



QPC & C Pty Limited
ABN 78 074 731 963

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REGISTERED QUANTITY SURVEYORS COST REPORT

Client	Pacific Planning Pty Ltd
Project Description:	677 - 687 Canterbury Road, Belmore NSW
Project Address:	184 Units & 6 Retail Suites over a Triple Basement
QPC&C Reference No:	Q2019-CR16
Date of Assessment:	1st March 2019

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1.0 Introduction

An instruction was received on 31st January 2019 to complete a cost estimate for submission with DA documentation to Council. To this end we have carried out the following:

2.0 Development Description

The development proposes the construction of 184 x residential units (of which 92 are affordable housing units) and 6 x retail suites over a triple basement.

Item	Area	Comments
Parking Areas	11,244 m2	290 x Car Spaces
Commercial Areas	884 m2	6 x Retail Suites
Residential Areas	15,246 m2	184 x Units
Balcony Areas	2,022 m2	
Total Areas	29,396 m2	

Table 1 - Development Information

3.0 Construction Cost Summary

The construction cost estimate as calculated by our firm can be summarised as follows:

Item	Amount	Comments
Total Cost of Works (Clause 255)	\$58,078,902	<i>See section 4.1</i>
Total Cost of Works (Clause 25J)	\$27,959,061	<i>See section 4.2</i>
Capital Investment Value	\$52,799,002	<i>See section 4.3</i>

Table 2 - Cost Estimate Summary

4.0 Basis of Estimate

We advise that this is a genuine estimate of the construction costs prepared in accordance with the DA issue Architectural Plans and draft Schedule of Finishes only. A more detailed estimate can be prepared upon receipt of Structural Engineering and Services Documentation.

4.1 Section 255 (EPA Regulation 2000)

In accordance with Section 255 of the EP&A Regulation the development cost includes for goods & services tax, builders margin and all associated preliminaries & labour but excludes any project contingency.

4.2 Section 25J

In accordance with Section 25 J of the EP&A Regulation the proposed cost of carrying out the development is to be determined by adding up all the costs and expenses that have been or are to be incurred by the applicant in carrying out the development. Including the following:

- Demolition (*Included*)
- Excavation (*Included*)
- Decontamination or Remediation (*Excluded*)
- Erection of a Building (*Included*)

The following items are excluded in the proposed cost:

- The cost of any development that is provided as affordable housing. (*Considered*)
- The cost of fittings and furnishings. (*Considered*)
- The costs of any development that is the adaptive reuse of a heritage item (*Not Applicable*)

4.3 Capital Investment Value

In accordance with NSW Planning Circular PS 10-008 the 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. (Excluding contingency, land cost, development contributions, finance fees & interest and GST)

4.5 Quality

A schedule has been prepared to establish a quality basis to determine the costs of finishes. The finishes nominated are of a reasonable standard which is appropriate for the projects type and location.

The finishes and therefore costs may be subject to change based on future selections made by the developer or builder.

4.5 Exclusions

The following items have been excluded from this cost estimate:

- Land Costs, Rates, Legals, Stamp Duty & the like
- Interest & Finance Charges
- Electrical Substation / Electricity Upgrades
- Decontamination or Remediation
- Rock Excavation
- Acoustic treatments exceeding the nominal allowance
- National Broadband Network Implications

5.0 Review of Documentation

The estimate has been prepared based on a review of documentation supplied, including:

Consultant	Reference	Drawings:	Issue
Aleksander Projects	17011	DA00; DA01; DA03 - DA021	A; E; F

Table 3 - Drawing Register

6.0 Disclaimer

This cost estimate has been prepared for the purpose of providing an indicative development cost suitable for DA submission to Council Only. All reasonable professional care and skill have been exercised to validate the accuracy and authenticity of the information supplied. Any form of contractual, tortuous or other form of liability for any consequences, loss or damage, which may result from other persons acting upon or using this estimate, will not be accepted.

Kind Regards,



Tony Sassine B.App.Sci (Hons), AAIQS
Managing Director



QPC & C Pty Limited
ABN 78 074 731 963

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Appendix A

COUNCIL FORM

www.capital-qpc.com.au

Registered Quantity Surveyor's Detailed Cost Report

for development costs in excess of \$1,000,000

DATE OF REPORT:

1st March 2019

DEVELOPMENT APPLICATION No.

CONSTRUCTION CERTIFICATE No.

APPLICANT'S NAME:

APPLICANT'S ADDRESS:

DEVELOPMENT DESCRIPTION: *184 Units & 6 Retail Suites over a Triple Basement*

DEVELOPMENT ADDRESS: *677 - 687 Canterbury Road, Belmore NSW*

DEVELOPMENT DETAILS

Gross Floor Area - Commercial	884	m2
Gross Floor Area - Residential	17,268	m2
Gross Floor Area - Retail		m2
Gross Floor Area - Car Parking	11,244	m2
Gross Floor Area - Other		m2

Total Gross Floor Area	28,512	m2
Total Site Area	7,069	m2
Total Car Parking Spaces	290	No.

Total Development Cost	\$ 58,078,902
Total Construction Cost	\$ 56,940,100
Total GST (Included Above)	\$ 5,279,900

ESTIMATE DETAILS

Excavation	\$ 2,566,107
Cost per m2 of site area	\$ 362.99 /m2
Demolition & Site Prep	\$ 1,064,050
Cost m2 metre of site area	\$ 150.51 /m2
Construction - Commercial	\$ 1,286,219
Cost per m2 of commercial area	\$ 1454.47 /m2
Construction - Residential	\$ 19,529,149
Cost per m2 of residential area	\$ 1130.93 /m2
Construction - Retail	\$
Cost per m2 of retail area	\$
Car Park	\$ 4,650,021
Cost per m2 of site area	\$ 657.77 /m2
Cost per space	\$ 16,035 /space

Fit-Out - Commercial	\$
Cost per m2 of commercial area	\$
Fit-Out - Residential	\$ 26,955,940
Cost per m2 of residential area	\$ 1561.01 /m2
External Works / Landscaping	\$ 888,613
Cost per m2 of site area	\$ 125.70 /m2
Professional Fees	\$ 1,138,802
% of Development Cost	% 1.96
% of Construction Cost	% 2.00

Total Development Cost: <i>Incl GST</i>	\$ 58,078,902
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I certify that I have:

- ✓ Inspected the plans the subject of the application for development consent or construction certificate.
- ✓ Prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors.
- ✓ Calculated the development costs in accordance with the definition of development costs in the Section 94A Development Contributions Plan of the council at current prices.
- ✓ Included GST in the calculation of development cost
- ✓ Measured gross floor areas in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1 (Appendix A2)

Signed:



Name: *Tony Sassine*

AIQS Membership Number: *1565*

Position & Qualifications: *Managing Director, B.App.Sci (Hons), AAIQS*



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Appendix B

ELEMENTAL ESTIMATE

ELEMENTAL COST PLAN SUMMARY

Prepared by: 677 - 687 Canterbury Road, Belmore NSW
Project Description: 184 Units & 6 Retail Suites over a Triple Basement
Project Address: Q2019-CR16
Date: 1st March 2019

ELEMENT	GFA Rate	% TOTAL	ELEMENTAL COST
SITE PREPARATION	\$26.44	1.50%	\$777,250
EXCAVATION	\$63.77	3.62%	\$1,874,447
SUBSTRUCTURE	\$115.55	6.56%	\$3,396,670
SUPERSTRUCTURE			
Upper Floors	\$216.44	12.29%	\$6,362,467
Roof	\$35.12	1.99%	\$1,032,533
External Walls	\$99.50	5.65%	\$2,924,899
Windows	\$63.87	3.63%	\$1,877,642
External Doors	\$6.86	0.39%	\$201,600
Internal Walls	\$69.68	3.96%	\$2,048,433
Internal Screens	\$11.78	0.67%	\$346,400
Internal Doors	\$13.98	0.79%	\$410,890
FINISHES			
Wall Finishes	\$132.64	7.53%	\$3,898,968
Floor Finishes	\$46.31	2.63%	\$1,361,361
Ceiling Finishes	\$32.37	1.84%	\$951,577
FITTINGS			
Fitments	\$91.14	5.18%	\$2,679,144
Sanitary Fixtures	\$15.35	0.87%	\$451,240
SERVICES			
Water & Gas Supply	\$123.27	7.00%	\$3,623,705
Heating, Ventilation & AC	\$45.23	2.57%	\$1,329,710
Fire Protection	\$50.56	2.87%	\$1,486,397
Electrical Light & Power	\$105.74	6.00%	\$3,108,226
Transportation Systems	\$27.21	1.55%	\$800,000
Special Services	\$0.00	0.00%	\$0
EXTERNAL WORKS	\$22.08	1.25%	\$649,099
Subtotal - Elements			\$41,592,658
Preliminaries	\$185.92	10.56%	\$5,465,275
Profit & Overheads	\$160.08	9.09%	\$4,705,793
Total Construction Cost	29,396 m2	\$1,760.90	100%
			\$51,763,727
Professional Fees			\$1,035,274.54
Total Development Cost (Excluding GST)			\$52,799,002
Goods & Services Tax			\$5,279,900
Total Development Cost (Including GST)			\$58,078,902

ELEMENTAL COST PLAN BREAKUP

Prepared by: 677 - 687 Canterbury Road, Belmore NSW
Project Address: Q2019-CR16
Date: 1st March 2019
Project Description: 184 Units & 6 Retail Suites over a Triple Basement
Project Costing: 92 Private Residential Dwelling Units

Item	Qty	Unit	Rate	Total
SITE PREPARATION				
Demolition	0.50	Item	\$ 650,000.00	\$ 325,000.00
Site Clearance	3,534.71	m2	\$ 18.00	\$ 63,624.78
EXCAVATION				
Basement Excavation in OTR	19,854.90	m3	\$ 41.50	\$ 823,978.35
Trim, level and compact entire building area.	3,112.11	m2	\$ 12.00	\$ 37,345.32
Detailed Foundation Excavation	345.00	m3	\$ 220.00	\$ 75,900.00
SUBSTRUCTURE				
Concrete, Reo & Labour to Footings	345.00	m3	\$ 550.00	\$ 189,750.00
Basement / Parking Perimeter Walls	1,376.78	m2	\$ 547.36	\$ 753,595.86
Basement Internal Walls	344.73	m2	\$ 240.00	\$ 82,735.20
Concrete Slab on Ground	3,112.11	m2	\$ 105.00	\$ 326,771.55
Suspended Concrete Slabs	602.45	m2	\$ 230.00	\$ 138,563.50
Basement Driveway	35.60	m2	\$ 105.00	\$ 3,737.48
Subsoil Drainage				
Car Wash Pit	2.00	No.	\$ 5,500.00	\$ 11,000.00
Stormwater Pits within Basement	3,112.11	m2	\$ 15.00	\$ 46,681.65
Discharge Control Pit	1.50	No.	\$ 5,000.00	\$ 7,500.00
Detention Tank	92.00	Units	\$ 1,500.00	\$ 138,000.00
SUPERSTRUCTURE				
Upper Floors				
Concrete Suspended Slabs	10,165.33	m2	\$ 240.00	\$ 2,439,678.00
Extra over for Podium Areas	3,112.11	m2	\$ 100.00	\$ 311,211.00
Stairs & Stair Shafts - BM3 - GF	0.50	No.	\$ 21,628.21	\$ 10,814.11
Stairs & Stair Shafts BM2 - GF	2.00	No.	\$ 14,418.81	\$ 28,837.61
Stairs & Stair Shafts GF - L6	3.00	No.	\$ 43,256.42	\$ 129,769.26
Stairs & Stair Shafts L6 - L7	0.50	No.	\$ 7,209.40	\$ 3,604.70
Internal unit stairs	4.00	No.	\$ 2,400.00	\$ 9,600.00
Lift Shaft BM3 - L6	1.00	No.	\$ 83,584.73	\$ 83,584.73
Lift Shaft BM2 - L6	1.00	No.	\$ 75,962.53	\$ 75,962.53
Lift Shaft BM2 - L7	1.00	No.	\$ 83,584.73	\$ 83,584.73
Termite Protection to Perimeter Wall	305.80	m	\$ 15.00	\$ 4,587.05
Roof				
Concrete Roof Structure	1,734.83	m2	\$ 297.59	\$ 516,266.57
Roof Lining & Plumbing		Excl.		\$ -
Pergolas		Excl.		\$ -
External Walls				
Perimeter Walls	6,377.89	m2	\$ 229.30	\$ 1,462,449.44
Extra over for cladding		Excl.		\$ -
External Screens / Louvers		Excl.		\$ -
Windows				
Aluminium framed windows & doors	92.00	Units	\$ 7,500.00	\$ 690,000.00
Extra over for acoustic requirements	92.00	Units	\$ 500.00	\$ 46,000.00
Commercial Glazing	1.00	Item	\$ 202,821.00	\$ 202,821.00
External Doors				
Doors in Shop Fronts	3.00	No.	\$ 850.00	\$ 2,550.00
Fly Doors	92.00	Units	\$ 1,000.00	\$ 92,000.00
Automatic Doors		N/A		\$ -
Roller Doors / Tilt Doors	0.50	Item	\$ 12,500.00	\$ 6,250.00
Internal Walls				
Party Walls	4,317.41	m2	\$ 168.00	\$ 725,324.16
Internal Walls	4,820.84	m2	\$ 62.00	\$ 298,892.30

Internal Screens				
Storage Cages	92.00	Units	\$ 850.00	\$ 78,200.00
Extra over for doors to above.	92.00	Units	\$ 100.00	\$ 9,200.00
Semi Framed Shower Screen	156.00	No.	\$ 550.00	\$ 85,800.00
Internal Doors				
Unit Entry Doors	92.00	No.	\$ 750.00	\$ 69,000.00
Internal Unit Doors	413.00	No.	\$ 190.00	\$ 78,470.00
Hardware to above	413.00	No.	\$ 75.00	\$ 30,975.00
Lobby Fire /Service Doors	36.00	No.	\$ 750.00	\$ 27,000.00
FINISHES				
Wall Finishes				
Plasterboard to Perimeter Walls	6,377.89	m2	\$ 18.00	\$ 114,801.96
Plasterboard to Party Walls	8,634.81	m2	\$ 18.00	\$ 155,426.61
Insulation to above	15,012.70	m2	\$ 10.00	\$ 150,126.98
Plasterboard to Internal Walls	9,641.69	m2	\$ 18.00	\$ 173,550.37
Plasterboard to Ceiling Areas	6,857.50	m2	\$ 55.00	\$ 377,162.50
Cornice to above	8,805.14	m	\$ 15.00	\$ 132,077.06
Painting to above	92.00	No.	\$ 3,500.00	\$ 322,000.00
Painting to Balcony Soffit	1,011.00	m2	\$ 45.00	\$ 45,495.00
Wall tiles to Bathrooms	202.00	No.	\$ 2,000.00	\$ 404,000.00
Skirting within unit	8,805.14	m	\$ 8.50	\$ 74,843.67
Floor Finishes				
Carpet to bedroom areas	2,400.13	m2	\$ 40.00	\$ 96,005.00
Tiling to living areas	2,400.13	m2	\$ 75.00	\$ 180,009.38
Tiling to lobby areas	765.65	m2	\$ 75.00	\$ 57,423.38
Waterproofing to Wet Areas	156.00	No.	\$ 350.00	\$ 54,600.00
Tiling to bathroom areas	1,414.00	m2	\$ 75.00	\$ 106,050.00
Tiling to kitchen areas	643.25	m2	\$ 75.00	\$ 48,243.75
Tiling to GF Pathways	194.45	m2	\$ 75.00	\$ 14,583.75
Waterproofing to Balconies	1,011.00	m2	\$ 40.00	\$ 40,440.00
Tiling to Balconies	1,011.00	m2	\$ 75.00	\$ 75,825.00
Tiling allowance to Common Open Space	100.00	m2	\$ 75.00	\$ 7,500.00
Ceiling Finishes				
Plasterboard to ceiling	7,623.15	m2	\$ 45.00	\$ 343,041.53
Access hatches per unit	92.00	No.	\$ 200.00	\$ 18,400.00
Painting to above	7,623.15	m2	\$ 15.00	\$ 114,347.18
FITTINGS				
Fitments				
Sliding Mirror Wardrobe	165.00	No.	\$ 850.00	\$ 140,250.00
Kitchen Joinery	92.00	No.	\$ 4,000.00	\$ 368,000.00
Kitchen Benchtops	92.00	No.	\$ 1,200.00	\$ 110,400.00
Kitchen Splashback	92.00	No.	\$ 900.00	\$ 82,800.00
Study Joinery	9.00	No.	\$ 1,000.00	\$ 9,000.00
Linen/storage cupboards	92.00	No.	\$ 700.00	\$ 64,400.00
Vanity Joinery	156.00	No.	\$ 550.00	\$ 85,800.00
Mirror above Vanity	156.00	No.	\$ 120.00	\$ 18,720.00
Internal Stair Handrails	0.50	Item	\$ 60,637.50	\$ 30,318.75
Balcony Balustrades	0.50	Item	\$ 218,376.00	\$ 109,188.00
Mail Boxes	92.50	No.	\$ 150.00	\$ 13,875.00
Roller Blinds	92.00	No.	\$ 900.00	\$ 82,800.00
Required Signage	0.50	Item	\$ 46,000.00	\$ 23,000.00
Appliances				
Oven 600mm	92.00	No.	\$ 650.00	\$ 59,800.00
Cooktop 600mm	92.00	No.	\$ 395.00	\$ 36,340.00
Rangehood 600mm	92.00	No.	\$ 350.00	\$ 32,200.00
Dishwasher 600mm	92.00	No.	\$ 790.00	\$ 72,680.00
Microwave	N/A	No.	N/A	\$ -
Sanitary Fixtures				
Toilet Suite Dual Flush	156.00	No.	\$ 245.00	\$ 38,220.00
Urinals		N/A		\$ -
Bath Tubs & Tapware	92.00	No.	\$ 220.00	\$ 20,240.00
Vanity Basin & Mixer	156.00	No.	\$ 120.00	\$ 18,720.00
Shower Mixer & Rose	156.00	No.	\$ 230.00	\$ 35,880.00
Kitchen Sink & Tapware	92.00	No.	\$ 350.00	\$ 32,200.00
Laundry Tub & Tapware	92.00	No.	\$ 280.00	\$ 25,760.00
Bathroom Accessories	156.00	No.	\$ 350.00	\$ 54,600.00

SERVICES				
Water & Gas Supply				
Sanitary plumbing and drainage (Units)	92.00	No.	\$ 14,500.00	\$ 1,334,000.00
Sanitary plumbing and drainage (Commerical)	3.00	Item	\$ 57,480.80	\$ 172,442.40
Stormwater Pits, OSD, Etc.	0.50	Item	\$ 173,420.00	\$ 86,710.00
Allowance for section 73 works	0.50	Item	\$ 5,000.00	\$ 2,500.00
Supply of Hot Water Units	92.00	No.	\$ 850.00	\$ 78,200.00
Gas Reticulation	92.00	No.	\$ 1,500.00	\$ 138,000.00
Heating, Ventilation & AC				
Air Conditioning Split System	92.00	No.	\$ 2,200.00	\$ 202,400.00
Ventilation to Wet Areas	248.00	No.	\$ 280.00	\$ 69,440.00
Ventilation to Kitchen	92.00	No.	\$ 300.00	\$ 27,600.00
Stair Pressurisation		Excl.		\$ -
Mechanical Ventilation to Basement	5,621.77	m2	\$ 65.00	\$ 365,415.05
Fire Protection				
Booster - Sprinkler	0.50	Item	\$ 12,000.00	\$ 6,000.00
Fire Sprinklers to Basement	5,621.77	m2	\$ 55.00	\$ 309,197.35
Fire Sprinklers to Upper Levels	7,299.66	m2	\$ 26.50	\$ 193,440.99
Booster - Hydrant	0.50	Item	\$ 85,000.00	\$ 42,500.00
Diesel Pump	1.50	Item	\$ 18,000.00	\$ 27,000.00
Fire Hydrant Per Level	18.00	No.	\$ 2,400.00	\$ 43,200.00
Fire Hose Reels	6.00	No.	\$ 550.00	\$ 3,300.00
Fire Extinguishers	18.00	No.	\$ 250.00	\$ 4,500.00
Fire Indicator Panel (FIP)	92.00	No.	\$ 1,050.00	\$ 96,600.00
Emergency Warning & Intercommunication System (EWIS)		Incl.		\$ -
Thermal Detectors		Incl.		\$ -
Smoke Detectors to Units & Lobbies	97.00	No.	\$ 180.00	\$ 17,460.00
Electrical Light & Power				
Electrical Services (Units)	92.00	Units	\$ 11,000.00	\$ 1,012,000.00
Electrical Services (Commercial)	3.00	Item	\$ 53,059.20	\$ 159,177.60
Temporary Electrical Boards	15.00	No.	\$ 1,100.00	\$ 16,500.00
Connection Fees	92.00	No.	\$ 250.00	\$ 23,000.00
Substation	0.50	Item	\$ 350,000.00	\$ 175,000.00
Light fittings to Units	92.00	No.	\$ 1,200.00	\$ 110,400.00
Light fittings to Basement	5,621.77	m2	\$ 8.50	\$ 47,785.05
Light fittings to Common External Areas	1,025.05	m2	\$ 10.00	\$ 10,250.50
Trasportation Systems				
Passenger Lift (9 Levels)	2.00	Item	\$ 130,000.00	\$ 260,000.00
Passenger Lift (10 Levels)	1.00	Item	\$ 140,000.00	\$ 140,000.00
Platform Lift				\$ -
Car Lift		Excl.		\$ -
Turn Tables		Excl.		\$ -
Special Services				
Garbage Chute Per Level		Excl.		\$ -
Garbage Carousel & Compactor		Excl.		\$ -
EXTERNAL WORKS				
Landscaping	1,177.06	m2	\$ 85.00	\$ 100,049.68
Planterbox Walls	49.01	m	\$ 340.00	\$ 16,663.40
Outside Boundary Works	119.55	m	\$ 1,500.00	\$ 179,325.00
Front Fence	44.80	m	\$ 350.00	\$ 15,678.25
Boundary/ Divisional Fencing	116.67	m	\$ 110.00	\$ 12,833.15
Subtotal (Trades)				\$ 20,796,329.15
Preliminaries & Labour	13.14%	%		\$ 2,732,637.65
Profit & Overheads	10.00%	%		\$ 2,352,896.68
Total Construction Cost (Excluding GST)				\$ 25,881,863.48

ELEMENTAL COST PLAN BREAKUP

Prepared by: 677 - 687 Canterbury Road, Belmore NSW
Project Address: Q2019-CR16
Date: 1st March 2019
Project Description: 184 Units & 6 Retail Suites over a Triple Basement
Project Costing: 92 Affordable Housing Units

Item	Qty	Unit	Rate	Total
SITE PREPARATION				
Demolition	0.50	Item	\$ 650,000.00	\$ 325,000.00
Site Clearance	3,534.71	m2	\$ 18.00	\$ 63,624.78
EXCAVATION				
Basement Excavation in OTR	19,854.90	m3	\$ 41.50	\$ 823,978.35
Trim, level and compact entire building area.	3,112.11	m2	\$ 12.00	\$ 37,345.32
Detailed Foundation Excavation	345.00	m3	\$ 220.00	\$ 75,900.00
SUBSTRUCTURE				
Concrete, Reo & Labour to Footings	345.00	m3	\$ 550.00	\$ 189,750.00
Basement / Parking Perimeter Walls	1,376.78	m2	\$ 547.36	\$ 753,595.86
Basement Internal Walls	344.73	m2	\$ 240.00	\$ 82,735.20
Concrete Slab on Ground	3,112.11	m2	\$ 105.00	\$ 326,771.55
Suspended Concrete Slabs	602.45	m3	\$ 230.00	\$ 138,563.50
Basement Driveway	35.60	m2	\$ 105.00	\$ 3,737.48
Subsoil Drainage			\$ -	
Car Wash Pit	2.00	No.	\$ 5,500.00	\$ 11,000.00
Stormwater Pits within Basement	3,112.11	m2	\$ 15.00	\$ 46,681.65
Discharge Control Pit	1.50	No.	\$ 5,000.00	\$ 7,500.00
Detention Tank	92.00	Units	\$ 1,500.00	\$ 138,000.00
SUPERSTRUCTURE				
Upper Floors				
Concrete Suspended Slabs	10,165.33	m2	\$ 240.00	\$ 2,439,678.00
Extra over for Podium Areas	3,112.11	m2	\$ 100.00	\$ 311,211.00
Stairs & Stair Shafts - BM3 - GF	0.50	No.	\$ 21,628.21	\$ 10,814.11
Stairs & Stair Shafts BM2 - GF	2.00	No.	\$ 14,418.81	\$ 28,837.61
Stairs & Stair Shafts GF - L6	3.00	No.	\$ 43,256.42	\$ 129,769.26
Stairs & Stair Shafts L6 - L7	0.50	No.	\$ 7,209.40	\$ 3,604.70
Internal unit stairs	4.00	No.	\$ 2,400.00	\$ 9,600.00
Lift Shaft BM3 - L6	1.00	No.	\$ 83,584.73	\$ 83,584.73
Lift Shaft BM2 - L6	1.00	No.	\$ 75,962.53	\$ 75,962.53
Lift Shaft BM2 - L7	1.00	No.	\$ 83,584.73	\$ 83,584.73
Termite Protection to Perimeter Wall	305.80	m	\$ 15.00	\$ 4,587.05
Roof				
Concrete Roof Structure	1,734.83	m2	\$ 297.59	\$ 516,266.57
Roof Lining & Plumbing		Excl.	\$ -	\$ -
Pergolas		Excl.		\$ -
External Walls				
Perimeter Walls	6,377.89	m2	\$ 229.30	\$ 1,462,449.44
Extra over for cladding		Excl.		\$ -
External Screens / Louvers		Excl.		\$ -
Windows				
Aluminium framed windows & doors	92.00	Units	\$ 7,500.00	\$ 690,000.00
Extra over for acoustic requirements	92.00	Units	\$ 500.00	\$ 46,000.00
Commercial Glazing	1.00	Item	\$ 202,821.00	\$ 202,821.00
External Doors				
Doors in Shop Fronts	3.00	No.	\$ 850.00	\$ 2,550.00
Fly Doors	92.00	Units	\$ 1,000.00	\$ 92,000.00
Automatic Doors		N/A	\$ -	\$ -
Roller Doors / Tilt Doors	0.50	Item	\$ 12,500.00	\$ 6,250.00
Internal Walls				
Party Walls	4,317.41	m2	\$ 168.00	\$ 725,324.16
Internal Walls	4,820.84	m2	\$ 62.00	\$ 298,892.30

Internal Screens				
Storage Cages	92.00	Units	\$ 850.00	\$ 78,200.00
Extra over for doors to above.	92.00	Units	\$ 100.00	\$ 9,200.00
Semi Framed Shower Screen	156.00	No.	\$ 550.00	\$ 85,800.00
Internal Doors				
Unit Entry Doors	92.00	No.	\$ 750.00	\$ 69,000.00
Internal Unit Doors	413.00	No.	\$ 190.00	\$ 78,470.00
Hardware to above	413.00	No.	\$ 75.00	\$ 30,975.00
Lobby Fire /Service Doors	36.00	No.	\$ 750.00	\$ 27,000.00
FINISHES				
Wall Finishes				
Plasterboard to Perimeter Walls	6,377.89	m2	\$ 18.00	\$ 114,801.96
Plasterboard to Party Walls	8,634.81	m2	\$ 18.00	\$ 155,426.61
Insulation to above	15,012.70	m2	\$ 10.00	\$ 150,126.98
Plasterboard to Internal Walls	9,641.69	m2	\$ 18.00	\$ 173,550.37
Plasterboard to Ceiling Areas	6,857.50	m2	\$ 55.00	\$ 377,162.50
Cornice to above	8,805.14	m	\$ 15.00	\$ 132,077.06
Painting to above	92.00	No.	\$ 3,500.00	\$ 322,000.00
Painting to Balcony Soffit	1,011.00	m2	\$ 45.00	\$ 45,495.00
Wall tiles to Bathrooms	202.00	No.	\$ 2,000.00	\$ 404,000.00
Skirting within unit	8,805.14	m	\$ 8.50	\$ 74,843.67
Floor Finishes				
Carpet to bedroom areas	2,400.13	m2	\$ 40.00	\$ 96,005.00
Tiling to living areas	2,400.13	m2	\$ 75.00	\$ 180,009.38
Tiling to lobby areas	765.65	m2	\$ 75.00	\$ 57,423.38
Waterproofing to Wet Areas	156.00	No.	\$ 350.00	\$ 54,600.00
Tiling to bathroom areas	1,414.00	m2	\$ 75.00	\$ 106,050.00
Tiling to kitchen areas	643.25	m2	\$ 75.00	\$ 48,243.75
Tiling to GF Pathways	194.45	m2	\$ 75.00	\$ 14,583.75
Waterproofing to Balconies	1,011.00	m2	\$ 40.00	\$ 40,440.00
Tiling to Balconies	1,011.00	m2	\$ 75.00	\$ 75,825.00
Tiling allowance to Common Open Space	100.00	m2	\$ 75.00	\$ 7,500.00
Ceiling Finishes				
Plasterboard to ceiling	7,623.15	m2	\$ 45.00	\$ 343,041.53
Access hatches per unit	92.00	No.	\$ 200.00	\$ 18,400.00
Painting to above	7,623.15	m2	\$ 15.00	\$ 114,347.18
FITTINGS				
Fitments				
Sliding Mirror Wardrobe	165.00	No.	\$ 850.00	\$ 140,250.00
Kitchen Joinery	92.00	No.	\$ 4,000.00	\$ 368,000.00
Kitchen Benchtops	92.00	No.	\$ 1,200.00	\$ 110,400.00
Kitchen Splashback	92.00	No.	\$ 900.00	\$ 82,800.00
Study Joinery	9.00	No.	\$ 1,000.00	\$ 9,000.00
Linen/storage cupboards	92.00	No.	\$ 700.00	\$ 64,400.00
Vanity Joinery	156.00	No.	\$ 550.00	\$ 85,800.00
Mirror above Vanity	156.00	No.	\$ 120.00	\$ 18,720.00
Internal Stair Handrails	0.50	Item	\$ 60,637.50	\$ 30,318.75
Balcony Balustrades	0.50	Item	\$ 218,376.00	\$ 109,188.00
Mail Boxes	92.50	No.	\$ 150.00	\$ 13,875.00
Roller Blinds	92.00	No.	\$ 900.00	\$ 82,800.00
Required Signage	0.50	Item	\$ 46,000.00	\$ 23,000.00
Appliances				
Oven 600mm	92.00	No.	\$ 650.00	\$ 59,800.00
Cooktop 600mm	92.00	No.	\$ 395.00	\$ 36,340.00
Rangehood 600mm	92.00	No.	\$ 350.00	\$ 32,200.00
Dishwasher 600mm	92.00	No.	\$ 790.00	\$ 72,680.00
Microwave	N/A	No.	N/A	\$ -
Sanitary Fixtures				
Toilet Suite Dual Flush	156.00	No.	\$ 245.00	\$ 38,220.00
Urinals		N/A	\$ -	\$ -
Bath Tubs & Tapware	92.00	No.	\$ 220.00	\$ 20,240.00
Vanity Basin & Mixer	156.00	No.	\$ 120.00	\$ 18,720.00
Shower Mixer & Rose	156.00	No.	\$ 230.00	\$ 35,880.00
Kitchen Sink & Tapware	92.00	No.	\$ 350.00	\$ 32,200.00
Laundry Tub & Tapware	92.00	No.	\$ 280.00	\$ 25,760.00
Bathroom Accessories	156.00	No.	\$ 350.00	\$ 54,600.00

SERVICES				
Water & Gas Supply				
Sanitary plumbing and drainage (Units)	92.00	No.	\$ 14,500.00	\$ 1,334,000.00
Sanitary plumbing and drainage (Commerical)	3.00	No.	\$ 57,480.80	\$ 172,442.40
Stormwater Pits, OSD, Etc.	0.50	Item	\$ 173,420.00	\$ 86,710.00
Allowance for section 73 works	0.50	Item	\$ 5,000.00	\$ 2,500.00
Supply of Hot Water Units	92.00	No.	\$ 850.00	\$ 78,200.00
Gas Reticulation	92.00	No.	\$ 1,500.00	\$ 138,000.00
Heating, Ventilation & AC				
Air Conditioning Split System	92.00	No.	\$ 2,200.00	\$ 202,400.00
Ventilation to Wet Areas	248.00	No.	\$ 280.00	\$ 69,440.00
Ventilation to Kitchen	92.00	No.	\$ 300.00	\$ 27,600.00
Stair Pressurisation		Excl.	\$ -	\$ -
Mechanical Ventilation to Basement	5,621.77	m2	\$ 65.00	\$ 365,415.05
Fire Protection				
Booster - Sprinkler	0.50	Item	\$ 12,000.00	\$ 6,000.00
Fire Sprinklers to Basement	5,621.77	m2	\$ 55.00	\$ 309,197.35
Fire Sprinklers to Upper Levels	7,299.66	m2	\$ 26.50	\$ 193,440.99
Booster - Hydrant	0.50	Item	\$ 85,000.00	\$ 42,500.00
Diesel Pump	1.50	Item	\$ 18,000.00	\$ 27,000.00
Fire Hydrant Per Level	18.00	No.	\$ 2,400.00	\$ 43,200.00
Fire Hose Reels	6.00	No.	\$ 550.00	\$ 3,300.00
Fire Extinguishers	18.00	No.	\$ 250.00	\$ 4,500.00
Fire Indicator Panel (FIP)	92.00	No.	\$ 1,050.00	\$ 96,600.00
Emergency Warning & Intercommunication System (EWIS)		Incl.	\$ -	\$ -
Thermal Detectors		Incl.	\$ -	\$ -
Smoke Detectors to Units & Lobbies	97.00	No.	\$ 180.00	\$ 17,460.00
Electrical Light & Power				
Electrical Services (Units)	92.00	Units	\$ 11,000.00	\$ 1,012,000.00
Electrical Services (Commercial)	3.00	Item	\$ 53,059.20	\$ 159,177.60
Temporary Electrical Boards	15.00	No.	\$ 1,100.00	\$ 16,500.00
Connection Fees	92.00	No.	\$ 250.00	\$ 23,000.00
Substation	0.50	Item	\$ 350,000.00	\$ 175,000.00
Light fittings to Units	92.00	No.	\$ 1,200.00	\$ 110,400.00
Light fittings to Basement	5,621.77	m2	\$ 8.50	\$ 47,785.05
Light fittings to Common External Areas	1,025.05	m2	\$ 10.00	\$ 10,250.50
Trasportation Systems				
Passenger Lift (9 Levels)	2.00	Item	\$ 130,000.00	\$ 260,000.00
Passenger Lift (10 Levels)	1.00	Item	\$ 140,000.00	\$ 140,000.00
Platform Lift		Excl.	\$ -	\$ -
Car Lift		Excl.	\$ -	\$ -
Turn Tables		Excl.	\$ -	\$ -
Special Services				
Garbage Chute Per Level		Excl.	\$ -	\$ -
Garbage Carousel & Compactor		Excl.	\$ -	\$ -
EXTERNAL WORKS				
Landscaping	1,177.06	m2	\$ 85.00	\$ 100,049.68
Planterbox Walls	49.01	m	\$ 340.00	\$ 16,663.40
Outside Boundary Works	119.55	m	\$ 1,500.00	\$ 179,325.00
Front Fence	44.80	m	\$ 350.00	\$ 15,678.25
Boundary/ Divisional Fencing	116.67	m	\$ 110.00	\$ 12,833.15
Subtotal (Trades)				\$ 20,796,329.15
Preliminaries & Labour	13.14%	%		\$ 2,732,637.65
Profit & Overheads	10.00%	%		\$ 2,352,896.68
Total Construction Cost (Excluding GST)				\$ 25,881,863.48



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Appendix C

FINISHES SCHEDULE

SCHEDULE OF FINISHES

Prepared by:	677 - 687 Canterbury Road, Belmore NSW
Project Description:	184 Units & 6 Retail Suites over a Triple Basement
Project Address:	Q2019-CR16
Date:	1st March 2019

BASEMENT

Perimeter Walls:	Piling & Shotcrete
Mechanical Ventilation	Included
Fire Sprinklers	Included

STRUCTURE

Generally	Concrete Framed Structure
Perimeter Walls	Rendered Finish
Upper Levels	Concrete Slabs
Roof Type	Concrete Roof Structure
Roof Finish	N/A
Windows & Doors:	Powdercoated Aluminium Framed
Balcony Balustrades:	Powdercoated Aluminium Framed
Passenger Lift	Included

INTERNAL

Doors:	Hollow doors
Door Furniture:	Satin Chrome Lever
Wardrobes:	Sliding Mirror Wardrobe
Walls:	Plasterboard & Paint
Ceilings:	Plasterboard & Paint
Cornice:	Shadowline
Skirting/Architrave:	92mm MDF (Selected Profile)
Air Conditioning:	Split System
Blinds:	Roller Blinds
Intercom:	Excluded
Alarm:	Excluded

FLOOR FINISHES

Bedrooms:	Carpet
Living & Dining:	Tiles
Kitchens:	Tiles
Bathroom, Ensuite, Laundry:	Tiles
Balcony:	Tiles

KITCHEN

Joinery:	Polyurethane Finish Floor & Wall Cupboards
Cupboard Hardware:	Stainless steel handles or concealed
Benchtop:	20mm Ceaserstone or similar
Splashback:	Vitrified Tile
Sink:	Double Bowl Drop In

APPLIANCES

Oven:	60cm Stainless steel oven with digital clock.
Cooktop:	60cm Stainless steel 4 burner incl wok.
Rangehood:	60cm Stainless steel slide out range.
Dishwasher:	60cm Stainless steel dishwasher.
Microwave:	Excluded
Dryer:	4kg Dryer
Hot Water System:	Gas Instantaneous fixed in recess box.

BATHROOM & ENSUITE

Vanity:	Polyurethane Cabinet with 20mm stone top.
Basin:	Semi Recessed Square
Mirror:	Full width of vanity hung on wall.
Shower Screen:	Semi Framed Shower Screen
Toilet Suite:	Vitrious china suite with dual flush.
Accessories:	All accessories to be chrome.
Floor Waste:	Brass with Polished Chrome Finish

LAUNDRY

Tub:	45 Litre tub and cabinet
Tapware:	Flick mixer with telescopic spout.
Skirting Tiling:	White ceramic skirting tiling to laundries.
Splashback:	Vitrified Tile