	Allowance for mechanical services to basement	1,464	m2	70	102,480
	BWIC				
3.3.16.2	Allowance for builders works in connection	1	Item	3,074	3,074

Ref.	Description	Quantity	Unit	Rate	Total
3	Basement - General Building Works				
3.16	MECHANICAL SERVICES				
					105,554
3.17	FIRE SERVICES				
3.3.17.1	Allowance for Fire Services to basement including fire sprinklers,detection, EWIS	1,464	m2	60	87,840
	BWIC				
3.3.17.2	Allowance for builders works in connection	1	Item	2,635	2,635
					90,475
3.18	ELECTRICAL SERVICES				
	Electrical to Basement				
3.3.18.1	Allowance for electrical services to basement	1,464	m2	40	58,560
	BWIC				
3.3.18.2	Allowance for builders works in connection	1	Item	1,757	1,757
					60,317
3.19	TRANSPORTATION SERVICES				
3.3.19.1	Transportation to basement is included in each tower		Note		
					Included
					TRANSPORTATION SERVICES TOTAL

Ref.	Description	Quantity	Unit	Rate	Total
4	Residential Building A - General Building works				
4.1	COLUMNS				
	<u>Structural Steel</u>				
4.4.1.1	Unit rate allowance for structural steel support columns to bondek slab at corridor areas	146	m2	120	17,520
	<u>Reinforced Concrete</u>				
4.4.1.2	Unit rate allowance for reinforced concrete columns allowance to communal area on level 02	90	m2	65	5,850
	COLUMNS TOTAL				23,370
4.2	UPPER FLOORS				
	<u>Slabs and structure</u>				
4.4.2.1	Allowance for Bondek slab to corridor areas	146	m2	315	45,990
4.4.2.2	Allowance for bondek slab to pop out areas	26	m2	450	11,700
	UPPER FLOORS TOTAL				57,690
4.3	STAIRCASES				
	Concrete Stairs				
4.4.3.1	FR&P concrete fire stairs(incl landings, finishes, MS balustrade)	9	m/r	2,700	24,300
	STAIRCASES TOTAL				24,300
4.4	ROOF				
	<u>Metal roof</u>				
4.4.4.1	Allowance for metal deck roof (structure & sheeting etc.) to side pop outs; approximately 2.4m wide x 0.7m deep	13	No	1,800	23,400
	<u>Slabs</u>				
4.4.4.2	220mm thick suspended slab including joints, concrete, formwork and reinforcement to lift shaft lid	6	m2	305	1,827
	<u>Waterproofing</u>				
4.4.4.3	Allowance for drainage to lift shaft lid	6	m2	50	300
	<u>Others</u>				
4.4.4.4	Allowance for skylights to roofs	13	no	5,200	67,600
4.4.4.5	Allowance for skylight above communal area on level 01	1	no	14,800	14,800
	ROOF TOTAL				107,927
4.5	EXTERNAL WALLS				
	<u>Insitu Concrete</u>				

Ref.	Description	Quantity	Unit	Rate	Total
4	Residential Building A - General Building works				
4.5	EXTERNAL WALLS				
4.4.5.1	Allowance for RC lift core walls	104	m2	310	32,240
	<u>Blockwork</u>				
4.4.5.2	Allowance for block work to fire stairs	212	m2	180	38,160
	<u>Composite walls to Communal area at Level 01</u>				
4.4.5.3	Allowance for hebel complete with stud framing, internal PB lining and insulation to Level 01 Communal area	29	m2	315	9,135
4.4.5.4	Allowance for hebel complete with stud framing, internal PB lining and insulation to pop outs on levels 2-5	96	m2	315	30,240
	<u>External Reveals/Trims & Flashing</u>				
4.4.5.5	Flashing and associated work to Prefabricated modular rooms				
4.4.5.6	Type 1.0 (40 foot room)	21	No	870	18,270
4.4.5.7	Type 1.5 (2 x 20" foot room)	8	No	570	4,560
4.4.5.8	Type 2.0 (2 x 20" foot room)	8	No	660	5,280
	<u>Pop outs</u>				
4.4.5.9	Allowance for chamfered framed trim to pop outs (assume folded metal externally with plywood finish internally)	96	m	800	76,800
4.4.5.10	E/O frame for mitred corners to above	1	item	3,840	3,840
4.4.5.11	Allowance for bronze coloured metal horizontal spandrels to slab edges at pop outs	33	m	200	6,600
4.4.5.12	E/O allowance for rebates and cut outs	1	item	4,362	4,362
	<u>Balustrades</u>				
4.4.5.13	Allowance for glazed/solid balustrades to balconies(assumed to be 50:50 split)	113	m	550	62,150
	<u>Screens</u>				
4.4.5.14	Allowance for perforated concrete screens	109	m2	300	32,700
	EXTERNAL WALLS TOTAL				324,337
4.6	WINDOWS				
	<u>Double Glazed windows</u>				
4.4.6.1	Allowance for glazed shopfront to communal area on level 01	43	m2	950	40,850
4.4.6.2	Allowance for anodised aluminium framed double glazed windows to pop out areas	30	m2	650	19,500
	<u>Louvres/Sunscreens</u>				

Ref.	Description	Quantity	Unit	Rate	Total
4	Residential Building A - General Building works				
4.6	WINDOWS				
4.4.6.3	Allowance for louvres/Sunscreens to windows	181	m2	300	0
	WINDOWS TOTAL				60,350
4.7	EXTERNAL DOORS				
	<u>Glazed hinged doors</u>				
4.4.7.1	Allowance for double glazed door to communal room on level 01	1	No.	3,500	3,500
	<u>Timber hinged doors</u>				
4.4.7.2	Allowance for single leaf solid core external fire door	5	No.	1,500	7,500
	EXTERNAL DOORS TOTAL				11,000
4.8	INTERNAL WALLS				
	<u>Blockwork</u>				
4.4.8.1	Allowance for blockwork wall and lining to Communal area on level 02	68	m2	215	14,620
	INTERNAL WALLS TOTAL				14,620
4.9	INTERNAL DOORS				
	<u>Timber doors</u>				
4.4.9.1	Allowance for solid core doors to Communal area on level 01	2	No	850	1,700
4.4.9.2	Allowance for hollow core single door to bathroom on level 01 communal area	1	No	600	600
	INTERNAL DOORS TOTAL				2,300
4.10	WALL FINISHES				
	<u>Paint</u>				
4.4.10.1	Allowance for paint finish to internal face of external walls to Communal area on Level 01	29	m2	15	435
4.4.10.2	Allowance for paint finish to internal walls in Communal area on level 01	68	m2	15	1,020
4.4.10.3	Allowance for paint finish to internal face of external walls to pop out areas	96	m2	15	1,440
	<u>Tiling</u>				
4.4.10.4	Allowance for wall tiling to bathroom on level 01 in communal area	33	m2	90	2,970
	<u>Waterproofing</u>				

Ref.	Description	Quantity	Unit	Rate	Total
4	Residential Building A - General Building works				
4.10	WALL FINISHES				
4.4.10.5	Allowance for waterproofing to bathroom wall on Level 01 communal area	33	m2	35	1,155
4.4.10.6	Allowance for 150mm waterproofing to upturn of wet areas walls as required	11	m	15	165
WALL FINISHES TOTAL					7,185
4.11	FLOOR FINISHES				
	<u>Tiling</u>				
4.4.11.1	Allowance for tiling to communal areas	90	m2	120	10,800
4.4.11.2	Allowance for tiling to the disabled toilet in the communal area on Level 01	7	m2	90	630
4.4.11.3	Allowance for tiles to corridor slabs areas	146	m2	150	21,900
	<u>Timber flooring</u>				
4.4.11.4	Allowance for engineered timber flooring to pop-out areas	26	m2	90	2,340
	<u>Waterproofing</u>				
4.4.11.5	Allowance for waterproofing to corridor areas and Level 01 communal area bathroom	153	m2	50	7,650
	<u>Tactiles</u>				
4.4.11.6	General allowance for tactiles	1	Item	5,000	5,000
FLOOR FINISHES TOTAL					48,320
4.12	CEILING FINISHES				
	<u>Residential</u>				
4.4.12.1	Allowance for plasterboard lined ceilings level 01 communal area including paint finish	90	m2	80	7,200
4.4.12.2	Allowance for shadow lines/cornices to communal area	53	m	35	1,855
4.4.12.3	Allowance for for plasterboard lined ceilings including paint finish to pop-out areas	26		80	2,080
4.4.12.4	Allowance for shadow lines/cornices to pop-out areas	91	m	35	3,185
CEILING FINISHES TOTAL					14,320
4.13	FITMENTS				
	<u>LAUNDRY ACCESSORIES TO COMMUNAL AREA ON LEVEL 01</u>				
4.4.13.1	Laundry tub and cabinet	12	No	300	3,600
4.4.13.2	Allowance for Washer/Dryer	12	No	1,000	12,000

Ref.	Description	Quantity	Unit	Rate	Total
4	Residential Building A - General Building works				
4.13	FITMENTS				
4.4.13.3	Allow for Laundry fit-out (Storage cupboard and folding clothes dryer)	12	No	800	9,600
	<u>BATHROOM ACCESSORIES TO DISABLED TOILET IN COMMUNAL AREA ON 01</u>				
4.4.13.4	Allow for bathroom fitments, mirrors, toilet roll holders, dryers, grab rails etc To ACC	1	No	1,000	1,000
	SIGNAGE				
4.4.13.5	Allowance for Statutory signage	1	Item	6,000	6,000
	FITMENTS TOTAL				32,200
4.15	HYDRAULIC SERVICES				
4.4.15.1	Note: Hydraulic services to Modular Residential rooms included in modular room rate	NOTE			
4.4.15.2	Provisional allowance for hot water system	1	item	80,000	80,000
4.4.15.3	Provisional allowance for hydraulic reticulation from Main Plant room to tie into Modular Residential rooms	1	item	25,000	25,000
4.4.15.4	Allowance for Hydraulic services to Communal area	9	No	3,900	35,100
	BWIC				
4.4.15.5	Allowance for builders works in connection	1	Item	4,203	4,203
	HYDRAULIC SERVICES TOTAL				144,303
4.16	MECHANICAL SERVICES				
4.4.16.1	Note: All Modular rooms to be Naturally Ventilated as Advised by Client	NOTE			
4.4.16.2	Allowance for airconditioning/vent mechanical services to communal area on level 02	90	m2	70	6,300
	BWIC				
4.4.16.3	Allowance for builders works in connection	1	Item	189	189
	MECHANICAL SERVICES TOTAL				6,489
4.17	FIRE SERVICES				
4.4.17.1	Provisional allowance for Fire Services to Communal area on Level 01 (EXCLUDING FIRE SPRINKLERS)	1	Item	5,000	5,000
	BWIC				
4.4.17.2	Allowance for builders works in connection	1	Item	150	150
	FIRE SERVICES TOTAL				5,150

Ref.	Description	Quantity	Unit	Rate	Total
4.18	ELECTRICAL SERVICES				
4.4.18.1	Note: Electrical services to Modular Residential rooms included in modular room rate	NOTE			
4.4.18.2	Provisional allowance for electrical reticulation from Main Plant room to tie into Modular Residential rooms	1	item	65,000	65,000
4.4.18.3	Allowance for electrical servises to Communal area	90	m2	100	9,000
	BWIC				
4.4.18.4	Allowance for builders works in connection	1	Item	2,220	2,220
	ELECTRICAL SERVICES TOTAL				76,220
4.19	TRANSPORTATION SERVICES				
	Passenger Lifts				
	<i>Allowance for passenger lift, including lift fit out as follows</i>				
4.4.19.1	6 Levels (B2-Roof top c.o.s)	1	No	140,000	140,000
4.4.19.2	Lift Fitout	1	No	10,000	10,000
	BWIC				
4.4.19.3	Allowance for builders works in connection	1	Item	4,500	4,500
	TRANSPORTATION SERVICES TOTAL				154,500

Ref.	Description	Quantity	Unit	Rate	Total
6	Residential Building B - General Building Works				
6.1	COLUMNS				
	<u>Structural Steel</u>				
6.6.1.1	Unit rate allowance for structural steel support columns to bondek slab at corridor areas	141	m2	120	16,920
	<u>Reinforced Concrete</u>				
6.6.1.2	Unit rate allowance for reinforced concrete columns allowance	15	m2	80	1,200
	COLUMNS TOTAL				18,120
6.2	UPPER FLOORS				
	<u>Slabs</u>				
6.6.2.1	Allowance for Bondek slab to corridor areas	141	m2	315	44,415
6.6.2.2	220mm thick suspended slab including joints, concrete, formwork and reinforcement to communal area	15	m2	305	4,568
6.6.2.3	Allowance for bondek slab to pop out areas	28	m2	450	12,600
	UPPER FLOORS TOTAL				61,583
6.3	STAIRCASES				
	<u>Concrete Stairs</u>				
6.6.3.1	FR&P concrete fire stairs(incl landings, finishes, MS balustrade)	9	m/r	2,700	24,300
	STAIRCASES TOTAL				24,300
6.4	ROOF				
	<u>Slabs</u>				
6.6.4.1	220mm thick suspended slab including joints, concrete, formwork and reinforcement to slab over communal area on level 02	15	m2	305	4,568
6.6.4.2	220mm thick suspended slab including joints, concrete, formwork and reinforcement to lift shaft lid	6	m2	305	1,827
	<u>Waterproofing</u>				
6.6.4.3	Allowance for drainage to lift shaft lid	6	m2	50	300
	<u>Metal roof</u>				
6.6.4.4	Allowance for metal deck roof (structure & sheeting etc.) to side pop outs; approximately 2.4m wide x 0.7m deep	14	No	1,800	25,200
	ROOF TOTAL				31,895

Ref.	Description	Quantity	Unit	Rate	Total
6.5	EXTERNAL WALLS				
	<u>Insitu Concrete</u>				
6.6.5.1	Allowance for RC lift core walls	99	m2	310	30,690
	<u>Blockwork</u>				
6.6.5.2	Allowance for block work to fire stairs	127	m2	180	22,860
	<u>Composite walls to Communal area at Level 01 & 02</u>				
6.6.5.3	Allowance for hebel complete with stud framing, internal PB lining and insulation	14	m2	315	4,410
6.6.5.4	Allowance for hebel complete with stud framing, internal PB lining and insulation to pop outs on levels 2-5	103	m2	315	32,445
	<u>External Reveals/Trims & Flashing</u>				
	<u>Flashing</u>				
6.6.5.5	Flashing and associated work to Prefabricated modular rooms				
6.6.5.6	Type 1.0 (40 foot room)	18	No	870	15,660
6.6.5.7	Type 1.5 (2 x 20" foot room)	12	No	570	6,840
6.6.5.8	Type 2.0 (2 x 20" foot room)	7	No	660	4,620
6.6.5.9	Type 2.0 Acc (2 x 20" foot room)	1	No	660	660
	<u>Pop Outs</u>				
6.6.5.10	Allowance for chamfered framed trim to pop outs (assume folded metal externally with plywood finish internally)	104	m	800	83,200
6.6.5.11	E/O frame for mitred corners to above	1	item	4,160	4,160
6.6.5.12	Allowance for bronze coloured metal horizontal spandrels to slab edges at pop outs	36	m	200	7,200
6.6.5.13	E/O allowance for rebates and cut outs	1	item	4,728	4,728
	<u>Balustrades</u>				
6.6.5.14	Allowance for glazed/solid balustrades (assumed to be 50:50 split)	125	m	550	68,750
	<u>Screens</u>				
6.6.5.15	Allowance for perforated concrete screens	114	m2	300	34,200
EXTERNAL WALLS TOTAL					320,423
6.6	WINDOWS				
	<u>Double Glazed windows</u>				
6.6.6.1	Allowance for double glazed window to Level 01 & 02 Communal area	21	m2	650	13,650

Ref.	Description	Quantity	Unit	Rate	Total
6	Residential Building B - General Building Works				
6.6	WINDOWS				
6.6.6.2	Allowance for anodised aluminium framed double glazed windows to pop out areas	33	m2	650	21,450
	<u>Louvres/Sunscreens</u>				
6.6.6.3	Allowance for louvres/Sunscreens to windows	226	m2	300	67,800
	WINDOWS TOTAL				102,900
6.7	EXTERNAL DOORS				
	<u>Glazed hinged doors</u>				
6.6.7.1	Allowance for single glazed door to communal room on level 02	1	No.	2,200	2,200
	<u>Timber hinged doors</u>				
6.6.7.2	Allowance for single leaf solid core external fire door	6	No.	1,500	9,000
	EXTERNAL DOORS TOTAL				11,200
6.10	WALL FINISHES				
	<u>Paint</u>				
6.6.10.1	Allowance for paint finish to internal face of external walls to communal area on level 01 & 02	105	m2	15	1,575
6.6.10.2	Allowance for paint finish to internal face of external walls to pop out areas	103	m2	15	1,545
	WALL FINISHES TOTAL				3,120
6.11	FLOOR FINISHES				
	<u>Tiles</u>				
6.6.11.1	Allowance for tiles to corridor slabs areas	141	m2	150	21,150
6.6.11.2	Allowance for tiling to communal area on level 01 & 02	30	m2	120	3,600
	<u>Timber flooring</u>				
6.6.11.3	Allowance for engineered timber flooring to pop-out areas	28	m2	90	2,520
	<u>Waterproofing</u>				
6.6.11.4	Allowance for waterproofing to corridor areas	141	m2	50	7,050
6.6.11.5	Allowance for waterproofing to communal area on level 01 & 02	30	m2	50	1,500
	<u>Tactiles</u>				
6.6.11.6	General allowance for tactiles	1	Item	5,000	5,000
	FLOOR FINISHES TOTAL				40,820

Ref.	Description	Quantity	Unit	Rate	Total
6.12	CEILING FINISHES				
6.6.12.1	Allowance for lining and paint to lobby soffits	141	m2	80	11,280
6.6.12.2	Allowance for plasterboard lined ceilings to communal area on level 01 & 02 including paint finish	30	m2	20	600
6.6.12.3	Allowance for shadow lines/cornices to communal area	36	m	35	1,260
6.6.12.4	Allowance for for plasterboard lined ceilings including paint finish to pop-out areas	28		80	2,240
6.6.12.5	Allowance for shadow lines/cornices to pop-out areas	98	m	35	3,430
	CEILING FINISHES TOTAL				18,810
6.13	FITMENTS				
	<u>SIGNAGE</u>				
6.6.13.1	Allowance for Statutory signage	1	Item	6,000.00	6,000
	FITMENTS TOTAL				6,000
6.15	HYDRAULIC SERVICES				
6.6.15.1	Note: Hydraulic services to Modular Residential rooms included in modular room rate	NOTE			
6.6.15.2	Provisional allowance for hot water system	1	item	80,000.00	80,000
6.6.15.3	Provisional allowance for hydraulic reticulation from Main Plant room to tie into Modular Residential rooms	1		35,000.00	35,000
6.6.15.4	Allowance for Hydraulic services to Communal area	4	No	3,900.00	15,600
	BWIC				
6.6.15.5	Allowance for builders works in connection	1	Item	3,918	3,918
	HYDRAULIC SERVICES TOTAL				134,518
6.16	MECHANICAL SERVICES				
6.6.16.1	Note: All Modular rooms to be Naturally Ventilated as Advised by Client	NOTE			
6.6.16.2	Provisional allowance for airconditionong/vent mechanical services to communal area on level 01 & 2	1	item	7,000	7,000
	BWIC				
6.6.16.3	Allowance for builders works in connection	1	Item	210	210
	MECHANICAL SERVICES TOTAL				7,210
6.17	FIRE SERVICES				
6.6.17.1	Provisional allowance for Fire Services to Communal area on Level 01 & 02 (EXCLUDING FIRE SPRINKLERS)	1	item	5,000.00	5,000
6.6.17.2	Provisional allowance for electrical reticulation from Main	875	m2	20	17,500

Ref.	Description	Quantity	Unit	Rate	Total
6	Residential Building B - General Building Works				
6.17	FIRE SERVICES				
	Plant room to tie into Modular Residential rooms				
	BWIC				
6.6.17.3	Allowance for builders works in connection	1	Item	675	675
	FIRE SERVICES TOTAL				23,175
6.18	ELECTRICAL SERVICES				
6.6.18.1	Note: Electrical services to Modular Residential rooms included in modular room rate				Note
6.6.18.2	Provisional allowance for electrical reticulation from Main Plant room to tie into Modular Residential rooms	1	item	70,000	70,000
6.6.18.3	Allowance for electrical services to Communal areas on level 01 & 02	30	m2	100.00	3,000
	BWIC				
6.6.18.4	Allowance for builders works in connection	1	Item	2,190	2,190
	ELECTRICAL SERVICES TOTAL				75,190
6.19	TRANSPORTATION SERVICES				
	Passenger Lifts				
	<i>Allowance for passenger lift, including lift fit out as follows</i>				
6.6.19.1	5 Levels (B2-Roof top c.o.s)	1	No	130,000	130,000
6.6.19.2	Lift Fitout	1	No	10,000	10,000
	BWIC				
6.6.19.3	Allowance for builders works in connection	1	Item	4,200	4,200
	TRANSPORTATION SERVICES TOTAL				144,200

Ref.	Description	Quantity	Unit	Rate	Total
8	External Works				
8.1	EXTERNAL WORKS				
	<u>Soft Landscaping</u>				
	<u>Plants & Turf</u>				
8.8.1.1	Allowance for soil (Assume garden beds to be same level as pavers)	515	m2	10	5,150
8.8.1.2	Provisional allowance for shrubs/ground covers	209	m2	65	13,585
8.8.1.3	Allowance for turf	1,231	m2	10	12,310
8.8.1.4	Provisional allowance for trees (\$500 each)	1	Item	25,000	25,000
	<u>Hard Landscaping</u>				
	<u>Pathways</u>				
8.8.1.5	Allowance for concrete pathway	413	m2	225	92,925
8.8.1.6	Allowance for selected finish to BBQ areas	134	m2	250	33,500
	<u>Stairs (walls measured elsewhere)</u>				
8.8.1.7	Form, Reinforcement and Pour concrete (incl landings, finishes, MS balustrade) to the following areas:				
8.8.1.8	Outside Entry Office	4	m/r	3,500	14,000
8.8.1.9	Fire Egress area at entrance	2	m/r	3,500	7,000
8.8.1.10	Outside Tower A BBQ facilities to Western boundary L01-L02	3	m/r	3,500	10,500
8.8.1.11	Eastern boundary L02-L03	2	m/r	3,500	7,000
8.8.1.12	Western boundary L02-L03	2	m/r	3,500	7,000
	<u>Walls</u>				
8.8.1.13	Provisional allowance for reinforced core filled blockwork walls with capping	320	m	270	86,400
	<u>Furniture</u>				
8.8.1.14	Allowance for outdoor furniture		Item		Excluded
	<u>Planter Boxes</u>				
8.8.1.15	Allowance for planter boxes	225	m	250	56,250
8.8.1.16	Drainage cell & waterproofing to above	209	m2	60	12,540
	<u>Others</u>				
8.8.1.17	Allowance for Cafe Deck to Entry Office/Accessible Entry	15	m2	500	7,500
8.8.1.18	Allowance for boundary walls with sandstone finish to boundary walls	403	m2	400	161,200
8.8.1.19					

Ref.	Description	Quantity	Unit	Rate	Total
8	External Works				
8.1	EXTERNAL WORKS				
	Allowance for footing to above	146	m	120	17,575
8.8.1.20	Allowance for planter boxes to Modular residential rooms	1	item	52,000	52,000
	EXTERNAL WORKS TOTAL				621,435
8.2	EXTERNAL SERVICES				
	Electrical				
	<u>Landscaping</u>				
8.8.2.1	Allowance for lighting to landscaped areas	1	Item	37,735	37,735
	<u>Infrastructure</u>				
8.8.2.2	Allowance for electrical service connection and lead in cables	1	Item	20,000	20,000
8.8.2.3	Allowance for communication service connection and lead in cables	1	Item	1,000	1,000
8.8.2.4	Provision for substation				EXCLUDED
	Hydraulic				
	<u>Landscaping</u>				
8.8.2.5	Allowance for external hydraulic services to landscaped areas (Drainage, irrigation etc.)	1	Item	27,000	27,000
	<u>Infrastructure (Provisional sum)</u>				
8.8.2.6	Allowance for water connection and lead in pipe work	1	Item	25,000	25,000
8.8.2.7	Allowance for sewer connection and lead in pipe work	1	Item	29,000	29,000
8.8.2.8	Allowance for gas connection and lead in pipe work	1	Item	29,000	29,000
8.8.2.9	Allowance for fire hydrant connection and lead in pipe work	1	Item	29,000	29,000
	EXTERNAL SERVICES TOTAL				197,735