



HUGH B. GAGE PTY LTD

ABN: 75 000 827 010

Suite 6, Level 1
370-376 Church Street,
Parramatta NSW 2150
PO Box 2735, North Parramatta NSW 1750
Tel: (02) 9890 1090 Fax: (02) 9890 1092
Email: contact@hughbgage.com.au
Web: www.hughbgage.com.au

■ QUANTITY SURVEYING

■ PROJECT MANAGEMENT

■ CONSTRUCTION FINANCE MANAGEMENT

CAPITAL INVESTMENT VALUE (CIV) REPORT (for DA Lodgement Purposes Only)

PROPOSED NEW UNITED CINEMA COMPLEX OVER ONE LEVEL BASEMENT

AT

**PARK & WARLTERS STREETS
PORT MACQUARIE NSW 2444**

Job No. 5606

4 DECEMBER 2018

CLIENT

United Cinemas – Port Macquarie
c/- Ms Vanessa Benitez
Attention: Mr Sam Mustaca
4 Vuko Place
WARRIEWOOD NSW 2102
Telephone: (02) 9913 7677
Fax: (02) 9913 8562
Mob: 0414 444 608

QUANTITY SURVEYOR

Ms Rina Neville
Associate, AAIQS
Hugh B Gage Pty Ltd
Suite 6, 374 Church Street
PARRAMATTA NSW 2150
Telephone: (02) 9890 1090
Fax: (02) 9890 1092
Email: rina.neville@hughbgage.com.au

**PROPOSED NEW UNITED CINEMAS COMPLEX
OVER ONE LEVEL BASEMENT**

AT

**PARK & WARLTERS STREETS
PORT MACQUARIE NSW 2444**

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- 1. Full Cost Estimate Break-up**

1. INTRODUCTION

Hugh B Gage Pty Ltd has been instructed by Ms Vanessa Benitez of MM Artelier Architects on behalf of United Cinemas – Port Macquarie ON 19 October 2018 to determine the Capital Investment Value (CIV) for the construction of a new cinema complex over one (1) level basement at Park and Warlters Streets, Port Macquarie NSW 2444.

To this end, Hugh B Gage has carried out the following:-

1. Review of available relevant documents
2. Independent assessment of construction cost by adopting detailed measurement and pricing based on available documents, market price and/or relevant cost data from our Cost Data Bank of projects of similar nature and magnitude.

2. DISCLAIMER

This Capital Investment Value (CIV) Report has been prepared for the exclusive use by United Cinemas – Port Macquarie for an indicative market construction cost of the development for D.A. Council submission purposes only (not for Bank funding).

Hugh B Gage Pty Ltd accepts no responsibility to third parties nor does it contemplate that this report can be relied upon by third parties. We invite other parties who may come into possession of this report to seek our written consent to them relying upon this report, and we reserve our rights to review the contents in the event that our consent is sought.

3. CAPITAL INVESTMENT VALUE (CIV) ESTIMATE

PROJECT: PROPOSED NEW CINEMA COMPLEX OVER 1 LEVEL BASEMENT**ADDRESS: PARK & WARLTERS STREETS, PORT MACQUARIE NSW**

Trade Description	Trade Total
Excavation	\$563,936.00
Concrete Works	\$6,269,055.00
External Wall Construction	\$2,116,770.00
Internal Wall Construction	\$2,000,240.00
Roof & Roof Plumbing	\$1,888,925.00
Aluminium Windows & Doors	\$520,200.00
Joinery	\$225,350.00
Bio Box Floor	\$825,000.00
Metalwork	\$230,750.00
Ceiling Finishes	\$765,710.00
Mechanical Ventilation	\$264,425.00
Air Conditioning	\$3,745,000.00
Fire Services	\$1,169,555.00
Hydraulic Services	\$527,000.00
Electrical Services	\$1,619,075.00
Substation	\$200,000.00
Lift Service	\$550,000.00
Waterproofing	\$91,950.00
Floor Finishes	\$350,850.00
Wall Finishes	\$1,016,010.00
Painting	\$227,550.00
External Works	\$379,590.00
Preliminaries	\$3,576,572.00
Builder's Profit & Overheads	\$1,747,411.00
Net Construction Cost (excluding GST & Professional Fees)	\$30,870,924.00
Goods & Services Tax (GST - 10%)	\$3,087,093.00
Total Construction Cost (including GST but excluding Professional Fees)	\$33,958,017.00
Professional Fees (excluding GST)	\$770,000.00
Total Development Cost (including GST & Professional Fees)	\$34,728,017.00

NAME: RINA NEVILLE (NOTTE), AIQS 2792

POSITION: ASSOCIATE

* Refer to Notes and Exclusions attached

4. BASIS OF CAPITAL INVESTMENT VALUE (CIV)

4.10 General

For the completion of our Capital Investment Value (CIV) Estimate, we have made certain reasonable assumptions, as stated in our detailed estimate, as the detailed scope of works and standard of finishes/P.C. items are not well defined in the available documents. There is no specification, building services drawings or geotechnical investigation report. It is strongly suggested that our D.A. cost estimate be reviewed when the full set of design documents are made available.

4.20 Documents

The following documents have been used in the preparation of our Capital Investment Value (CIV) Estimate:-

- Architectural Drawings prepared by MM Atelier Architects Pty Ltd
 - Drawing No.: SK01 – Issue A
SK10 – Issue H
SK11 – Issue N
SK12 – Issue K
SK13 – Issue J
SK14 – Issue J
SK15 – Issue B
SK20 – Issue A
SK30 – Issue E
SK31 – Issue C
SK40 – Issue B
SK41 – Issue A
- Landscape Drawings prepared by Stone Rose Landscapes Pty Ltd
 - Drawing No.: LDA-01 Issue R
LDA-02 Issue R
LDA-03 Issue R
- Stormwater Drawings prepared by Taylor Consulting Pty Ltd
 - Sheet-1 dated 22 November 2018
 - Sheet-2 dated 27 November 2018
 - Sheet-3 dated 26 November 2018
 - Sheet-4 dated 22 November 2018
 - Sheet-5 dated 28 November 2018

This estimate has been prepared for D.A. lodgement purposes only with limited information. It is strongly suggested that this estimate should be reviewed when the final design as well as the full set of tender/contract documents are available.

4. BASIS OF CAPITAL INVESTMENT VALUE (CIV)

4.30 Exclusions

The following items are **excluded** from the estimate:-

- Land cost
- Cost escalation beyond December 2018
- Marketing costs and legal fees
- Council and Authorities' fees and contributions
- Loose furniture, equipment, and work stations
- Whitegoods & kitchen equipment
- Contract contingency
- Artworks
- Delay costs
- Encasing existing services
- Land and sub-division costs
- Diversion or relocation of services
- Site contamination works
- Electric hand-dryers to toilets
- Garbage compactor
- Scissor lift / dock leveller
- Rainwater tank
- Septic tank
- Demolition Costs (vacant site)
- Traffic lights
- Any road widening or slip lanes
- Relocation of existing overhead electrical cables
- Rock excavation
- Window blinds and furnishings
- Tenancy fitout costs
- Cinema F.F. & E.
- New perimeter fencing & gates
- Ticket sales joinery / counter
- Commercial kitchen fitout
- Anti-graffiti paint to external walls
- Painting to inside face of fire staircase walls / stair soffits
- Painting to internal plasterboard fixed to inside face of precast (by tenant)
- Public Domain Works

Yours faithfully
HUGH B GAGE PTY LIMITED



RINA NEVILLE
ASSOCIATE

Encl: 1. Full Cost Estimate Break-up

ANNEXURE 1

FULL COST ESTIMATE BREAK-UP

Trade Summary

4/12/2018

DA 5606 - Port Macquarie

for

DA ESTIMATE FOR PORT MACQUARIE CINEMA COMPLEX - DECEMBER 2018 (KEVIN)

Description	Quantity	Unit	Rate	Markup	Total
EXCAVATION					\$563,936.00
CONCRETE WORKS					\$6,269,055.00
EXTERNAL WALL CONSTRUCTION					\$2,116,770.00
INTERNAL WALL CONSTRUCTION					\$2,000,240.00
ROOF AND ROOF PLUMBING					\$1,888,925.00
ALUMINIUM WINDOWS & DOORS					\$520,200.00
JOINERY					\$225,350.00
BIO BOX FLOOR					\$825,000.00
METALWORK					\$230,750.00
CEILING FINISHES					\$765,710.00
MECHANICAL VENTILATION					\$264,425.00
AIR-CONDITIONING					\$3,745,000.00
FIRE SERVICES					\$1,169,555.00
HYDRAULIC SERVICES					\$527,000.00
ELECTRICAL SERVICES					\$1,619,075.00
SUBSTATION					\$200,000.00
LIFT SERVICE					\$550,000.00
WATERPROOFING					\$91,950.00
FLOOR FINISHES					\$350,850.00
WALL FINISHES					\$1,016,010.00

Description	Quantity	Unit	Rate	Markup	Total
PAINTING					\$227,550.00
EXTERNAL WORKS					\$379,590.00
PRELIMINARIES- 14%					\$3,576,572.00
BUILDERS MARGIN- 6%					\$1,747,411.00
TOTAL CONSTRUCTION COST (EXCLUDING GST & PROFESSIONAL FEES)					\$30,870,924.00
GOODS & SERVICES TAX (GST) - 10%					\$3,087,093.00
TOTAL CONSTRUCTION COST (INCL GST BUT EXCLUDING PROFESSIONAL FEES)					\$33,958,017.00
PROFESSIONAL FEES INCL GST					\$770,000.00
TOTAL CONSTRUCTION COST (INCL. GST & PROFESSIONAL FEES)					\$34,728,017.00
GROSS FLOOR AREA					

Trade Breakup

4/12/2018

DA 5606 - Port Macquarie

for

DA ESTIMATE FOR PORT MACQUARIE CINEMA COMPLEX - DECEMBER 2018 (KEVIN)

Description	Quantity	Unit	Rate	Markup	Total
EXCAVATION					\$563,936.00
GENERAL SITE CLEARANCE					\$11,556.00
General site clearance and tree removal	5,778	m2	\$2.00		\$11,556.00
BULK EXCAVATION					\$536,400.00
Bulk excavation in OTR	13,410	m3	\$40.00		\$536,400.00
DETAIL EXCAVATION					\$15,980.00
Detail excavation in OTR for strip footings and lift pit	188	m3	\$85.00		\$15,980.00
Note:					
The folowing items are excluded from out Construction costs					
Assume no contaminated material					
Removal of bad ground of soft spots					
Excavation in rock					
Detail Excavation in rock					
CONCRETE WORKS					\$6,269,055.00
Lift Pit Base					\$3,025.00
Reinforced concrete lift pit base	11	m2	\$275.00		\$3,025.00
Concrete Piers & Strip Footing					\$208,420.00
Reinforced concrete strip footing	475	m	\$100.00		\$47,500.00
Allowance for Concrete piers	5,364	m2	\$30.00		\$160,920.00
Reinforced Concrete Slab on Ground					\$455,940.00
Basement					\$455,940.00
Reinforced concrete slab on ground including SL82 mesh, compacted sand, waterproof membrane and surface finish	5,364	m2	\$85.00		\$455,940.00

Description	Quantity	Unit	Rate	Markup	Total
Reinforced Concrete Suspended Slab					\$4,757,300.00
Basement 1					\$61,215.00
Suspended reinforced concrete driveway ramp complete	231	m2	\$265.00		\$61,215.00
Ground Floor					\$1,428,880.00
Suspended reinforced concrete post-tensioning slab complete	5,228	m2	\$265.00		\$1,385,420.00
Suspended reinforced concrete walkway ramp complete - Ground Floor to Level 2	164	m2	\$265.00		\$43,460.00
First Floor					\$1,239,935.00
Suspended reinforced concrete post-tensioning slab complete	4,679	m2	\$265.00		\$1,239,935.00
Second Floor					\$1,603,700.00
Suspended reinforced concrete post-tensioning slab complete (transfer slab)	4,582	m2	\$350.00		\$1,603,700.00
Third Floor					\$420,820.00
Suspended reinforced concrete post-tensioning slab complete	1,588	m2	\$265.00		\$420,820.00
Roof					\$2,750.00
Suspended reinforced concrete slab complete to lift overrun	11	m2	\$250.00		\$2,750.00
Concrete Columns					\$541,720.00
Allowance for columns - Basement 1	5,185	m2	\$40.00		\$207,400.00
Allowance for columns - Ground Floor	3,617	m2	\$40.00		\$144,680.00
Allowance for columns - First Floor	4,741	m2	\$40.00		\$189,640.00
Concrete Walls					\$117,950.00
Lift Walls -					\$117,950.00
Reinforced concrete wall to lift wall - Basement	42	m2	\$350.00		\$14,700.00
Ditto - Ground Floor	59	m2	\$350.00		\$20,650.00
Ditto - First Floor	85	m2	\$350.00		\$29,750.00
Ditto - Second Floor	73	m2	\$350.00		\$25,550.00
Ditto - Third Floor	68	m2	\$350.00		\$23,800.00
Ditto - Lift overrun	10	m2	\$350.00		\$3,500.00
Concrete Stairs					\$84,700.00
Reinforced concrete staircase including flights and landings - Basement to Ground Floor	9	mrise	\$1,100.00		\$9,900.00
Ditto - Ground Floor to Level 1	20	mrise	\$1,100.00		\$22,000.00
Ditto - Level 1 to Level 2	23	mrise	\$1,100.00		\$25,300.00

Description	Quantity	Unit	Rate	Markup	Total
Ditto - Level 2 to Level 3	25	mrise	\$1,100.00		\$27,500.00
Sundries					\$100,000.00
Allowance for construction joints, saw cutting ,etc	1	Item	\$100,000.00		\$100,000.00
NOTES:					
The following items have been excluded for our construction cost estimate:					
Granite guard termite protection to slab					
Any associated heritage costs					
An archaeological survey or dig of the site					
Sealant to slabs					
Speed humps etc					
Concrete wheel stops					
Laser screed to slabs					
Coloured concrete or finish to concrete driveway and associated external concrete areas					
EXTERNAL WALL CONSTRUCTION					\$2,116,770.00
DINCEL WALLS					\$229,000.00
Basement					\$229,000.00
Dintel walls complete to basement perimeter walls	916	m2	\$250.00		\$229,000.00
EXTERNAL PRECAST CONCRETE WALL PANELS					\$1,863,250.00
Ground Floor					\$475,875.00
External precast walls incl. 100mm glass wool insulation and 2 layers of 16mm plasterboard fixed to and including steel stud frame	1,269	m2	\$375.00		\$475,875.00
First Floor					\$443,625.00
External precast walls incl. 100mm glass wool insulation and 2 layers of 16mm plasterboard fixed to and including steel stud frame	1,183	m2	\$375.00		\$443,625.00
Second Floor					\$543,750.00
External precast walls incl. 100mm glass wool insulation and 2 layers of 16mm plasterboard fixed to and including steel stud frame	1,450	m2	\$375.00		\$543,750.00
Third Floor					\$350,000.00

Description	Quantity	Unit	Rate	Markup	Total
External precast walls incl. 100mm glass wool insulation and 2 layers of 16mm plasterboard fixed to and including steel sud frame	728	m2	\$375.00		\$273,000.00
External precast walls to parapet walls	308	m2	\$250.00		\$77,000.00
Miscellaneous					\$50,000.00
Grouting to precast walls	1	item	\$50,000.00		\$50,000.00
RC BLOCK WALLS					\$14,520.00
Second Floor					\$14,520.00
RC block walls to balustrade walls	88	m2	\$165.00		\$14,520.00
FEATURE BLADE WALLS					\$10,000.00
Allow for steel framed feature blade walls complete	1	Item	\$10,000.00		\$10,000.00
INTERNAL WALL CONSTRUCTION					\$2,000,240.00
INTERNAL STEEL STUD PLASTERBOARD LINED PARTY WALLS TO CINEMA					\$1,045,235.00
First Floor					\$109,190.00
Internal cinema party walls (2/ of 92mm thick steel stud party wall with 2 layer of 16mm plasterboard wall lining to both walls and 100m thick glasswool insulation to each frame)	358	m2	\$265.00		\$94,870.00
Additonal structural wall framing to above walls	358	m2	\$40.00		\$14,320.00
Second Floor					\$564,250.00
Internal cinema party walls (2/ of 92mm thick steel stud party wall with 2 layer of 16mm plasterboard wall lining to both walls and 100m thick glasswool insulation to each frame)	1,850	m2	\$265.00		\$490,250.00
Additonal structural wall framing to above walls	1,850	m2	\$40.00		\$74,000.00
Third Floor					\$371,795.00
Internal cinema party walls (2/ of 92mm thick steel stud party wall with 2 layer of 16mm plasterboard wall lining to both walls and 100m thick glasswool insulation to each frame)	1,219	m2	\$265.00		\$323,035.00
Additonal structural wall framing to above walls	1,219	m2	\$40.00		\$48,760.00
INTERNAL STEEL STUD PARTITION WALL					\$116,760.00
Ground Floor					\$14,160.00
Internal steel stud wall framing including plasterboard lining to both side	112	m2	\$105.00		\$11,760.00

Description	Quantity	Unit	Rate	Markup	Total
Allow for furring channel including plasterboard lining to lift walls	40	m2	\$60.00		\$2,400.00
First Floor					\$3,360.00
Allow for furring channel including plasterboard lining to lift walls	56	m2	\$60.00		\$3,360.00
Second Floor					\$41,910.00
Internal steel stud wall framing including plasterboard lining to both side	366	m2	\$105.00		\$38,430.00
Allow for furring channel including plasterboard lining to lift walls	58	m2	\$60.00		\$3,480.00
Third Floor					\$57,330.00
Internal steel stud wall framing including plasterboard lining to both side	526	m2	\$105.00		\$55,230.00
Allow for furring channel including plasterboard lining to lift walls	35	m2	\$60.00		\$2,100.00
DECORATIVE COLUMNS & WALL FEATURES TO CINEMA LEVELS					\$10,000.00
Allowance for decorative columns and wall features to common/lobby areas'	1	item	\$10,000.00		\$10,000.00
REINFORCED CONCRETE BLOCKWALL					\$828,245.00
Basement					\$107,300.00
Reinforced concrete blockwalls to fire stair walls	146	m2	\$185.00		\$27,010.00
Ditto - to internal walls	237	m2	\$185.00		\$43,845.00
Ditto - to driveway ramp balustrade walls	197	m2	\$185.00		\$36,445.00
Ground Floor					\$404,225.00
Reinforced concrete blockwalls to fire stair walls	406	m2	\$185.00		\$75,110.00
Ditto - Service Corridor and Emergency Exit	145	m2	\$185.00		\$26,825.00
Ditto - Commercial Tenancy Party walls	1,232	m2	\$185.00		\$227,920.00
Ditto - Storage and Plant Rooms	402	m2	\$185.00		\$74,370.00
First Floor					\$191,845.00
Reinforced concrete blockwalls to fire stair walls	355	m2	\$185.00		\$65,675.00
Ditto - Party walls	682	m2	\$185.00		\$126,170.00
Second Floor					\$62,715.00
Reinforced concrete blockwalls to fire stair walls	219	m2	\$185.00		\$40,515.00
Ditto - Internal walls	120	m2	\$185.00		\$22,200.00
Third Floor					\$62,160.00
Reinforced concrete blockwalls to fire stair walls	100	m2	\$185.00		\$18,500.00

Description	Quantity	Unit	Rate	Markup	Total
Ditto - Party walls	236	m2	\$185.00		\$43,660.00
ROOF AND ROOF PLUMBING					\$1,888,925.00
SUSPENDED COLORBOND ROOF FRAMING					\$1,661,350.00
Ground Floor					\$31,150.00
Selected awning complete to south and western entries	89	m2	\$350.00		\$31,150.00
Level 2					\$9,100.00
Selected awning complete to emergency corridor	26	m2	\$350.00		\$9,100.00
Top Roof					\$1,621,100.00
Structural steel roof frame structure to top roof including columns, purlins and all connections	4,988	m2	\$250.00		\$1,247,000.00
Colorbond Kliplok roof sheeting to top roof including insulation etc	4,988	m2	\$75.00		\$374,100.00
ROOF PLUMBING					\$127,575.00
Allowance for roof plumbing	5,103	m2	\$25.00		\$127,575.00
A/C PLANT ROOF STRUCTURE					\$100,000.00
Allowance for steel framed support structure including walkways, staircases etc fo a/c plant and all acoustic requirements	1	item	\$100,000.00		\$100,000.00
ALUMINIUM WINDOWS & DOORS					\$520,200.00
Internal Glazed Partition					\$30,500.00
Basement					\$30,500.00
Aluminium framed powdercoated glazed partition to Pedestrian Entry	30	m2	\$350.00		\$10,500.00
Extra over for pair of glazed autotmatic entry doors	1	No	\$20,000.00		\$20,000.00
External Glazed Walls & Windows					\$489,700.00
Ground Level					\$184,900.00
Aluminium framed powdercoated glazed walls and windows complete	414	m2	\$350.00		\$144,900.00
Extra over for pair of glazed autotmatic entry doors	2	No	\$20,000.00		\$40,000.00
Level 1					\$154,000.00
Aluminium framed powdercoated glazed walls and windows complete	440	m2	\$350.00		\$154,000.00
Level 2					\$81,900.00
Aluminium framed powdercoated glazed walls and windows complete	234	m2	\$350.00		\$81,900.00

Description	Quantity	Unit	Rate	Markup	Total
Level 3					\$68,900.00
Aluminium framed powdercoated glazed walls and windows complete	194	m2	\$350.00		\$67,900.00
Extra over for single leaf glazed door	1	No	\$1,000.00		\$1,000.00
JOINERY					\$225,350.00
SUPPLY & INSTALL TIMBER DOORS					\$143,850.00
Basement					\$6,850.00
Single leaf fire rated door incl. frame, installation and hardware	4	No	\$900.00		\$3,600.00
Single leaf solid core door incl. frame, installation and hardware	5	No	\$650.00		\$3,250.00
Ground Level					\$31,600.00
Single leaf fire rated door incl. frame, installation and hardware	9	No	\$900.00		\$8,100.00
Double leaf fire rated door incl. frame, installation and hardware	8	No	\$1,800.00		\$14,400.00
Single leaf solid core door incl. frame, installation and hardware	14	No	\$650.00		\$9,100.00
First Floor					\$20,700.00
Single leaf fire rated door incl. frame, installation and hardware	7	No	\$900.00		\$6,300.00
Double leaf fire rated door incl. frame, installation and hardware	8	No	\$1,800.00		\$14,400.00
Second Floor					\$66,500.00
Single leaf fire rated door incl. frame, installation and hardware	7	No	\$900.00		\$6,300.00
Double leaf fire rated door incl. frame, installation and hardware	29	No	\$1,800.00		\$52,200.00
Single leaf solid core door incl. frame, installation and hardware	10	No	\$650.00		\$6,500.00
Double leaf solid core door incl. frame, installation and hardware	1	No	\$1,500.00		\$1,500.00
Third Floor					\$18,200.00
Single leaf fire rated door incl. frame, installation and hardware	7	No	\$900.00		\$6,300.00
Single leaf solid core door incl. frame, installation and hardware	16	No	\$650.00		\$10,400.00
Single leaf solid core sliding door incl. frame, installation and hardware	2	No	\$750.00		\$1,500.00
Sundries					\$5,000.00
Allowance for kickplates, acoustic seal or vision panels	1	item	\$5,000.00		\$5,000.00
JOINERY					\$76,500.00

Description	Quantity	Unit	Rate	Markup	Total
Ground Level					\$20,500.00
Disabled change bench complete	1	No	\$1,000.00		\$1,000.00
Toilet partition sets complete	9	No	\$1,500.00		\$13,500.00
Vanity bench top	6	m	\$1,000.00		\$6,000.00
Second Floor					\$33,500.00
Disabled change bench complete	1	No	\$1,000.00		\$1,000.00
Toilet partition sets complete	13	No	\$1,500.00		\$19,500.00
Vanity bench top	13	m	\$1,000.00		\$13,000.00
Third Floor					\$22,500.00
Disabled change bench complete	1	No	\$1,000.00		\$1,000.00
Toilet partition sets complete	9	No	\$1,500.00		\$13,500.00
Vanity bench top	8	m	\$1,000.00		\$8,000.00
Notes:					
The following items are excluded from our construction cost estimate:					
Master keying		Note			
Commerical kitchen fitout		Note			
Ticket sales joinery		Note			
Candy bar joinery		Note			
BIO BOX FLOOR					\$825,000.00
TIERRED SEATING					\$750,000.00
PC allowance for Structural steel framing for tierred seating and internal staircase/steps including plywood lining -	1	item			\$750,000.00
BALUSTRADE TO CINEMAS					\$75,000.00
Fixed steel balustrade to cinemas seating areas -	1	Item			\$75,000.00
METALWORK					\$230,750.00
FEATURE LOUVRE BLADE PANELS					\$123,750.00
Feature louvre blade panels to perimeter walls	825	m2	\$150.00		\$123,750.00
GLAZED BALUSTRADES					\$30,400.00
Powdercoated framed glazed balustrades to terraces	76	m	\$400.00		\$30,400.00
METALWORK					\$35,000.00
Allowance for metal bollards	1	Item	\$5,000.00		\$5,000.00
Allowance for metal corner guards	1	Item	\$5,000.00		\$5,000.00
Allowance for rubber rails to loading dock area	1	Item	\$5,000.00		\$5,000.00

Description	Quantity	Unit	Rate	Markup	Total
Allowance for balustrades/handrails to staircases, voids and walkway ramp	1	Item	\$10,000.00		\$10,000.00
Allowance for internal signage and statutory signage	1	Item	\$5,000.00		\$5,000.00
Allowance for tactile indicators to public areas	1	Item	\$5,000.00		\$5,000.00
SHELVING					\$5,000.00
Allowance for shelving to storerooms	1	Item	\$5,000.00		\$5,000.00
TOILET ACCESSORIES					\$22,200.00
Toilet accessories	45	No	\$150.00		\$6,750.00
Toilet mirrors	39	No	\$300.00		\$11,700.00
Disabled grab rail	3	No	\$750.00		\$2,250.00
Electric hand-dryers					EXCL
Shower Screen	2	each	\$750.00		\$1,500.00
SUPPLY & INSTALL ROLLER DOORS					\$14,400.00
Roller door incl. associated hardware to Loading Dock and garbage room area	48	m2	\$300.00		\$14,400.00
CEILING FINISHES					\$765,710.00
SUPPLY & INSTALL SUSPENDED PLASTERBOARD CEILINGS					\$711,760.00
Basement					\$7,260.00
Suspended flush plasterboard ceilings to Pedestrian Entry	121	m2	\$60.00		\$7,260.00
Ground Floor					\$41,325.00
Suspended flush w/r plasterboard ceilings to wet areas	57	m2	\$65.00		\$3,705.00
Suspended flush plasterboard ceilings to Corridor	627	m2	\$60.00		\$37,620.00
Suspended flush plasterboard ceilings to Commercial Tenancies- By Tenants		m2			EXCL
First Floor					\$7,500.00
Suspended flush plasterboard ceilings to Lobby	125	m2	\$60.00		\$7,500.00
Suspended flush plasterboard ceilings to Tenancies - By Tenants		m2			EXCL
Second Floor					\$98,655.00
Suspended flush w/r plasterboard ceilings to wet areas	123	m2	\$65.00		\$7,995.00
Suspended flush plasterboard ceilings to Cinema Foyer, Office and Kitchen	1,511	m2	\$60.00		\$90,660.00
Third Floor (Biobox)					\$542,020.00
Suspended flush w/r plasterboard ceilings to wet areas	81	m2	\$65.00		\$5,265.00

Description	Quantity	Unit	Rate	Markup	Total
Suspended flush plasterboard ceiling to biobox corridor	869	m2	\$65.00		\$56,485.00
Ditto - to Staff and Storage Room	98	m2	\$65.00		\$6,370.00
Suspended 2 Layers of 16mm plasterboard ceilings to top level - theatre	4,739	m2	\$100.00		\$473,900.00
Sundries to All Levels					\$15,000.00
Allowance for bulkheads as required	1	Item	\$5,000.00		\$5,000.00
Allowance for ceiling access panels as required	1	Item	\$5,000.00		\$5,000.00
Allowance for cornices	1	Item	\$5,000.00		\$5,000.00
SET CEILING					\$53,950.00
Ground Floor					\$46,500.00
Allow for set ceiling to external concrete soffit	1,860	m2	\$25.00		\$46,500.00
First Floor					\$2,075.00
Allow for set ceiling to external concrete soffit	83	m2	\$25.00		\$2,075.00
Second Floor					\$3,475.00
Allow for set ceiling to external concrete soffit	139	m2	\$25.00		\$3,475.00
Third Floor (Biobox)					\$1,900.00
Allow for set ceiling to external concrete soffit	76	m2	\$25.00		\$1,900.00
NOTE					
No ceiling measured to future tenant areas					
MECHANICAL VENTILATION					\$264,425.00
SUPPLY & INSTALL MECHANICAL VENTILATION SYSTEMS					\$31,100.00
Allowance for mechanical ventilation to wet areas	261	m2	\$100.00		\$26,100.00
Allowance for mechanical ventilation to garabage areas	1	item	\$5,000.00		\$5,000.00
Allowance for mechanical ventilation to basement carpark	5,185	m2	\$45.00		\$233,325.00
Exclusion:					
The following have ben excluded:					
Garbage compactor					
AIR-CONDITIONING					\$3,745,000.00
Allowance for ducted air-conditioning to cinemas	1	item			\$2,100,000.00

Description	Quantity	Unit	Rate	Markup	Total
Allowance for ducted air-conditioning to retail areas	6,580	m2	\$250.00		\$1,645,000.00
FIRE SERVICES					\$1,169,555.00
SUPPLY & INSTALL FIRE SERVICES					\$127,000.00
36m fire hose reel - wall mounted incl. all pipework	28	No	\$1,500.00		\$42,000.00
Allow for Fire hydrant point incl. all pipework	1	item	\$10,000.00		\$10,000.00
Fire Hydrant booster complete as required including diesel pump and all associated pipework	1	Item	\$75,000.00		\$75,000.00
FIRE SPRINKLER SERVICES					\$1,042,555.00
Allowance for fire sprinkler services to carpark	5,185	m2	\$45.00		\$233,325.00
Ditto - to Upper Floors incl. Tenancies and undercroft area	16,094	m2	\$45.00		\$724,230.00
Allowance for fire sprinkler tank & pump	1	Item	\$85,000.00		\$85,000.00
HYDRAULIC SERVICES					\$527,000.00
Hydraulic services to Toilet Area					\$362,000.00
Hydraulic Services complete incl. pipework, stackwork and tapware - Basement 1					\$1,500.00
Hot water unit	1	no	\$1,500.00		\$1,500.00
Hydraulic Services complete incl. pipework, stackwork and tapware - Ground Floor					\$84,500.00
WC complete	9	no	\$2,500.00		\$22,500.00
Dis Wc complete	1	no	\$2,500.00		\$2,500.00
S/S Cleaner's Basin (assumed)	1	no	\$2,500.00		\$2,500.00
Urinal	4	no	\$2,500.00		\$10,000.00
Vanity Basin	7	no	\$2,500.00		\$17,500.00
Dis Hand Basin	1	no	\$2,500.00		\$2,500.00
Floor waste	3	no	\$1,000.00		\$3,000.00
Hot water unit	16	no	\$1,500.00		\$24,000.00
Hydraulic Services complete incl. pipework, stackwork and tapware - First Floor					\$3,000.00
Hot water unit	2	each	\$1,500.00		\$3,000.00
Hydraulic Services complete incl. pipework, stackwork and tapware - Second Floor					\$117,000.00
WC complete	19	no	\$2,500.00		\$47,500.00
Dis Wc complete	1	no	\$2,500.00		\$2,500.00
Urinal	9	no	\$2,500.00		\$22,500.00

Description	Quantity	Unit	Rate	Markup	Total
Vanity Basin	15	no	\$2,500.00		\$37,500.00
Dis Hand Basin	1	no	\$2,500.00		\$2,500.00
Floor waste	3	no	\$1,000.00		\$3,000.00
Hot water unit	1	each	\$1,500.00		\$1,500.00
Hydraulic Services complete incl. pipework, stackwork and tapware - Third Floor (Biobox)					\$156,000.00
WC complete	14	no	\$2,500.00		\$35,000.00
Dis Wc complete	1	no	\$2,500.00		\$2,500.00
Urinal	6	no	\$2,500.00		\$15,000.00
Vanity Basin	14	no	\$2,500.00		\$35,000.00
Dis Hand Basin	1	no	\$2,500.00		\$2,500.00
Floor waste	8	no	\$1,000.00		\$8,000.00
Hot water unit	2	each	\$1,500.00		\$3,000.00
Shower Set	2	each	\$2,500.00		\$5,000.00
Hydraulic services for commercial kitchen	1	item	\$50,000.00		\$50,000.00
External Stormwater Drainage					\$150,000.00
Allow for external stormwater drainage complete incl. connection to mains and grease traps	1	item	\$150,000.00		\$150,000.00
Car Wash bay					\$5,000.00
Allow for car wash bay to Basement 1	1	each	\$5,000.00		\$5,000.00
Sundries					\$10,000.00
Allowance for all application fees associated with connection of services	1	item	\$10,000.00		\$10,000.00
EXCLUSIONS					
The following items are excluded from our construction estimate:					
Acoustic lagging to pipework					
Painting of exposed pipework					
Solar power heating					
Detail excavation in rock					
ELECTRICAL SERVICES					\$1,619,075.00
ELECTRICAL SERVICES					\$1,619,075.00
Electrical services including light fittings to Basement Carpark	5,185	m2	\$25.00		\$129,625.00
Ditto - Cinema corridors, wet areas, plant and staff rooms	3,400	m2	\$65.00		\$221,000.00
Allowance for basic electrical services to Tenancy area (for future tenant fitout)	6,580	m2	\$65.00		\$427,700.00
Allowance for electrical services and fitout to cinema/seating area	2,977	m2	\$250.00		\$744,250.00

Description	Quantity	Unit	Rate	Markup	Total
CCTV cameras to public areas	1	Item	\$50,000.00		\$50,000.00
External lighting to GF undercroft areas	1,860	m2	\$25.00		\$46,500.00
NOTE :					
THE FOLLOWING ITEMS ARE EXCLUDED FROM OUR CONSTRUCTION ESTIMATE					
Telstar lead in cable provided by others					
Automatic hand - dryers					
Lightning protection					
Any acoustic rating					
Excavation in rock					
Card swipe system					
SUBSTATION					\$200,000.00
PC allowance for substation including all BWIC	1	item	\$200,000.00		\$200,000.00
LIFT SERVICE					\$550,000.00
Internal passenger lift including fitout servicing 5 levels incl BWIC	2	No	\$150,000.00		\$300,000.00
Escalator servicing Basement to Ground Floor	1	item	\$250,000.00		\$250,000.00
WATERPROOFING					\$91,950.00
WATERPROOFING					\$91,950.00
Allowance for waterproofing to lift pit	1	Item	\$2,500.00		\$2,500.00
Waterproofing to wet areas	261	m2	\$50.00		\$13,050.00
Ditto - to exposed transfer slab	1,361	m2	\$50.00		\$68,050.00
Ditto - to terraces	167	m2	\$50.00		\$8,350.00
FLOOR FINISHES					\$350,850.00
FLOOR TILING - SUPPLY (PC \$20/m2)					\$81,240.00
Basement 1					\$10,440.00
Supply and lay Floor tiling to Pedestrian Entry	121	m2	\$60.00		\$7,260.00
Ditto - Lift Lobby	53	m2	\$60.00		\$3,180.00
Ground Level					\$41,040.00
Supply and lay Floor tiling to WC	57	m2	\$60.00		\$3,420.00
Ditto - to Corridor	627	m2	\$60.00		\$37,620.00
First Floor					\$12,480.00
Supply and lay Floor tiling to Lobby	125	m2	\$60.00		\$7,500.00
Ditto - to Terrace	83	m2	\$60.00		\$4,980.00
Second Floor					\$7,860.00

Description	Quantity	Unit	Rate	Markup	Total
Supply and lay Floor tiling to WC	123	m2	\$60.00		\$7,380.00
Ditto - to Terrace	8	m2	\$60.00		\$480.00
Third Floor (Biobox)					\$9,420.00
Supply and lay Floor tiling to WC	81	m2	\$60.00		\$4,860.00
Ditto - to Terrace	76	m2	\$60.00		\$4,560.00
VINYL FLOORING					\$9,950.00
Ground Level					\$1,950.00
Supply and lay selected vinyl to Garbage Room	39	m2	\$50.00		\$1,950.00
Second Floor					\$3,100.00
Supply and lay selected vinyl to Kitchen	51	m2	\$50.00		\$2,550.00
Ditto - to Coolroom	11	m2	\$50.00		\$550.00
Third Floor (Biobox)					\$4,900.00
Supply and lay selected vinyl to Staff Change room	37	m2	\$50.00		\$1,850.00
Ditto - Storage Room	61	m2	\$50.00		\$3,050.00
CARPET					\$259,660.00
Second Floor					\$224,900.00
Supply and lay selected carpet to Office	15	m2	\$50.00		\$750.00
Supply and lay selected carpet to Cinema foyer	1,343	m2	\$50.00		\$67,150.00
Supply and lay selected carpet to Cinema	2,977	m2	\$50.00		\$148,850.00
Supply and lay selected carpet to walkway ramp - Ground Floor to Second Floor	163	m2	\$50.00		\$8,150.00
Third Floor (Biobox)					\$34,760.00
Supply and lay selected carpet to Bio Box corridor	869	m2	\$40.00		\$34,760.00
NOTE - NO FLOOR FINISHES TO THE FOLLOWING AREAS:					
* Cinemas		Note			
* Commercial Tenancy		Note			
* Function Room		Note			
WALL FINISHES					\$1,016,010.00
EXTERNAL WALL CLADDING					\$974,250.00
Ground Floor					\$35,000.00
Selected wall cladding incl framing to perimeter walls	140	m2	\$250.00		\$35,000.00
First Floor					\$295,750.00

Description	Quantity	Unit	Rate	Markup	Total
Selected wall cladding incl framing to perimeter walls	1,183	m2	\$250.00		\$295,750.00
Second Floor					\$384,500.00
Selected wall cladding incl framing to perimeter walls	1,450	m2	\$250.00		\$362,500.00
Ditto - to balustrade walls	88	m2	\$250.00		\$22,000.00
Third Floor					\$259,000.00
Selected wall cladding incl framing to perimeter walls	728	m2	\$250.00		\$182,000.00
Ditto - to parapet walls	308	m2	\$250.00		\$77,000.00
WALL TILING - SUPPLY (PC \$20/m2)					\$41,760.00
Ground Floor					\$9,600.00
Selected full height wall tiling to wet areas	160	m2	\$60.00		\$9,600.00
Second Floor					\$17,100.00
Selected full height wall tiling to wet areas	285	m2	\$60.00		\$17,100.00
Third Floor					\$15,060.00
Selected full height wall tiling to wet areas	251	m2	\$60.00		\$15,060.00
PAINTING					\$227,550.00
Internal Painting to :					\$199,325.00
Allow for carpark line markings, on site linemarkings and directional arrows	1	Item	\$10,000.00		\$10,000.00
Internal single leaf doors and frame	81	No	\$100.00		\$8,100.00
Internal double leaf doors and frame	46	No	\$150.00		\$6,900.00
Flush plasterboard Ceilings	3,491	m2	\$25.00		\$87,275.00
Plasterboard walls (common walls only)	2,257	m2	\$25.00		\$56,425.00
RC block walls	1,225	m2	\$25.00		\$30,625.00
External Painting to :					\$28,225.00
Ground Floor					\$28,225.00
Precast perimeter walls	1,129	m2	\$25.00		\$28,225.00
Notes:					
THE FOLLOWING AREAS HAVE BEEN EXCLUDED FROM OUR CONSTRUCTION COSTS:					
No allowance for anti-graffetti paint					
No allowance for painting to underside of ramp, concrete kerbs/upstand walls etc					
No allowance for painting to inside face of fire staircase walls/ stair soffits					

Description	Quantity	Unit	Rate	Markup	Total
No allowance for painting to basement concrete soffits					
No allowance for painting to basement concrete columnc					
No allowance for painting to internal tenancy walls, ceilings and columns					
No allowance for painting to internal plasterboard wall fixed to inside face of precast walls					
No allowance for painting to basement walls					
EXTERNAL WORKS					\$379,590.00
Works Outside the Boundary					\$106,700.00
Allow to remove existing redundant driveways, kerb and guttering , laybacks, footpaths etc and make good on completion	1	item	\$5,000.00		\$5,000.00
Reinforced concrete driveways including finish to Council requirements	1	item	\$10,000.00		\$10,000.00
Reinforced concrete footpaths including finish to Council requirements	293	m2	\$150.00		\$43,950.00
Reinforced concrete kerb & gutter including finish to Council requirements	191	m	\$250.00		\$47,750.00
Concrete works					\$27,200.00
RC slab on ground to walkway ramp	29	m2	\$100.00		\$2,900.00
1000mm wide RC external staircase	3	mrise	\$1,100.00		\$3,300.00
4500mm wide RC external staircase	1	mrise	\$4,000.00		\$4,000.00
7700mm wide RC external staircase	1	mrise	\$7,000.00		\$7,000.00
Allow for wheelstops, kerbs and islands as required	1	Item	\$10,000.00		\$10,000.00
Walls					\$21,390.00
RC block walls to retaining & ramp walls	93	m2	\$165.00		\$15,345.00
EO for render and paint to above	93	m2	\$65.00		\$6,045.00
Pavers (PC supply \$40/m2)					\$99,300.00
Supply and lay selected pavers	662	m2	\$150.00		\$99,300.00
Soft landscaping					\$100,000.00
Allowance for soft landscaping including irrigation	1	item	\$100,000.00		\$100,000.00
Main Signage					\$25,000.00
Allowance main signage and internal as required	1	item	\$25,000.00		\$25,000.00
EXCLUSIONS:					
The following works has been excluded:					

Description	Quantity	Unit	Rate	Markup	Total
Traffic lights					
Road widening to existing Roads					
Relocation of existign overhead electrical cables					
Truck turning table					
Dock leveller/scissor lift					
PRELIMINARIES- 14%					\$3,576,572.00
Preliminaries	1	total	\$3,576,572.00		\$3,576,572.00
BUILDERS MARGIN- 6%					\$1,747,411.00
Builder's Margin	1	total	\$1,747,411.00		\$1,747,411.00
TOTAL CONSTRUCTION COST (EXCLUDING GST & PROFESSIONAL FEES)					\$30,870,924.00
Total construction cost (excl. GST & Professional Fees)	1	total	\$30,870,924.00		\$30,870,924.00
GOODS & SERVICES TAX (GST) - 10%					\$3,087,093.00
Goods & Services Tax	1	total	\$3,087,093.00		\$3,087,093.00
TOTAL CONSTRUCTION COST (INCL GST BUT EXCLUDING PROFESSIONAL FEES)					\$33,958,017.00
Total construction cost (incl. GST but excl. Professional Fees)	1	total	\$33,958,017.00		\$33,958,017.00
PROFESSIONAL FEES INCL GST					\$770,000.00
Allowance for Professioanl Fees including GST	1	Item	\$770,000.00		\$770,000.00
TOTAL CONSTRUCTION COST (INCL. GST & PROFESSIONAL FEES)					\$34,728,017.00
Total construction cost (Incl. GST & Professional Fees)	1	total	\$34,728,017.00		\$34,728,017.00
GROSS FLOOR AREA					
FECA					
Basement	5,185	m2			
Ground Floor	3,617	m2			
Level 1	4,741	m2			
Level 2	4,342	m2			
Level 3 (Biobox)	1,534	m2			
UCA					
Ground Floor	1,860	m2			
Level 1	83	m2			
Level 2	139	m2			
Level 3 (Biobox)	76	m2			

Description	Quantity	Unit	Rate	Markup	Total