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REGISTERED QUANTITY SURVEYORS

COST REPORT

Client Emag Apartments

Project Description: 157 Co-Living Rooms & 2 Commercial Suites over a Basement

Project Address: 465-469 Princes Highway & 5-7 Geeves Ave, Rockdale

QPC Reference No: Q2024-CR144

Date of Assessment: 13th September, 2024

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1.0 Executive Summary

Estimated Development Cost

An instruction was received on 19th July, 2024 to complete an Estimated Development Cost Report for submission with DA documentation to Council. To this end we have carried out the following:

Project Description	157 Co-Living Rooms & 2 Commercial Suites over a Basement
Project Location	465-469 Princes Highway & 5-7 Geeves Ave, Rockdale
Date of Assessment	13th September, 2024

Item	Cost (excl GST)
Demolition and Remediation	\$145,112
Construction (Item A)	\$27,375,068
Mitigation of Impact Items	N/A
Consultant Fees	\$1,376,009
Authority Fees (LSL)	\$68,438
Plant & Equipment (Item B)	Included in 'Construction' above
Fixtures, Fittings & Equipment	Included in 'Construction' above
Contingency	\$1,368,753
Escalation	\$0
TOTAL EDC (excl GST)	\$30,333,381
GST	\$3,033,338
TOTAL EDC (incl GST)	\$33,366,719

Gross Floor Area (AIQS)	Item
GFA m2 (AIQS)	7,276 m2
Construction Cost Only \$/m2 GFA	\$3,763 /m2

Table 1 - EDC Report Summary

The above calculation is accurate and addresses all stages and activities in the identified development proposal, at the date of this report.

Estimated Development Cost (EP&A Amendment Regulation 2023)

The proposed cost of carrying out the development is determined in accordance with 'Section 6' of the EP&A Regulation 2023 (EDC Reg) and PS-24-002 (the planning circular) as stipulated:

Estimated Development Cost

In this regulation, the estimated development cost, of proposed development, means the estimated cost of

- the design and erection of a building and associated infrastructure,
- the carrying out of a work,
- the demolition of a building or work,
- fixed or mobile plant and equipment.

The estimated development cost does not include the following—

- amounts payable, or the cost of land dedicated or other benefit provided, under a condition imposed under the Act, Division 7.1 or 7.2 or a planning agreement,
- costs relating to a part of the development that is the subject of a separate development consent or approval,
- land costs, including costs of marketing and selling land,
- costs of the ongoing maintenance or use of the development,
- GST.

Section 208 (EPA Regulation 2021)

The Total Cost of Works (EPA Reg - Clause 208) estimate as calculated by our firm can be summarised as follows:

Item	Amount
Total Cost of Works (EPA Reg - Clause 208)	\$31,785,809

Table 2 - Total Cost of Works (EPA Reg - Clause 208)

The proposed cost of carrying out the development is determined in accordance with Clause 208 of the EP&A Regulation as stipulated:

The costs of carrying out development include the costs of;

- Erection of a Building
- Demolition
- Excavation
- Site Preparation
- Decontamination or Remediation (Where Known)

The following costs and expenses must not be included in an estimate or determination of the proposed cost;

- The cost of the land on which the development will be carried out.
- The costs of repairs to a building or works on the land that will be kept in connection with the development.
- The costs associated with marketing or financing the development, including interest on loans.
- The costs associated with legal work carried out, or to be carried out, in connection with the development.
- Project management costs associated with the development.
- The cost of building insurance for the development.
- The costs of fittings and furnishings including refitting or refurbishing, associated with the development, except if the development involves an enlargement, expansion or intensification of
- The costs of commercial stock inventory,
- The taxes, levies or charges, excluding GST, paid or payable in connection with the development by or under a law.
- The costs of enabling access by people with disability to the development.
- The costs of any energy or water efficiency measures.
- The costs of development that is provided as affordable housing.
- The costs of development that is the adaptive reuse of a heritage item.

2.0 Basis of Report Preparation

This report has been prepared to determine the Estimated Development Cost for submission with DA documentation to the consent authority.

This report has been prepared in accordance with the following:

- Legislative and regulatory requirements of the consent authority for estimating the EDS, including the EP&A Act, EP&A Regulations, SEPPs and the Planning Circular.
- AIQS Practice Standard - Construction Cost Assessments for NSW Estimated Development Cost Reports.
- Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1.

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

Consultant	Reference	Drawings:	Issue
Axel Richter Architect	-	A100; A102 - A105; A107 - A1011; A200 - A203; A300 - A301	A

Table 3 - Drawing Register

We note that no EIS (Environmental Impact Statement) has been provided therefore has not been reviewed in the preparation of this report.

Qualifications of Quantity Surveyor

Tony Sassine B.App.Sci (Hons), M.A.I.Q.S, C.Q.S, M.A.I.P.M

I, Tony Sassine confirm that I have proficient experience in project construction costs in NSW.

Q.P.C & C Pty Limited and its employees have no association with the parties concerned nor share any interest in the proposed development, thus eliminating any conflict of interest.

3.0 Scope of the Calculation of the EDC

The development proposes the construction of 157 Co-Living Rooms & 2 Commercial Suites over a Basement.

Item	Area	Comments
Basement	853 m2	15 x Car Spaces
Commercial Areas	367 m2	
Internal Areas	5,059 m2	157 x Rooms (area includes upper lobbies)
Balconies	1,044 m2	
Total Areas	7,323 m2	
Development Proponent	Emag Apartments	

Table 4 - Development Information

Basis of Estimate

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

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.

Exclusions

The following items have been excluded from this cost estimate:

- Land Costs, Holding Costs, Rates, Legals, Stamp Duty & the like
- Development Contributions
- Costs related to any part of the development subject to a separate development consent or approval

- Marketing costs
- Interest & Finance Charges
- Ongoing Maintenance or use of the development
- Finance Costs

4.0 Disclaimer

This cost estimate has been prepared for the purpose of providing an indicative development cost suitable for DA submission to Council. 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 consequential 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), M.A.I.Q.S, C.Q.S, M.A.I.P.M
Managing Director



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Appendix A

COUNCIL FORM

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Registered Quantity Surveyor's Detailed Cost Report

for development costs in excess of \$3,000,000

DATE OF REPORT:

13th September, 2024

DEVELOPMENT APPLICATION No.

CONSTRUCTION CERTIFICATE No.

APPLICANT'S NAME:

APPLICANT'S ADDRESS:

DEVELOPMENT DESCRIPTION:

157 Co-Living Rooms & 2 Commercial Suites over a Basement

DEVELOPMENT ADDRESS:

465-469 Princes Highway & 5-7 Geeves Ave, Rockdale

DEVELOPMENT DETAILS

Gross Floor Area - Commercial	6,348	m2
Gross Floor Area - Residential		m2
Gross Floor Area - Retail		m2
Gross Floor Area - Car Parking	853	m2
Gross Floor Area - Other	75	m2

Total Gross Floor Area	7,276	m2
Total Site Area	924	m2
Total Car Parking Spaces	15	No.

Total Development Cost	\$ 31,785,809
Total Construction Cost	\$ 30,272,199
Total GST (Included Above)	\$ 2,889,619

ESTIMATE DETAILS

Excavation	\$ 310,247
Cost per m2 of site area	\$ 335.68 /m2
Demolition & Site Prep	\$ 159,624
Cost m2 metre of site area	\$ 172.71 /m2
Construction - Commercial	\$ 11,841,547
Cost per m2 of commercial area	\$ 1865.52 /m2
Construction - Residential	\$
Cost per m2 of residential area	\$
Construction - Retail	\$
Cost per m2 of retail area	\$
Car Park	\$ 820,108
Cost per m2 of site area	\$ 887.33 /m2
Cost per space	\$ 54,674 /space

Fit-Out - Commercial	\$ 16,993,328
Cost per m2 of commercial area	\$ 2,677.13
Fit-Out - Residential	\$
Cost per m2 of residential area	\$
External Works / Landscaping	\$ 147,344
Cost per m2 of site area	\$ 159.42 /m2
Professional Fees	\$ 1,513,610
% of Development Cost	% 4.76
% of Construction Cost	% 5.00

Total Development Cost:	\$ 31,785,809
<i>Incl GST</i>	

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

Client: Emag Apartments
Project Description: 157 Co-Living Rooms & 2 Commercial Suites over a Basement
Project Address: 465-469 Princes Highway & 5-7 Geeves Ave, Rockdale
Date: 13th September, 2024

ELEMENT	GFA Rate	% TOTAL	ELEMENTAL COST
SITE PREPARATION	\$15.27	0.40%	\$111,091
EXCAVATION	\$29.68	0.78%	\$215,918
SUBSTRUCTURE	\$78.45	2.07%	\$570,758
SUPERSTRUCTURE			
Upper Floors	\$409.24	10.82%	\$2,977,478
Roof	\$73.32	1.94%	\$533,468
External Walls	\$238.48	6.30%	\$1,735,100
Windows	\$85.48	2.26%	\$621,953
External Doors	\$2.83	0.07%	\$20,600
Internal Walls	\$263.20	6.96%	\$1,914,952
Internal Screens	\$16.18	0.43%	\$117,750
Internal Doors	\$43.97	1.16%	\$319,880
FINISHES			
Wall Finishes	\$364.63	9.64%	\$2,652,898
Floor Finishes	\$103.46	2.74%	\$752,745
Ceiling Finishes	\$88.46	2.34%	\$643,613
FITTINGS			
Fitments	\$252.66	6.68%	\$1,838,251
Sanitary Fixtures	\$28.53	0.75%	\$207,610
SERVICES			
Water & Gas Supply	\$303.38	8.02%	\$2,207,311
Heating, Ventilation & AC	\$83.33	2.20%	\$606,302
Fire Protection	\$112.10	2.96%	\$815,572
Electrical Light & Power	\$244.97	6.48%	\$1,782,287
Transportation Systems	\$43.98	1.16%	\$320,000
Special Services	\$0.00	0.00%	\$0
EXTERNAL WORKS	\$14.09	0.37%	\$102,545
Subtotal - Elements			\$21,068,081
Preliminaries	\$542.94	14.35%	\$3,950,265
Profit & Overheads	\$343.87	9.09%	\$2,501,835
Total Construction Cost	7,276 m2	100%	\$27,520,181
Professional Fees			\$1,376,009
Total Development Cost (Excluding GST)			\$28,896,190
Goods & Services Tax			\$2,889,619
Total Development Cost (Including GST)			\$31,785,809

ELEMENTAL COST PLAN BREAKUP

Client: Emag Apartments
Project Description: 157 Co-Living Rooms & 2 Commercial Suites over a Basement
Project Address: 465-469 Princes Highway & 5-7 Geeves Ave, Rockdale
Date: 13th September, 2024

Item	Qty	Unit	Rate	Total
SITE PREPARATION				
Demolition	1	Item	\$ 100,000.00	\$ 100,000.00
Site Clearance	924	m2	\$ 12.00	\$ 11,090.88
EXCAVATION				
Basement Excavation in OTR	2,730	m3	\$ 65.00	\$ 177,455.20
Trim, level and compact entire building area.	853	m2	\$ 20.00	\$ 17,063.00
Detailed Foundation Excavation	86	m3	\$ 250.00	\$ 21,400.00
SUBSTRUCTURE				
Concrete, Reo & Labour to Footings	86	m3	\$ 650.00	\$ 55,640.00
Basement Perimeter Walls	395	m2	\$ 600.00	\$ 237,216.00
Basement Internal Walls	165	m2	\$ 280.00	\$ 46,090.80
Basement Internal Columns	9	No.	\$ 1,500.00	\$ 13,500.00
Concrete Slab on Ground	853	m2	\$ 135.00	\$ 115,175.25
Suspended Parking Slabs		Excl.		N/A
Driveway areas	304	m2	\$ 140.00	\$ 42,509.60
Subsoil Drainage				
Car Wash Pit		Excl.		\$ -
Stormwater Pits within Basement	391	m2	\$ 8.00	\$ 3,126.56
Discharge Control Pit	1	No.	\$ 7,500.00	\$ 7,500.00
Detention Tank	1	Item	\$ 50,000.00	\$ 50,000.00
SUPERSTRUCTURE				
Upper Floors				
Concrete Suspended Slabs incl columns	6,886	m2	\$ 330.00	\$ 2,272,218.30
Extra over for Podium Areas	486	m2	\$ 75.00	\$ 36,474.00
Extra over for exposed columns	8	No.	\$ 2,000.00	\$ 16,000.00
Single Open Stair		Excl.		\$ -
Fire Stairs & Stair Shaft (BM to Roof)	2	No.	\$ 155,655.17	\$ 311,310.34
Fire Stairs & Stair Shaft (GF to L5)	1	No.	\$ 69,991.31	\$ 69,991.31
Goods Lift Shaft		Excl.		\$ -
Passenger Internal Lift Shaft		Excl.		\$ -
Lift Shaft (BM-Roof)	2	No.	\$ 135,742.08	\$ 271,484.15
Termite Protection to Perimeter Wall		Excl.		\$ -
Roof				
Concrete Roof Structure	511	m2	\$ 405.00	\$ 206,878.05
Roof Lining & Plumbing	N/A	Excl.	N/A	N/A
Glazed Roof		Excl.		\$ -
Solar Panels	205	m2	\$ 800.00	\$ 163,688.00
Concrete Awnings	173	m2	\$ 550.00	\$ 94,919.00
Metal Awnings	77	m2	\$ 750.00	\$ 57,982.50
Pergola to communal outdoor seating	1	Item	\$ 10,000.00	\$ 10,000.00
External Walls				
Perimeter Walls	5,773	m2	\$ 290.00	\$ 1,674,302.22
Allowance for Greenwall		Excl.		\$ -
Allowance for Curved Façade elements		Excl.		\$ -
Clear Anodised Metal Louvres	69	m2	\$ 550.00	\$ 38,104.00
Metal Shading Mesh	23	m2	\$ 550.00	\$ 12,694.00
Allowance for Protruding Brick	1	Item	\$ 10,000.00	\$ 10,000.00
Windows				
Aluminium framed windows & doors	157	Units	\$ 3,200.00	\$ 502,400.00
GF Glazing	199	m2	\$ 600.00	\$ 119,553.00
External Doors				
Doors in Retail Suite Fronts	2	No.	\$ 1,800.00	\$ 3,600.00
Security Door to Entry	1	No.	\$ 6,500.00	\$ 6,500.00
Swing Driveway Gate	1	No.	\$ 10,500.00	\$ 10,500.00
Internal Walls				
Party Walls	7,242	m2	\$ 220.00	\$ 1,593,167.67
Internal Walls	4,290	m2	\$ 75.00	\$ 321,784.38
Internal Screens				
Storage Cages		Excl.		\$ -
Semi Framed Shower Screen	157	No.	\$ 750.00	\$ 117,750.00

Internal Doors				
Unit Entry Doors	157	No.	\$ 1,200.00	\$ 188,400.00
Internal Cavity Sliding Doors		Excl.		\$ -
Internal Unit Doors	157	No.	\$ 350.00	\$ 54,950.00
Hardware to above	157	No.	\$ 90.00	\$ 14,130.00
Lobby Fire Doors	52	No.	\$ 1,200.00	\$ 62,400.00
FINISHES				
Wall Finishes				
Plasterboard to Perimeter Walls	5,773	m2	\$ 35.00	\$ 202,070.96
Plasterboard to Party Walls	14,483	m2	\$ 35.00	\$ 506,916.99
Insulation to above	20,257	m2	\$ 15.00	\$ 303,851.98
Plasterboard to Internal Walls	8,581	m2	\$ 35.00	\$ 300,332.08
Cornice to above	10,299	m	\$ 20.00	\$ 205,983.68
Painting to above	28,838	m2	\$ 20.00	\$ 576,754.30
Wall tiles to Bathrooms	161	No.	\$ 2,500.00	\$ 402,500.00
Skirting within unit	10,299	m	\$ 15.00	\$ 154,487.76
Floor Finishes				
Tiling to living and bedroom areas	2,900	m2	\$ 105.00	\$ 304,534.65
Tiling to lobby areas & GF areas	1,059	m2	\$ 105.00	\$ 111,237.00
Waterproofing to Wet Areas	161	No.	\$ 500.00	\$ 80,500.00
Tiling to bathroom areas	1,099	m2	\$ 105.00	\$ 115,395.00
Waterproofing to Balcony Areas	878	m2	\$ 65.00	\$ 57,045.30
Tiling to Balconies	800	m2	\$ 105.00	\$ 84,032.55
Floor sealing / Line Marking		Excl.		\$ -
Tiling to Communal Outdoor Spaces		Incl.		\$ -
Waterproofing to communal outdoor spaces		Incl.		\$ -
Tiling to rooftop terrace.		Excl.		\$ -
Waterproofing to rooftop terrace.		Excl.		\$ -
Ceiling Finishes				
Plasterboard to ceiling	5,059	m2	\$ 70.00	\$ 354,111.10
Access hatches, stacks, bulkheads and pipe lagging	157	No.	\$ 1,000.00	\$ 157,000.00
Painting to above	5,059	m2	\$ 20.00	\$ 101,174.60
Paint to balcony soffits	1,044	m2	\$ 30.00	\$ 31,327.50
FITTINGS				
Fitments				
Wardrobes	157	No.	\$ 1,000.00	\$ 157,000.00
Kitchen Joinery	157	No.	\$ 3,500.00	\$ 549,500.00
Kitchen Benchtops		Incl.		\$ -
Kitchen Splashback		Incl.		\$ -
Kitchenette Joinery	3	No.	\$ 5,000.00	\$ 15,000.00
COS Kitchenette & BBQ Joinery	1	Item	\$ 5,000.00	\$ 5,000.00
Communal Space Joinery	3	No.	\$ 10,000.00	\$ 30,000.00
Communal Outdoor Space Joinery	1	Item	\$ 30,000.00	\$ 30,000.00
Vanity Joinery Custom Made	160	No.	\$ 650.00	\$ 104,000.00
Allowance for communal Laundry appliances		Excl.		\$ -
Mirror above Vanity	160	No.	\$ 110.00	\$ 17,600.00
Internal Stair Handrails	1	Item	\$ 120,095.26	\$ 120,095.26
Balcony Balustrades	1	Item	\$ 281,947.50	\$ 281,947.50
Internal walkway balustrade	40	m	\$ 650.00	\$ 26,208.00
Roof Terrace Balustrade		Excl.		\$ -
Mail Boxes	158	No.	\$ 500.00	\$ 79,000.00
Allowance for Bike Parking	1	Item	\$ 7,500.00	\$ 7,500.00
Required Signage	1	Item	\$ 47,100.00	\$ 47,100.00
<u>Appliances</u>				
Allowance for appliances to rooms	157	No.	\$ 1,500.00	\$ 235,500.00
Appliance package to communal rooms	3	No.	\$ 2,400.00	\$ 7,200.00
Washing Machines	157	No.	\$ 450.00	\$ 70,650.00
Dryers	157	No.	\$ 350.00	\$ 54,950.00
Sanitary Fixtures				
Toilet Suite Dual Flush	160	No.	\$ 350.00	\$ 56,000.00
Urinals		Excl.		
Bath Tubs & Tapware		Excl.		\$ -
Vanity Basin & Mixer	160	No.	\$ 150.00	\$ 24,000.00
Shower Mixer & Rose	157	No.	\$ 280.00	\$ 43,960.00
Kitchen Sink & Tapware	157	No.	\$ 300.00	\$ 47,100.00
Sink & Tapware to Communal Area	3	No.	\$ 450.00	\$ 1,350.00
Bathroom Accessories	160	No.	\$ 220.00	\$ 35,200.00

SERVICES				
Water & Gas Supply				
Sanitary plumbing and drainage (Rooms)	157	No.	\$ 11,500.00	\$ 1,805,500.00
Sanitary plumbing and drainage (Commercial)	1	Item	\$ 23,843.95	\$ 23,843.95
Sanitary plumbing and drainage (Parking)	853	m2	\$ 45.00	\$ 38,391.75
Stormwater Pits, OSD, Etc.	1	Item	\$ 90,275.00	\$ 90,275.00
Allowance for Section 73 works	1	Item	\$ 20,000.00	\$ 20,000.00
Cold water pump	1	Item	\$ 9,500.00	\$ 9,500.00
Electronic water meters	157	No.	\$ 550.00	\$ 86,350.00
Supply of Hot Water Units	157	No.	\$ 850.00	\$ 133,450.00
Gas Reticulation		Excl.		\$ -
Heating, Ventilation & AC				
Air Conditioning Split System	157	No.	\$ 1,650.00	\$ 259,050.00
Ventilation to Wet Areas	317	No.	\$ 500.00	\$ 158,500.00
Ventilation to Kitchen	157	No.	\$ 500.00	\$ 78,500.00
Stair Pressurisation	14	No.	\$ 3,000.00	\$ 42,000.00
Mechanical Ventilation to Basement	853	m2	\$ 80.00	\$ 68,252.00
Fire Protection				
Booster - Sprinkler	1	Item	\$ 25,000.00	\$ 25,000.00
Fire Tank	1	Item	\$ 60,000.00	\$ 60,000.00
Fire Sprinklers to Parking	853	m2	\$ 65.00	\$ 55,454.75
Fire Sprinklers to Upper Levels	5,059	m2	\$ 65.00	\$ 328,817.45
Booster - Hydrant	1	Item	\$ 25,000.00	\$ 25,000.00
Diesel Pump	2	No.	\$ 18,500.00	\$ 37,000.00
Fire Hydrant Per Level	18	No.	\$ 2,800.00	\$ 50,400.00
Fire Hose Reels	4	No.	\$ 650.00	\$ 2,600.00
Fire Extinguishers	18	No.	\$ 250.00	\$ 4,500.00
Fire Indicator Panel (FIP)	159	Item	\$ 1,200.00	\$ 190,800.00
Emergency Warning & Intercommunication System (EWIS)		Incl.		\$ -
Thermal Detectors		Incl.		\$ -
Smoke Detectors to Units & Lobbies	180	No.	\$ 200.00	\$ 36,000.00
Electrical Light & Power				
Electrical Services (Rooms)	157	Units	\$ 7,500.00	\$ 1,177,500.00
Electrical Services lobby & common internal areas	1,059	m2	\$ 50.00	\$ 52,970.00
Electrical Services parking areas	853	m2	\$ 30.00	\$ 25,594.50
Electrical Services (Commercial)	1	Item	\$ 25,678.10	\$ 25,678.10
Temporary Electrical Boards	13	No.	\$ 1,000.00	\$ 13,000.00
Connection Fees	159	No.	\$ 250.00	\$ 39,750.00
Substation	1	Item	\$ 300,000.00	\$ 300,000.00
Swipe/tag access		Excl.		\$ -
Light fittings to Rooms	157	No.	\$ 850.00	\$ 133,450.00
Light fittings to Parking	853	m2	\$ 7.50	\$ 6,398.63
Light fittings to Common Areas	1,059	m2	\$ 7.50	\$ 7,945.50
Transportation Systems				
Passenger Lift 13 levels	2	No.	\$ 160,000.00	\$ 320,000.00
Goods Lift		Excl.		\$ -
Escalators & Moving Walks		Excl.		\$ -
Car Lift		Excl.		\$ -
Platform Lift		Excl.		\$ -
Turn Tables		Excl.		\$ -
Special Services				
Garbage Chute Per Level		Excl.		\$ -
Garbage Carousel & Compactor		Excl.		\$ -
EXTERNAL WORKS				
Landscaping Suspended	244	m2	\$ 120.00	\$ 29,272.80
Allowance for seating to outdoor terraces & ground floor	1	Item	\$ 25,000.00	\$ 25,000.00
Planterbox/Retaining Walls		Incl.		\$ -
External Tiled Pathways	24	m2	\$ 160.00	\$ 3,872.00
Outside Boundary Works	59	m	\$ 750.00	\$ 44,400.00
Subtotal (Trades)				\$ 21,068,080.84
Preliminaries & Labour	18.75%	%		\$ 3,950,265.16
Profit & Overheads	10.00%	%		\$ 2,501,834.60
Total Construction Cost (Excluding GST)				\$ 27,520,180.60



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Appendix C

FINISHES SCHEDULE

www.capital-qpc.com.au

SCHEDULE OF FINISHES

Client:	Emag Apartments
Project Description:	157 Co-Living Rooms & 2 Commercial Suites over a Basement
Project Address:	465-469 Princes Highway & 5-7 Geeves Ave, Rockdale
Date:	13th September, 2024

BASEMENT

Perimeter Walls:	Shoring System
Mechanical Ventilation	Included
Fire Sprinklers	Included

STRUCTURE

Generally	Concrete Framed Structure
Perimeter Walls	Face Brick/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:	Combination of Hollow / Solid Core Doors
Door Furniture:	Satin Chrome Lever
Wardrobes:	Hinged Poly Doors on 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:	Tiles
Living & Dining:	Tiles
Kitchens:	Tiles
Bathrooms:	Tiles
Balcony:	Tiles

KITCHENETTE

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

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:	Vitreous china suite with dual flush.
Accessories:	All accessories to be chrome.
Floor Waste:	Brass with Polished Chrome Finish