



# COST ESTIMATE REPORT



**20-22 Mindarie Street & 30 Pinaroo Place, Lane  
Cove North**

**For Blue CHP**

**MBM1138-0014 – 12<sup>th</sup> December 2020**



QUANTITY SURVEYING | BUILDING CONSULTANCY |  
TAX & ASSET SERVICES | PPP ADVISORY | INFRASTRUCTURE |  
FACILITIES MANAGEMENT ADVISORY | EXPERT WITNESS





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# 1. Executive Summary

## 1.1 Introduction

MBM have been requested to prepare a concept estimate for the proposed development options located at 20-22 Mindarie Street & 30 Pinaroo Place, Lane Cove North.

Our current estimate for the construction component of the works is **\$14,642,183** excluding GST, professional fees and construction contingency.

Due to the current nature of the documentation this estimate is to be used as a discussion guide to approximate costs only and should not be used for any commercial purposes.

### **Important note:**

This cost plan is subject to the outcomes of COVID-19 and there may be possible delays and cost alterations that have not been considered or allowed.

## 1.2 Basis of Cost Plan Estimate

MBM costs are presented in an elemental format with quantities measured where possible and costs applied at market rates. We have used benchmark rates applied on a \$per/m<sup>2</sup> where no documentation exists and used our extensive age care experience to establish realistic target rates/sums.

Preliminaries and Builders Margin have been applied at benchmarked percentages considering the project specifics such as size, location and site access.

It should be noted that the unique nature of the project and ergo the design, alongside the status of many high-value works items, means the estimate should be constantly reviewed as design evolves with cost management required at ALL stages.

We note that without detailed documentation and investigative reports that this cost plan is subject to change and should not be committed to without further analysis.

MBM's areas are based on a digital measure of GBA (Gross Building Area). GBA being the FECA (fully enclosed covered area) + UCA (unenclosed covered area) as per the AIQS definition.

## 1.3 Achieving Target Cost

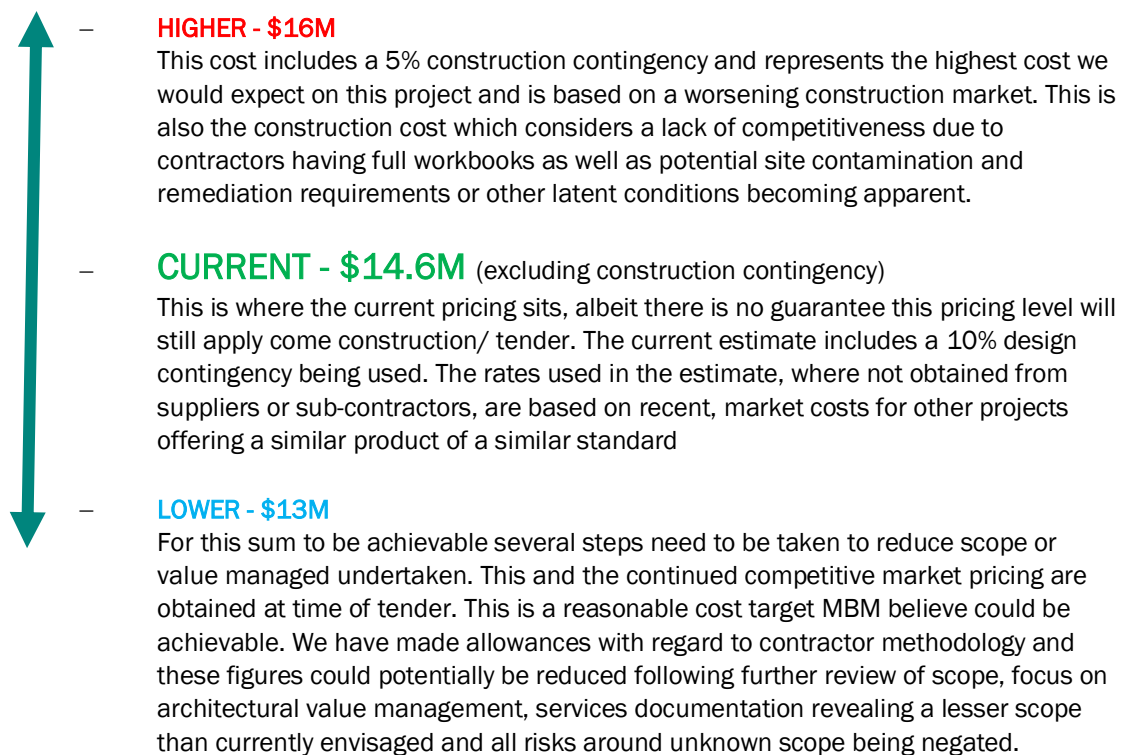
The current estimate reflects the pricing strategy discussed above. It is MBM opinion that if desired cost savings can be achieved via a rationalisation of scope, further review during design development and a thorough value management process. This, we believe, can ensure a project delivered on budget. That said, achieving the Target Cost requires strict cost management and a collective effort from the team. MBM are happy to lead, or at least be involved in such a process.



## 2. Summary of Costs

### 2.1 Potential Cost Range

Given current market conditions and the increased level of competitiveness across the construction industry due to the impacts of COVID-19 on the market and the residential market live sites nearing completion or complete there has been an increased supply of reputable builders and sub-contractors looking for new work. We have witnessed a broader range of very competitive tender pricing than say 9 to 12 months ago. For this reason, we suggest a range of estimated final cost is considered as outlined below. MBM believe the eventual construction cost is likely to fall within the below range:



See over page for a full list of assumptions and exclusions.



## 2.2 Exclusions

- Professional fees
- Escalation
- Demolition works
- Items noted "EXCL" in the Cost Plan
- Loose furniture, white goods and other equipment unless listed in the estimate
- Public domain works (bus stops, shelters, street repairs etc)
- Security systems
- Piling, piercing or underpinning
- Removal of hazardous/ contaminated materials or soils
- Any works outside the extent of works shown on drawings
- Legal costs, Land holding cost, stamp duty etc
- Financial Costs and Interest
- Council requirements & Authority Fees
- Site and land acquisition costs
- Staging of works
- Out of hours works
- Major upgrades or diversion of existing services above minor allowance made
- Flood proofing works
- Latent conditions
- Car park & Roadway Upgrades
- Goods & Service Tax (GST)
- Works associated with and including relocation/ alteration of Transgrid/Ausgrid/ Telstra/ Energy Australia
- Exchange rate fluctuations impacting goods, materials and equipment sourced from overseas
- Potential Material shortages associated with the inability to procure due to closed borders etc
- Potential labour impacts if people are sick or in isolation for extended periods
- Programme delays associated with labour and material shortages / supply chain impacts
- Closure of sites due to corona virus outbreaks
- Any possible delays and cost alterations due to the outcomes of COVID-19

## 2.3 Assumptions

- Site access not restricted
- Assumptions as noted in the cost plan
- Competitive tender process with lump sum contract
- Tendering contractors to be tier 2 or 3



### 3. Detailed Cost Plan

# Cost Plan 5



SUMMARY	\$
Demolition/ Site Preparation	17,892
Basement	2,131,048
Proposed Apartment Building	9,008,845
External Works	366,955
Design Contingency (5%)	576,237
<b>Subtotal</b>	<b>12,100,977</b>
Preliminaries (18%)	2,178,176
Builders Margin (3%)	363,029
<b>Subtotal Construction Cost</b>	<b>14,642,183</b>
Construction Contingency (5%)	732,109
<b>PROJECT TOTAL (Excl GST)</b>	<b>15,374,292</b>
GFA: 5,696 m2	Cost/m2: \$2,699/m2

Notes:

## MBM

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# DETAILED SUMMARY



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Details: Cost Plan 5  
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Code	Description	Starting Page	% of Cost	Cost/m2	Total
1	Demolition/ Site Preparation				
1.1	Demolition	Page 5			0
1.2	Site Preparation/ Earthworks	Page 5	0.12	3.14	17,892
1.3	Remediation	Page 5			0

**17,892**

2	Basement				
2.1	Excavation	Page 5	4.07	109.81	625,495
2.2	Substructure	Page 5	4.71	127.17	724,365
2.3	Upper Floors	Page 5	1.55	41.71	237,580
2.4	Columns	Page 5	0.39	10.62	60,498
2.5	External Walls	Page 5	0.13	3.51	20,000
2.6	Staircases	Page 6	0.21	5.62	32,000
2.7	Internal Walls	Page 6	0.95	25.73	146,580
2.8	Doors & Hardware	Page 6	0.17	4.62	26,300
2.9	Wall Finishes	Page 6	0.02	0.65	3,690
2.10	Ceiling Finishes	Page 6			0
2.11	Floor Finishes	Page 6	0.13	3.64	20,742
2.12	Fitments	Page 6	0.07	1.76	10,000
2.13	Electrical Services	Page 6	0.35	9.38	53,411
2.14	Mechanical Services	Page 6	0.29	7.81	44,509
2.15	Fire Protection Services	Page 6	0.69	18.75	106,823
2.16	Hydraulic Services	Page 7	0.12	3.35	19,055

**2,131,048**

3	Proposed Apartment Building				
3.1	Columns & Beams	Page 7	1.68	45.27	257,873
3.2	Staircases	Page 7	0.40	10.88	62,000
3.3	Upper Floors	Page 7	8.13	219.42	1,249,800
3.4	Roof	Page 7	2.71	73.16	416,716
3.5	External Envelope	Page 8	11.31	305.35	1,739,294
3.6	Internal Walls	Page 8	5.67	152.99	871,415
3.7	Doors & Hardware	Page 8	1.36	36.78	209,500
3.8	Wall Finishes	Page 9	2.78	75.06	427,560
3.9	Ceiling Finishes	Page 9	2.04	55.12	313,950
3.10	Floor Finishes	Page 9	3.44	92.83	528,777
3.11	Joinery	Page 9	3.62	97.69	556,420
3.12	Fixtures and Equipment	Page 10	1.53	41.41	235,890
3.13	Vertical Transportation	Page 10	1.21	32.55	185,400
3.14	Electrical Services	Page 11	4.65	125.57	715,271
3.15	Mechanical Services	Page 11	1.71	46.11	262,650

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3.16	Wet Fire Services	Page 11	1.86	50.22	286,041
3.17	Hydraulic Services	Page 11	4.49	121.19	690,289
					<b>9,008,845</b>
4	External Works				
4.1	External Works	Page 12	1.74	46.87	266,955
4.2	External Services	Page 12	0.65	17.56	100,000
					<b>366,955</b>

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Code	Description	Quantity	Unit	Rate	Amount
<b>1</b>	<b>Demolition/ Site Preparation</b>				
1.1	Demolition				
1.1.1	Demolish and remove single story dwellings		note		EXCL
1.1.2	<u>Following demolition items to be undertaken by LAHC as advised</u>				
1.1.3	Demolish and remove existing hardstand and surfaces		note		EXCL
1.1.4	Demolish and remove soft landscaping including plants & trees		note		EXCL
1.1.5	Demolish and remove fencing		note		EXCL
1.1.6	Allowance to remove miscellaneous items ie. bollards, bins, signs, lighting including capping services etc		note		EXCL
					<b>0.00</b>
1.2	Site Preparation/ Earthworks				
1.2.1	<u>Site Preparation</u>				
1.2.2	Clear site of all remaining rubbish/vegetation		note		EXCL
1.2.3	Allow to strip, level and prepare site for proposed works	1,789	m2	10.00	17,892
					<b>17,892</b>
1.3	Remediation				
1.3.1	Provisional allowance for removal of hazardous materials		note		EXCL
					<b>0.00</b>
<b>2</b>	<b>Basement</b>				
2.1	Excavation				
2.1.1	<u>Excavation</u>				
2.1.2	Excavate and dispose of contaminated material		note		EXCL
2.1.3	Allowance for excavation to be low strength shale/ rock		note		
2.1.4	Allowance to bulk excavate to required basement level and dispose off-site B1&B2 (assume low strength shale)	12,449	t	35.00	435,715
2.1.5	Allowance to bulk excavate to required basement level and dispose off-site L1 (assume low strength shale)	4,708	t	35.00	164,780
2.1.6	Allowance for temporary batters including excavation and fill	1	item	25,000.00	25,000
					<b>625,495</b>
2.2	Substructure				
2.2.1	Lift pit - 2.8m x 2.4m on plan	1	no	14,500.00	14,500
2.2.2	RC slab on ground	885	m2	200.00	176,996
2.2.3	Provision for RC pad & strip foundations	885	m2	70.00	61,949
2.2.4	Retaining walls / shoring to basement perimeter	772	m2	610.00	470,920
					<b>724,365</b>
2.3	Upper Floors				
2.3.1	PT Suspended slabs	849	m2	280.00	237,580
					<b>237,580</b>
2.4	Columns				
2.4.1	<u>Carpark</u>				
2.4.2	RC columns	1,729	m2	35.00	60,498
					<b>60,498</b>

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Code	Description	Quantity	Unit	Rate	Amount
<b>2.5</b>	<b>External Walls</b>				
2.5.1	Solid external wall including finish	40	m2	500.00	20,000
					<b>20,000</b>
<b>2.6</b>	<b>Staircases</b>				
2.6.1	RC staircases complete including nosings and balustrade	10	m/rise	3,200.00	32,000
					<b>32,000</b>
<b>2.7</b>	<b>Internal Walls</b>				
2.7.1	RC lift shaft / stair walls	232	m2	480.00	111,360
2.7.2	RC walls at Edge of Ramps; 1.5m high assumed	13	m2	480.00	6,240
2.7.3	Fire rated masonry wall to mechanical plant, plenum, services areas	161	m2	180.00	28,980
					<b>146,580</b>
<b>2.8</b>	<b>Doors &amp; Hardware</b>				
2.8.1	Single leaf fire rated door & frame	5	no	1,300.00	6,500
2.8.2	Double leaf fire rated door & frame to plant rooms	3	no	1,600.00	4,800
2.8.3	Allow for roller shutter	1	no	15,000.00	15,000
					<b>26,300</b>
<b>2.9</b>	<b>Wall Finishes</b>				
2.9.1	Paint external face of lift shaft and fire stair walls	246	m2	15.00	3,690
2.9.2	Note: assumed perimeter retaining walls & plenum/plant walls will not be painted		note		
					<b>3,690</b>
<b>2.10</b>	<b>Ceiling Finishes</b>				
2.10.1	Note: assumed slab soffits will not be painted		note		EXCL
					<b>0.00</b>
<b>2.11</b>	<b>Floor Finishes</b>				
2.11.1	Concrete sealer	1,729	m2	8.00	13,828
2.11.2	Line marking	1,729	m2	4.00	6,914
					<b>20,742</b>
<b>2.12</b>	<b>Fitments</b>				
2.12.1	Signage	1	item	5,000.00	5,000
2.12.2	Mirrors, bollards, column protection, etc	1	item	5,000.00	5,000
2.12.3	Recycling bins		note		EXCL
2.12.4	Storage cages		note		EXCL
					<b>10,000</b>
<b>2.13</b>	<b>Electrical Services</b>				
2.13.1	Power & lighting carpark (excludes HV / Substation)	1,729	m2	30.00	51,856
2.13.2	BWIC (3%)	1	item	1,555.67	1,556
					<b>53,411</b>
<b>2.14</b>	<b>Mechanical Services</b>				
2.14.1	Mechanical ventilation	1,729	m2	25.00	43,213
2.14.2	BWIC (3%)	1	item	1,296.39	1,296
					<b>44,509</b>

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Code	Description	Quantity	Unit	Rate	Amount
<b>2.15</b>	<b>Fire Protection Services</b>				
2.15.1	Fire sprinkler system	1,729	m2	60.00	103,711
2.15.2	BWIC (3%)	1	item	3,111.34	3,111
					<b>106,823</b>
<b>2.16</b>	<b>Hydraulic Services</b>				
2.16.1	Fire hose reels and hydrants (carpark)	1	item	7,500.00	7,500
2.16.2	Provision for water points (carpark)	1	item	3,500.00	3,500
2.16.3	Provision for hot water supply	1	item	2,500.00	2,500
2.16.4	Provision for gas supply	1	item	5,000.00	5,000
2.16.5	BWIC (3%)	1	item	555.00	555.00
					<b>19,055</b>
<b>3</b>	<b>Proposed Apartment Building</b>				
<b>3.1</b>	<b>Columns &amp; Beams</b>				
3.1.1	RC columns	3,967	m2	65.00	257,873
					<b>257,873</b>
<b>3.2</b>	<b>Staircases</b>				
3.2.1	RC staircases complete including landings, nosings and balustrade;	20	m/rise	3,100.00	62,000
					<b>62,000</b>
<b>3.3</b>	<b>Upper Floors</b>				
3.3.1	PT suspended floor structure	4,166	m2	300.00	1,249,800
					<b>1,249,800</b>
<b>3.4</b>	<b>Roof</b>				
3.4.1	<u>Concrete Roof</u>				
3.4.2	PT suspended roof slab	448	m2	300.00	134,265
3.4.3	Waterproofing to concrete roof slabs	448	m2	40.00	17,902
3.4.4	Roof plumbing	448	m2	45.00	20,140
3.4.5	Insulation	448	m2	60.00	26,853
3.4.6	Pebble on roof	448	m2	35.00	15,664
3.4.7	<u>Concrete Roof to Level 4</u>				
3.4.8	PT suspended roof slab	224	m2	300.00	67,224
3.4.9	Waterproofing to concrete roof slabs	224	m2	40.00	8,963
3.4.10	Roof plumbing	224	m2	45.00	10,084
3.4.11	Insulation	224	m2	60.00	13,445
3.4.12	Pebble on roof	224	m2	35.00	7,843
3.4.13	<u>Rooftop Compulsory Open Space</u>				
3.4.14	Rooftop COS (assume paving)	102	m2	150.00	15,351
3.4.15	Rooftop Fence (1000mm high)	8	m2	750.00	6,278
3.4.16	Rooftop Shade Structure (includes metal supports, fixing to floor, timber rafters and roofing)	34	m2	750.00	25,455
3.4.17	Allowance for BBQ Area (includes BBQ unit, joinery unit)	1	Psum	10,000.00	10,000
3.4.18	<u>Roof Landscape Area</u>				

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Code	Description	Quantity	Unit	Rate	Amount
<b>3.4</b>	<b>Roof</b>				
3.4.19	Balcony Garden Bed Walls (1000mm high)	50	m	400.00	20,000
3.4.20	Waterproofing to garden beds	25	m2	40.00	1,000
3.4.21	Soil & mass planting to garden beds	65	m2	250.00	16,250
					<b>416,716</b>
<b>3.5</b>	<b>External Envelope</b>				
3.5.1	<u>Retaining Walls</u>				
3.5.2	Retaining Wall including waterproofing system, drainage and backfill	152	m2	750.00	114,000
3.5.3	<u>Solid facade</u>				
3.5.4	Masonry columns to external envelope including lining internally	3	m	450.00	1,350
3.5.5	Single skin masonry walls to external envelope	154	m2	200.00	30,800
3.5.6	Solid masonry walls to external envelope with masonry each side	172	m2	400.00	68,800
3.5.7	Solid masonry walls to external envelope including lining internally	1,647	m2	450.00	741,150
3.5.8	Allowance for render and paint (20% of external face)	329	m2	60.00	19,764
3.5.9	Render / paint to slab edge; 100% taken	509	m	150.00	76,350
3.5.10	Feature masonry wall with gaps	37	m2	550.00	20,350
3.5.11	<u>Glazed units</u>				
3.5.12	Aluminium framed windows	191	m2	500.00	95,500
3.5.13	Full height aluminium framed glazing including doors leading to balconies	312	m2	550.00	171,600
3.5.14	600mm x 600mm window	11	no	500.00	5,500
3.5.15	<u>Balustrades</u>				
3.5.16	Allowance for balustrade system, frameless glass with handrail (950mm high)	209	m	1,000.00	209,000
3.5.17	Painted Precast concrete spandrels	72	m	650.00	46,800
3.5.18	Brick balustrade (1000mm high)	111	m	400.00	44,400
3.5.19	<u>Fins</u>				
3.5.20	Vertical fins fixed to external faces	124	m2	550.00	68,200
3.5.21	<u>Balcony Garden Beds</u>				
3.5.22	Waterproofing to garden beds	237	m2	40.00	9,480
3.5.23	Soil & mass planting to garden beds	65	m2	250.00	16,250
					<b>1,739,294</b>
<b>3.6</b>	<b>Internal Walls</b>				
3.6.1	<u>Lift and stair core walls</u>				
3.6.2	RC lift shaft/ fire stair walls	818	m2	500.00	409,000
3.6.3	<u>Separation Walls</u>				
3.6.4	Party walls to apartments / corridors	1,196	m2	190.00	227,240
3.6.5	<u>Partitions</u>				
3.6.6	Plasterboard partitions within apartments	1,976	m2	100.00	197,600
3.6.7	<u>Linings</u>				
3.6.8	Plasterboard linings to face of fire stairs lobby/apartment side	835	m2	45.00	37,575
					<b>871,415</b>
<b>3.7</b>	<b>Doors &amp; Hardware</b>				

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<b>3.7</b>	<b>Doors &amp; Hardware</b>				
3.7.1	Single leaf fire-rated door & frame (fire stairs)	13	no	1,200.00	15,600
3.7.2	Double leaf door & frame (services cupboards) - Not Shown - Assume 1 per Level	14	no	1,300.00	18,200
3.7.3	Single leaf fire rated door & frame including side light - (entry door)	2	no	3,500.00	7,000
3.7.4	Single leaf door & frame (internal unit)	106	no	1,000.00	106,000
3.7.5	Single sliding door including cavity and frame (internal unit)	11	no	1,200.00	13,200
3.7.6	Single leaf door & frame (unit entry)	33	no	1,500.00	49,500
					<b>209,500</b>
<b>3.8</b>	<b>Wall Finishes</b>				
3.8.1	Paint to walls	7,165	m2	12.00	85,980
3.8.2	Wall tiling to bathrooms/ensuites (\$60m2)	1,331	m2	150.00	199,650
3.8.3	Waterproofing to shower & bath walls	1,331	m2	35.00	46,585
3.8.4	Wall tiled splashback 600mm high to laundry tub (\$60/m2)	78	m2	270.00	21,060
3.8.5	Splashback 680mm high to kitchens	58	m2	650.00	37,700
3.8.6	Skirting to apartments	2,439	m	15.00	36,585
					<b>427,560</b>
<b>3.9</b>	<b>Ceiling Finishes</b>				
3.9.1	Set plasterboard ceilings including paint finish	2,758	m2	80.00	220,640
3.9.2	Bulkheads to above (15%)	414	m2	50.00	20,685
3.9.3	Set Moisture Resistant plasterboard ceiling including paint finish to bathrooms	326	m2	105.00	34,230
3.9.4	Shadow line trims to ceiling perimeters	2,938	m	10.00	29,380
3.9.5	Paint to balcony ceiling	601	m2	15.00	9,015
3.9.6	Ceiling to fire stairs (EXCLUDED)		note		EXCL
					<b>313,950</b>
<b>3.10</b>	<b>Floor Finishes</b>				
3.10.1	<u>Carpet</u>				
3.10.2	Carpet to bedrooms (PC supply \$65/m2)	799	m2	60.00	47,918
3.10.3	Circulation corridors/ lobbies (PC supply \$65/m2)	271	m2	60.00	16,261
3.10.4	<u>Other</u>				
3.10.5	Floor Finish to Living/ Dining	1,352	m2	150.00	202,800
3.10.6	<u>Tiling</u>				
3.10.7	Tiling to bathrooms / ensuites (PC supply \$65/m2)	293	m2	160.00	46,813
3.10.8	Tiling to laundry (PC supply \$65/m2)	39	m2	160.00	6,261
3.10.9	Waterproofing to wet areas	332	m2	35.00	11,610
3.10.10	Screed to wet areas		note		INCL
3.10.11	Paving to balconies (PC supply \$65/m2)	778	m2	160.00	124,550
3.10.12	Tiled skirting to balconies	850	m	35.00	29,750
3.10.13	Waterproofing membrane to balconies including upturn	778	m2	55.00	42,814
					<b>528,777</b>
<b>3.11</b>	<b>Joinery</b>				
3.11.1	<u>Apartments</u>				

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Code	Description	Quantity	Unit	Rate	Amount
<b>3.11</b>	<b>Joinery</b>				
3.11.2	<u>Kitchen</u>				
3.11.3	Kitchen joinery unit including floor mounted cabinets and over head cupboards, completed with finish	134	m	2,000.00	268,920
3.11.4	<u>Pantry</u>				
3.11.5	Pantry cupboard	36	m	700.00	25,200
3.11.6	<u>Study</u>				0.00
3.11.7	Study desk	15	no	800.00	12,000
3.11.8	<u>Storage</u>				0.00
3.11.9	Storage area	180	m	600.00	108,000
3.11.10	<u>Living room</u>				0.00
3.11.11	Entertainment unit to apartment		note		EXCL
3.11.12	<u>Bedroom</u>				0.00
3.11.13	Robe	59	no	1,200.00	70,800
3.11.14	<u>Laundry</u>				0.00
3.11.15	Laundry cupboard including doors	30	no	650.00	19,500
3.11.16	<u>Bathroom joinery</u>				0.00
3.11.17	Bathroom sink joinery	52	m	1,000.00	52,000
					<b>556,420</b>
<b>3.12</b>	<b>Fixtures and Equipment</b>				
3.12.1	<u>Generally</u>				0.00
3.12.2	Mail box unit	33	no	90.00	2,970
3.12.3	Statutory signage	1	item	2,500.00	2,500
3.12.4	Building branding incl. wayfinding signage	1	item	5,000.00	5,000
3.12.5	Garbage chute	6	levels	2,500.00	15,000
3.12.6	<u>Appliances</u>				0.00
3.12.7	Dishwasher	33	no	800.00	26,400
3.12.8	Oven	33	no	1,200.00	39,600
3.12.9	Gas Cooktop 4 burner	33	no	800.00	26,400
3.12.10	Ducted rangehood	33	no	1,000.00	33,000
3.12.11	Dryer		note		EXCL
3.12.12	Microwave		note		EXCL
3.12.13	<u>Bathroom</u>				0.00
3.12.14	Shower Shelf	52	no	150.00	7,800
3.12.15	Toilet roll holder	52	no	85.00	4,420
3.12.16	Robe hook	52	no	50.00	2,600
3.12.17	Double towel rail	52	no	150.00	7,800
3.12.18	Allowance for shower screens	52	no	1,200.00	62,400
					<b>235,890</b>
<b>3.13</b>	<b>Vertical Transportation</b>				
3.13.1	Passenger lift (Level B1 to Level 3) - 8 stops	1	no	180,000.00	180,000
3.13.2	BWIC (3%)	1	item	5,400.00	5,400

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3.13	Vertical Transportation				
					<b>185,400</b>
3.14	Electrical Services				
3.14.1	Power, lighting, communications, MATV - enclosed areas	3,967	m2	170.00	674,438
3.14.2	submains		m2	28.00	INCL
3.14.3	switchgear		m2	20.00	INCL
3.14.4	lighting		m2	85.00	INCL
3.14.5	power		m2	55.00	INCL
3.14.6	fire alarm / smoke detection		m2	19.00	INCL
3.14.7	communications		m2	27.00	INCL
3.14.8	matv		m2	8.00	INCL
3.14.9	paytv		m2	8.00	INCL
3.14.10	CCTV system	1	Item	20,000.00	20,000
3.14.11	BWIC (3%)	1	item	20,833.13	20,833
					<b>715,271</b>
3.15	Mechanical Services				
3.15.1	Split AC Units to each unit	30	no	8,500.00	255,000
3.15.2	BWIC (3%)	1	item	7,650.00	7,650
					<b>262,650</b>
3.16	Wet Fire Services				
3.16.1	Fire sprinkler system - enclosed areas	3,967	m2	70.00	277,710
3.16.2	BWIC (3%)	1	item	8,331.29	8,331
					<b>286,041</b>
3.17	Hydraulic Services				
3.17.1	<u>PC Supply the following fixtures</u>				
3.17.2	WC suites	47	no	1,500.00	70,500
3.17.3	Basins	71	no	450.00	31,950
3.17.4	Mixer to basins	71	no	300.00	21,300
3.17.5	Tap to washing machine points	30	no	160.00	4,800
3.17.6	Laundry tub	30	no	500.00	15,000
3.17.7	Tap to laundry tub	30	no	160.00	4,800
3.17.8	Shower rose & mixer	47	no	550.00	25,850
3.17.9	Kitchen sinks	30	no	600.00	18,000
3.17.10	Tap to kitchen sinks	30	no	160.00	4,800
3.17.11	Bathtub & Tapware	3	no	1,500.00	4,500
3.17.12	Tap to dishwasher point	30	no	160.00	4,800
3.17.13	Labour to install fixtures	288	no	150.00	43,200
3.17.14	<b>Subtotal Fixtures/ Cost per unit</b>	30	no	8,316.67	249,500
3.17.15	<u>Hydraulic Services</u>				
3.17.16	Plumbing reticulation (water supply pipes, waste pipes, soil and vent pipework)	288	no	1,100.00	316,800
3.17.17	Floor drain/ waste including drainage pipe	47	no	450.00	21,150

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Code	Description	Quantity	Unit	Rate	Amount
3.17	Hydraulic Services				
3.17.18	Provision for OSD tank including waterproofing and sumps (structure measured elsewhere)	1	item	30,000.00	30,000
3.17.19	Provision for gas centralised hot water plant on roof	1	item	25,000.00	25,000
3.17.20	Provision for gas supply	1	item	10,000.00	10,000
3.17.21	Provision for hose reels & hydrants	1	item	25,000.00	25,000
3.17.22	BWIC (3%)	1	item	12,838.50	12,839
3.17.23	<b>Subtotal Services/ Cost per unit</b>	30	no	14,692.95	440,789
					<b>690,289</b>
<b>4</b>	<b>External Works</b>				
4.1	External Works				
4.1.1	<u>Walls</u>				
4.1.2	Allow for new perimeter fence		note		EXCL
4.1.3	Retaining walls assumed 600mm high to outside perimeter including finishes	93	m2	400.00	37,200
4.1.4	Footings to retaining wall along carpark	52	m	280.00	14,560
4.1.5	Balcony Garden Bed Walls (1000mm high)	130	m	400.00	52,000
4.1.6	<u>Vertical screens/fencing</u>				
4.1.7	Vertical louvers/ fencing to landscaped areas including framing and footings	27	m2	400.00	10,800
4.1.8	<u>Slabs and paving</u>				
4.1.9	Concrete slab to driveway	62	m2	300.00	18,600
4.1.10	Paving to ground level entry / outdoor area	71	m2	200.00	14,200
4.1.11	<u>Soft Landscaping</u>				
4.1.12	Mass planting including soils, shrubs, trees, turfing etc	705	m2	90.00	63,446
4.1.13	Drainage	705	m2	30.00	21,149
4.1.14	<u>Loose Furniture</u>				
4.1.15	Provision for outdoor furniture	1	item	5,000.00	5,000
4.1.16	<u>Services</u>				
4.1.17	Provision for external lighting	1	item	10,000.00	10,000
4.1.18	<u>Public Domain</u>				
4.1.19	Upgrade / Make good existing footpaths if required	1	item	15,000.00	15,000
4.1.20	Allowance for council crossover	1	item	5,000.00	5,000
4.1.21					
					<b>266,955</b>
4.2	External Services				
4.2.1	<u>Allowance for the connection to the following</u>		note		
4.2.2	Stormwater	1	Psum	20,000.00	20,000
4.2.3	Sanitary Drainage	1	Psum	20,000.00	20,000
4.2.4	Water Supply	1	Psum	20,000.00	20,000
4.2.5	Gas Supply	1	Psum	20,000.00	20,000
4.2.6	Electrical Supply	1	Psum	20,000.00	20,000

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Code	Description	Quantity	Unit	Rate	Amount
4.2	External Services				100,000

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