

# Appendix 12

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QS Report

Quantex



**QUANTEX CONSULTING**

## **QUANTITY SURVEYING PRELIMINARY COST REPORT**



### **Lot 18, 19, 20 St Leonards South EQ**

**PREPARED FOR:**

**Lateral Consulting  
55 Brisbane Street, Surry Hills**

**PROPERTY:**

**Lot 18, 19, 20 St Leonards South EQ  
Proposed Residential Flat Building**

**DATE:**

**29 April 2022**

<b>Issue:</b>	<b>Ref:</b>	<b>Description:</b>	<b>Author</b>	<b>Date</b>
A	2022-L1	Preliminary Cost Report (DA)	SW	20/04/2022
B	2022-L1	Preliminary Cost Report (DA) - Including Comments	SW	29/04/2022

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## ELEMENTAL COST PLAN SUMMARY

PROJECT ADDRESS: Lot 18, 19, 20 St Leonards South EQ  
 PROJECT DESCRIPTION: Proposed Residential Flat Building  
 DATE: 29 April 2022

ID	ELEMENT	QS GFA Rate	% TOTAL	ELEMENTAL COST	Per Unit
	<b><u>SITE PREPARATION</u></b>				
	Demolition	\$0.34	0.01%	\$15,000	\$61
	Hoardings	\$1.96	0.07%	\$85,900	\$351
	<b><u>EXCAVATION</u></b>				
	Excavation	\$110.56	3.85%	\$4,834,791	\$19,734
	Remediation	\$0.00	0.00%	\$0	\$0
	Sheet Piles	\$0.00	0.00%	\$0	\$0
	<b><u>SUBSTRUCTURE</u></b>				
	Shoring	\$73.44	2.56%	\$3,211,656	\$13,109
	Capping Beam	\$7.87	0.27%	\$343,979	\$1,404
	Foundation Piling	\$1.56	0.05%	\$68,000	\$278
	Basement Waterproofing	\$12.06	0.42%	\$527,202	\$2,152
	Other Works (Concrete)	\$0.00	0.00%	\$0	\$0
	<b><u>SUPERSTRUCTURE</u></b>				
	Formwork	\$316.52	11.03%	\$13,841,114	\$56,494
	Concrete	\$192.30	6.70%	\$8,408,985	\$34,322
	Steel Reinforcement Supply	\$146.25	5.10%	\$6,395,528	\$26,104
	Steel Installation	\$60.99	2.13%	\$2,667,114	\$10,886
	Post Tensioning	\$30.19	1.05%	\$1,320,347	\$5,389
	Precast Concrete Walls	\$25.70	0.90%	\$1,123,865	\$4,587
	Brickwork	\$28.43	0.99%	\$1,243,243	\$5,074
	Windows	\$161.34	5.62%	\$7,055,383	\$28,797
	Skylights	\$0.00	0.00%	\$0	\$0
	Metalwork	\$74.07	2.58%	\$3,239,191	\$13,221
	Metalwork (Other)	\$1.31	0.05%	\$57,100	\$233
	Metalwork - Substation	\$0.00	0.00%	\$0	\$0
	Storage Cages	\$7.17	0.25%	\$313,500	\$1,280
	Mail Boxes	\$0.48	0.02%	\$20,825	\$85
	Garage Doors	\$2.31	0.08%	\$101,000	\$412
	Balustrades	\$18.29	0.64%	\$799,913	\$3,265
	Internal Handrails	\$3.82	0.13%	\$167,000	\$682
	Plasterboard	\$103.46	3.60%	\$4,524,165	\$18,466
	Render	\$5.22	0.18%	\$228,447	\$932
	Roof Anchors	\$4.86	0.17%	\$212,548	\$868
	<b><u>FINISHES</u></b>				
	Tiling	\$101.47	3.54%	\$4,437,364	\$18,112
	External Cladding	\$44.83	1.56%	\$1,960,336	\$8,001
	Waterproofing	\$4.59	0.16%	\$200,905	\$820
	Carpentry	\$42.55	1.48%	\$1,860,867	\$7,595
	Carpet	\$6.85	0.24%	\$299,540	\$1,223
	Blinds	\$9.85	0.34%	\$430,792	\$1,758
	Painting	\$44.34	1.54%	\$1,939,003	\$7,914
	Painting (Other)	\$0.00	0.00%	\$0	\$0
	Internal Cleaning	\$4.76	0.17%	\$208,250	\$850
	External Cleaning	\$0.74	0.03%	\$32,241	\$132
	Main Lobby Fit Out	\$18.29	0.64%	\$800,000	\$3,265

ID	ELEMENT	QS GFA Rate	% TOTAL	ELEMENTAL COST	Per Unit
	Gym Fit Out	\$2.88	0.10%	\$125,800	\$513
	Childcare Fit Out	\$0.00	0.00%	\$0	\$0
	Penthouse Finishes	\$0.00	0.00%	\$0	\$0
	<b><u>FITTINGS</u></b>				
	Kitchens & Joinery	\$36.66	1.28%	\$1,603,250	\$6,544
	Benchtops	\$13.56	0.47%	\$593,089	\$2,421
	Splashback	\$4.76	0.17%	\$208,250	\$850
	Signage	\$3.65	0.13%	\$159,625	\$652
	Line Marking	\$1.59	0.06%	\$69,341	\$283
	Wardrobes	\$5.76	0.20%	\$251,900	\$1,028
	Shower Screens	\$10.67	0.37%	\$466,800	\$1,905
	<b><u>PC ITEMS</u></b>				
	Kitchen PC Items	\$13.03	0.45%	\$569,955	\$2,326
	Laundry PC Items	\$2.91	0.10%	\$127,400	\$520
	Bathroom PC Items	\$9.26	0.32%	\$405,080	\$1,653
	<b><u>SERVICES</u></b>				
	Plumbing Services	\$73.57	2.56%	\$3,217,216	\$13,131
	Hot Water System	\$3.64	0.13%	\$159,250	\$650
	Air Conditioning	\$40.97	1.43%	\$1,791,603	\$7,313
	Mechanical Ventilation	\$33.19	1.16%	\$1,451,494	\$5,924
	Fire Protection	\$71.66	2.50%	\$3,133,581	\$12,790
	Electrical Services	\$66.96	2.33%	\$2,928,155	\$11,952
	External Lighting	\$3.75	0.13%	\$163,781	\$668
	Electrical Work (Other)	\$2.80	0.10%	\$122,500	\$500
	Solar Power	\$11.05	0.38%	\$483,200	\$1,972
	Lifts	\$74.15	2.58%	\$3,242,500	\$13,235
	Garbage & Linen Chute	\$5.39	0.19%	\$235,600	\$962
	Retail Fit Out	\$0.00	0.00%	\$0	\$0
	<b><u>MAJOR SERVICES</u></b>				
	Telstra, Foxtel or NBN	\$4.48	0.16%	\$196,000	\$800
	Utility Connections, Diversions & Amplifications	\$15.66	0.55%	\$685,000	\$2,796
	Substation	\$8.99	0.31%	\$393,000	\$1,604
	<b><u>EXTERNAL WORKS</u></b>				
	General Landscaping	\$29.69	1.03%	\$1,298,320	\$5,299
	Artificial Grass	\$0.00	0.00%	\$0	\$0
	Pool Construction	\$6.23	0.22%	\$272,500	\$1,112
	Sauna / Steam Room	\$0.55	0.02%	\$24,000	\$98
	Paving Works	\$0.00	0.00%	\$0	\$0
	Landscaping Other	\$0.16	0.01%	\$7,000	\$29
	Road Works	\$1.03	0.04%	\$45,000	\$184
	VPA Works	\$0.00	0.00%	\$0	\$0
	<b>Subtotal - Trades</b>			<b>\$97,405,283</b>	<b>\$397,573</b>
	<b><u>PRELIMINARIES</u></b>				
	Cranes	\$133.15	4.64%	\$5,822,500	\$23,765
	Hoist	\$27.62	0.96%	\$1,208,000	\$4,931
	Mast Climbers or Swing Stage	\$0.00	0.00%	\$0	\$0
	Scaffolding	\$29.79	1.04%	\$1,302,691	\$5,317
	Other Preliminaries	\$29.22	1.02%	\$1,277,675	\$5,215
	<b><u>PROFESSIONAL FEES</u></b>				
	Professional Fees	\$80.76	2.81%	\$3,531,569	\$14,415
	<b><u>OTHER COSTS</u></b>				

ID	ELEMENT		QS GFA Rate	% TOTAL	ELEMENTAL COST	Per Unit
	Sales Office		\$0.00	0.00%	\$0	\$0
	Site Foreman, Labour, etc		\$76.07	2.65%	\$3,326,385	\$13,577
	Contingency & Builders Margin		\$266.06	9.27%	\$11,634,725	\$47,489
	Subtotal - Preliminaries	43,730 m2			\$28,103,546	\$114,708
	Total Construction Cost (Excluding GST)		\$2,870.11	100%	\$125,508,829	\$512,281
	Goods & Services Tax				\$12,550,883	\$51,228
	Total Construction Cost (Including GST)				\$138,059,712	\$563,509

## ELEMENTAL COST PLAN BREAKUP

PROJECT ADDRESS: Lot 18, 19, 20 St Leonards South EQ  
 PROJECT DESCRIPTION: Proposed Residential Flat Building  
 DATE: 29/04/2022

ID	Item	Qty	Unit	Rate	Total
<b>SITE PREPARATION</b>					
<b>Demolition</b>					
	Site Establishment	1	Item	\$ 15,000.00	\$ 15,000.00
	Demolition of existing dwellings.	16	No.	\$ 18,000.00	\$ 288,000.00
	Clear site area.	8,758	m2	\$ 5.00	\$ 43,789.00
<b>Hoardings</b>					
	B Class		m	\$ 3,200.00	\$ -
	A Class River Road	78	m	\$ 700.00	\$ 54,600.00
	Chainwire Fence Other Boundaries	313	m	\$ 100.00	\$ 31,300.00
	Traffic Control to Service Above		N/A		\$ -
<b>EXCAVATION</b>					
<b>Excavation</b>					
	Bulk Excavation	53,544	m3	\$ 35.00	\$ 1,874,023.98
	- Extra over for Rock Excavation (90%)	48,189	m3	\$ 50.00	\$ 2,409,459.40
	- Extra over for Rock Sawing to Perimeter	501	m2	\$ 75.00	\$ 37,538.33
	- Extra over for GSW [See: 0190]		Below		
	- Extra over for Shoring Wall Spoils	1,175	m3	\$ 90.00	\$ 105,732.00
	- Extra over for stockpiles		N/A		\$ -
	- Extra over for Foundation Piling Spoils		N/A		\$ -
	Crane plant from basement		N/A		\$ -
	Remove existing footings, etc.		N/A		\$ -
	UST Removal		N/A		\$ -
	Allowance for access stair	1	Item	\$ 15,000.00	\$ 15,000.00
	Preliminaries	1	Item	\$ 222,087.69	\$ 222,087.69
<b>Dewatering</b>					
	Monthly Hire		Excl.		\$ -
	Install, Commission & Removal		Excl.		\$ -
<b>Temporary Working Platform</b>					
	Design, Construct & Remove Working Platform		N/A		\$ -
<b>Detailed Excavation</b>					
	Trim, level and compact entire building area.		Incl.		\$ -
	Detailed Foundation Excavation	855	m3	\$ 200.00	\$ 170,950.00
<b>Remediation</b>					
	Extra over for GSW R fill		N/A		\$ -
<b>Sheet Piles</b>					
	Temporary Sheet Pile Walls to Crane Bases		N/A	\$ 340.00	\$ -
	Temporary Sheet Pile Walls to Pump Out Pit		N/A	\$ 340.00	\$ -
	Temporary Sheet Pile Walls to Cores & Tanks		N/A	\$ 340.00	\$ -
<b>SUBSTRUCTURE</b>					
<b>Shoring</b>					
<b>Soldier Pile Wall</b>					
	Guide Wall		N/A		
	Drilling to 600mm dia Piles.	3,770	m	\$ 180.00	\$ 678,600.00
	Supply & Install Concrete to above.	1,175	m3	\$ 300.00	\$ 352,440.00
	Supply & Install Reinforcement to above.	100	tonne	\$ 3,400.00	\$ 339,517.20
<b>Anchors</b>					
	Temporary Ground Anchors (1 Per Pile)	389	No.	\$ 1,500.00	\$ 583,500.00
	Temporary Walers (2/230PFC)		Excl.		
<b>Wall Finish</b>					
	Supply & Install Shotcrete 150mm thick	3,706	m2	\$ 220.00	\$ 815,300.20
<b>Overheads</b>					
	Allowance for design fees	3	%	\$ 2,769,357.40	\$ 83,080.72
	Establishment, Mobilisation, Demobilisation	1	Item	\$ 10,000.00	\$ 10,000.00
	Preliminaries & On Site Supervision	10	%	\$ 2,862,438.12	\$ 286,243.81
	Off Site Overheads	2	%	\$ 3,148,681.93	\$ 62,973.64
<b>Capping Beam</b>					



ID	Item	Qty	Unit	Rate	Total
	Formwork to Capping Beam	383	m	\$ 280.00	\$ 107,254.00
	Concrete to Capping Beam (Allow 600x1000)	383	m	\$ 222.00	\$ 85,037.10
	Reinforcement to Capping Beam	383	m	\$ 396.00	\$ 151,687.80
	<b>Foundation Piling</b>				
	Establishment of Drilling Rig On Site.		N/A	\$ 25,000.00	\$ -
	Drilling of 600mm dia CFA Piles (Podium Areas)		N/A	\$ 190.00	\$ -
	Supply & Installation of Concrete to Piles		N/A	\$ 234.00	\$ -
	Supply & Installation of Reinforcement to Piles		N/A	\$ 3,300.00	\$ -
	Pile Trimming		N/A	\$ 250.00	\$ -
	Pile Spoil Removal		N/A	\$ 160.00	\$ -
	Crane Hold Down Anchors	8	No.	\$ 8,500.00	\$ 68,000.00
	<b>Basement Waterproofing</b>				
	Slab Tanking	4,747	m2	\$ 90.00	\$ 427,202.10
	Slab & Wall Junction		m	\$ 150.00	\$ -
	Anchor treatment		No.	\$ 200.00	\$ -
	Foundation Piles		N/A	\$ 150.00	\$ -
	Core Bases / Pits	4	No.	\$ 25,000.00	\$ 100,000.00
	<b>Other Works (Concreting)</b>				
	Grout Injection to Basement Slab Perimeters		N/A		\$ -
	Cemtop to units (in Tiling Trade)		N/A		\$ -
	<b>SUPERSTRUCTURE</b>				
	<b>Formwork</b>				
	<b>Basement</b>				
	Formwork to Footings & Bases		N/A	\$ 150.00	\$ -
	Formwork to Slab on Ground (Edgeboards)	482	m	\$ 40.00	\$ 19,280.00
	Formwork to Suspended Parking Slabs	12,589	m2	\$ 140.00	\$ 1,762,398.40
	Formwork to Basement Columns	1,370	m2	\$ 140.00	\$ 191,784.87
	<b>Dintel</b>				
	200mm Dintel wall to Basement Perimeter (B4)	202	m2	\$ 180.00	\$ 36,348.12
	<b>Upper Floors</b>				
	Formwork to Suspended Slabs	30,479	m2	\$ 150.00	\$ 4,571,791.50
	Formed slab edge up/down turn.	8,244	m2	\$ 150.00	\$ 1,236,600.00
	Formwork to Hobs	2,303	m2	\$ 266.67	\$ 614,106.00
	Formwork to Columns	4,314	m2	\$ 110.00	\$ 474,494.82
	Formwork to Upturns	3,590	m2	\$ 120.00	\$ 430,788.00
	<b>Cores</b>				
	Formwork to Core Walls	19,506	m2	\$ 120.00	\$ 2,340,700.74
	Stair Master (Fire Stairs)	118	No.	\$ 2,750.00	\$ 324,500.00
	Stair Master (Mezz Units)	14	No.	\$ 2,750.00	\$ 38,500.00
	<b>Roof</b>				
	Formwork to Roof Slabs	4,166	m2	\$ 130.00	\$ 541,538.40
	Contingency (10%)	10	%		\$ 1,258,283.08
	<b>Screens</b>				
	Delivery and Assemble		Excl.		\$ -
	Dismantle and remove		Excl.		\$ -
	Hire and operation		Excl.		\$ -
	<b>Concrete</b>				
	<b>Basement</b>				
	Concrete to Footings, Crane Base, Core	855	m3	\$ 245.00	\$ 209,413.75
	Concrete to Slab on Ground - 200mm	949	m3	\$ 207.00	\$ 196,512.97
	- Extra for topping for falls	237	m3	\$ 207.00	\$ 49,128.24
	Concrete to Suspended Basement Slabs	3,147	m3	\$ 219.00	\$ 689,223.66
	Concrete to Basement Columns	145	m3	\$ 324.00	\$ 46,857.53
	<b>Dintel</b>				
	200mm Dintel wall to Basement Perimeter	40	m3	\$ 207.00	\$ 8,360.07
	Free draining material between sheet pile and dintel.		N/A	\$ 340.00	\$ -
	<b>Upper Floors</b>				
	Concrete to Suspended Slabs	7,376	m3	\$ 219.00	\$ 1,615,305.37
	Allowance for thickenings (20%)	1,623	m3	\$ 219.00	\$ 355,367.18
	Concrete to slab edge up/down turn.	412	m3	\$ 219.00	\$ 90,271.80
	Concrete to Hobs	207	m3	\$ 207.00	\$ 42,902.98
	Concrete to Columns	494	m3	\$ 250.00	\$ 123,525.51
	Concrete to Beams, Upturns, Folds	679	m3	\$ 217.00	\$ 147,324.68
	<b>External</b>				
	Driveway on Grade	50	m3	\$ 207.00	\$ 10,350.00
	External Works	691	m3	\$ 217.00	\$ 150,000.00

ID	Item	Qty	Unit	Rate	Total
	Concrete to Landscaping Upturns	359	m3	\$ 217.00	\$ 77,900.83
	Washed Concrete Paths	142	m2	\$ 280.00	\$ 39,872.00
	<b>Cores</b>				
	Concrete to Core Walls	1,951	m3	\$ 307.00	\$ 598,829.27
	Concrete to Stairs	504	m3	\$ 219.00	\$ 110,364.96
	<b>Roof</b>				
	Concrete to Roof Slabs	1,146	m3	\$ 219.00	\$ 250,878.08
	<b>Installation</b>				
	Installation Per Cubic	21,007	m3	\$ 120.00	\$ 2,520,874.12
	Extra over for washed concrete paths	713	m2	\$ 100.00	\$ 71,269.00
	<b>Volume Per unit</b>	<b>86</b>	<b>m3</b>		
	<b>Miscellaneous</b>				
	Tower Boom Set up & Dismantle	2	No.	\$ 120,000.00	\$ 240,000.00
	Concrete Wastage	10	%	\$ 7,644,532.00	\$ 764,453.20
	<b>Steel Reinforcement Supply</b>				
	<b>Basement</b>				
	Reinforcement to Footings	171	tonne	\$ 2,150.00	\$ 367,542.50
	Reinforcement to Slab on Ground	114	tonne	\$ 2,150.00	\$ 244,929.20
	Reinforcement to Suspended Basement Slabs	252	tonne	\$ 2,150.00	\$ 541,308.08
	Reinforcement to Basement Columns	29	tonne	\$ 2,150.00	\$ 62,187.47
	Reinforcement to Crane Bases & OSD	40	tonne	\$ 2,150.00	\$ 86,000.00
	<b>Dintel / Blockwork</b>				
	Block Walls	95	tonne	\$ 2,150.00	\$ 204,732.77
	Dintel Walls	7	tonne	\$ 2,150.00	\$ 15,629.69
	<b>Upper Floors</b>				
	Reinforcement to Suspended Slabs	610	tonne	\$ 2,150.00	\$ 1,310,580.23
	Reinforcement to slab edge up/down turn.	74	tonne	\$ 2,150.00	\$ 159,521.40
	Reinforcement to Hobs	21	tonne	\$ 2,150.00	\$ 44,561.07
	Reinforcement to Columns	99	tonne	\$ 2,150.00	\$ 212,463.88
	Reinforcement to Landscaping Upturns	61	tonne	\$ 2,150.00	\$ 131,687.50
	Reinforcement to Beams, Upturns, folds	146	tonne	\$ 2,150.00	\$ 314,512.46
	Reinforcement to Core Walls	390	tonne	\$ 2,150.00	\$ 838,751.10
	Reinforcement to Stairs	111	tonne	\$ 2,150.00	\$ 238,368.16
	Reinforcement to Pool	20	tonne	\$ 2,150.00	\$ 43,000.00
	Reinforcement to Core Lids	5	tonne	\$ 2,150.00	\$ 10,750.00
	<b>External Works</b>				
	External Works & Day Labour Allowance	50	tonne	\$ 2,150.00	\$ 107,500.00
	<b>Roof</b>				
	Reinforcement to Roof Slabs	83	tonne	\$ 2,150.00	\$ 179,124.24
	Rolling Margin 4% / Contingency 2%	143	tonne	\$ 2,150.00	\$ 306,788.99
	Extras: Couplers, Safety Mesh, Chairs, Dowels (18%)	1	Item	\$ 975,588.97	\$ 975,588.97
	<b>Steel Fixing</b>				
	Installation of above reo	2,521	tonne	\$ 920.00	\$ 2,319,229.60
	Extra for screw in, couplers, etc.	15%			\$ 347,884.44
	<b>Total Reo Per Unit</b>	<b>10.29</b>	<b>tonne</b>		
	<b>Post Tensioning</b>				
	Post Tension Contract	43,149	m2		
	Per Tonne	194	Tonne	\$ 6,800.00	\$ 1,320,346.55
	<b>Precast Concrete Walls</b>				
	180-200 Panels Walls	1,460	m2	\$ 550.00	\$ 802,760.89
	- Extra over for Perimeter Wall Spandrels		m2	\$ 150.00	\$ -
	180-200 Balcony Blade Walls	487	m2	\$ 650.00	\$ 316,239.14
	180-200 Balcony Spandrels		m2	\$ 650.00	\$ -
	- Extra over for Standard Grooves (50%)	973	m2	\$ 5.00	\$ 4,865.22
	- Extra over for Dense Grooves (50%)		Excl.		\$ -
	- Extra over for Brick Finish		Excl.		\$ -
	C Shape Slab Edge Spandrels		Excl.	\$ 1,000.00	\$ -
	200 Core Walls		Excl.	\$ 650.00	\$ -
	<b>Brickwork</b>				
	<b>Brickwork</b>				
	Hebel to Party Walls [Gyprock System]		N/A		
	Blockwork to Parking areas and Risers	4,232	m2	\$ 160.00	\$ 677,152.32



ID	Item	Qty	Unit	Rate	Total
	Brickwork / Hebel to Risers	2,790	m2	\$ 120.00	\$ 334,800.00
	External Alpha Panels or Hebel Walls		TBC		\$ -
	<b>Door Frames</b>				
	Unit Entry Fire Door Frames [Gyprock]		N/A	\$ 500.00	\$ -
	Fire Stairs Door Frames	180	No.	\$ 500.00	\$ 90,000.00
	Riser Door Frames	360	No.	\$ 150.00	\$ 54,000.00
	<b>Other</b>				
	Site allowance & sundries	7,022	m2	\$ 4.00	\$ 28,088.81
	Sundries, Margin, etc.	5	%		\$ 59,202.06
	<b>Windows</b>				
	Perimeter Windows	12,308	m2	\$ 480.00	\$ 5,908,002.96
	- Extra over for acoustic works (25%)	3,077	m2	\$ 50.00	\$ 153,854.24
	- Extra over for Low-E or DGU (75%)	9,231	m2	\$ 100.00	\$ 923,125.46
	Crown Glazing		N/A		
	Enclosed Balcony		N/A		\$ -
	Extra over for Retail Glazing		N/A		\$ -
	Extra over for Entry Doors to Retail Glazing		N/A		\$ -
	Extra over for Main Lobby Glazing	4	No.	\$ 15,000.00	\$ 60,000.00
	Revolving Entry Door		N/A		\$ -
	Structural Steel to above Retail & Lobby	16	m	\$ 650.00	\$ 10,400.00
	Structural Steel to above Crown		N/A	\$ 25,000.00	\$ -
	Crimsafe Screens to required units		N/A		\$ -
	<b>Skylights</b>				
	Supply and install sky lights		N/A		\$ -
	<b>Metalwork</b>				
	Metalwork (Allowance Only)		Units		\$ -
	Metal Louvers to Plant Rooms (Typical Levels)		N/A		\$ -
	Pool Area Shade Structure	105	m2	\$ 1,500.00	\$ 157,500.00
	Landscape Pergolas	89	m2	\$ 1,000.00	\$ 88,910.00
	Metal Screens Facade (Trunk and Awnings) (SC01+2)	2,042	m2	\$ 600.00	\$ 1,224,927.60
	Metal Screens Facade (Elevation) (SC01+2)	2,229	m2	\$ 600.00	\$ 1,337,622.00
	Metal Screens Roof Plant (SC03)	440	m2	\$ 600.00	\$ 263,868.00
	Courtyard Slat Style Fence above upturns.	296	m	\$ 550.00	\$ 162,613.00
	Gates to above	5	No.	\$ 750.00	\$ 3,750.00
	<b>Metalwork (Other)</b>				
	Flashing to roof perimeters.	571	m	\$ 100.00	\$ 57,100.00
	Access Hatch		N/A		\$ -
	<b>Substation Kiosk Metalwork</b>				
	Substation Enclosure		N/A		\$ -
	Substation (Internal Metalworks)		N/A		\$ -
	<b>Storage Cages</b>				
	Storage Cages (Allowance)	245	Units	\$ 1,200.00	\$ 294,000.00
	Bike Racks (Not enclosed)	60	Bikes	\$ 325.00	\$ 19,500.00
	<b>Mail Boxes</b>				
	Letter Boxes	245	No.	\$ 85.00	\$ 20,825.00
	<b>Gates &amp; Garage Doors</b>				
	Basement Entry (Entry / Exit) Dual Gates	1	Item	\$ 60,000.00	\$ 60,000.00
	Loading Dock (Entry / Exit) Roller Shutter		Excl.		\$ -
	Boom Gates (Visitor / residential)	1	No.	\$ 15,000.00	\$ 15,000.00
	Car Park Ticketing System		Excl.		\$ -
	Garbage Room & Misc Roller Doors	4	No.	\$ 6,500.00	\$ 26,000.00
	<b>Balustrades</b>				
	Glass / Metal Balustrades to Balcony Areas	1,236	m	\$ 520.00	\$ 642,621.20
	Glass Balustrades (On Roof)		Excl.		\$ -
	Allowance to podium perimeter	36	m	\$ 450.00	\$ 16,326.00
	External Balustrades / Handrails to podium ramps and stairs	247	m	\$ 450.00	\$ 110,965.50
	Metalwork to pool area surround. (No details.)	1	Item	\$ 30,000.00	\$ 30,000.00
	<b>Internal Handrails</b>				
	Internal Unit Stairs	14	No.	\$ 3,500.00	\$ 49,000.00
	Fire Stair Balustrades	590	m	\$ 200.00	\$ 118,000.00
	<b>Plasterboard</b>				

ID	Item	Qty	Unit	Rate	Total
	Plasterboard to Ceilings	21,609	m2	\$ 45.00	\$ 972,421.65
	Internal Walls: Stud & Plasterboard	15,845	m2	\$ 60.00	\$ 950,728.23
	Perimetre wall: Furring Channel & Plasterboard	730	m2	\$ 40.00	\$ 29,191.31
	Party Walls: Shaftliner, Double Stud, Plasterboard, Insula	8,569	m2	\$ 170.00	\$ 1,456,716.40
	Corridor Walls: Quiet Stud, Insulation, FR Plasterboard		Incl.	\$ 125.00	\$ -
	- Extra over for services baffles, etc	245	Units	\$ 750.00	\$ 183,750.00
	Core / Brick Stacks: Furring Channel & Plasterboard	9,753	m2	\$ 40.00	\$ 390,116.79
	Cornice	17,682	m	\$ 10.00	\$ 176,821.11
	Internal Door Frames	1,582	No.	\$ 60.00	\$ 94,920.00
	Fire Door Frames to Unit Entry	245	No.	\$ 500.00	\$ 122,500.00
	Penetrations, Stack & Bulkheads	245	Unit	\$ 600.00	\$ 147,000.00
	FC Soffit Lining to building overhangs.		Excl.		\$ -
	<b>Render</b>				
	Render to formwork upturns.	1,795	m2	\$ 70.00	\$ 125,646.50
	Misc / Render to Podium Walls	500	m2	\$ 70.00	\$ 35,000.00
	Render to Basement Garbage Rooms	4	No.	\$ 2,500.00	\$ 10,000.00
	Render to Pool Walls	160	m2	\$ 55.00	\$ 8,800.00
	Render to Brickwork where required.	245	Unit	\$ 200.00	\$ 49,000.00
	<b>Roof Anchors</b>				
	Roof anchors as required	607	m	\$ 350.00	\$ 212,548.00
	<b>FINISHES</b>				
	<b>Tiling</b>				
	<b>Floor Tiles</b>				
	Floor Tiling to Unit Areas incl Wet Areas	12,230	m2	\$ 135.00	\$ 1,651,013.55
	Floor Tiling to Lobby & Garbage Areas	2,968	m2	\$ 100.00	\$ 296,764.00
	Floor Tiling to Balconies on Chairs	3,498	m2	\$ 159.00	\$ 556,124.76
	Floor Tiling to Roof Terraces	0	m2	\$ 100.00	\$ -
	Floor Tiling to Pool Area (External)	400	m2	\$ 100.00	\$ 40,000.00
	Floor Tiling to BOH		m2	\$ 100.00	\$ -
	Paving to Podium see External Works		Note		
	Building Manager Bathroom (Floor & Walls)	1	No.	\$ 3,500.00	\$ 3,500.00
	<b>Wall Tiles</b>				
	Wall Tiling to Wet Areas	389	No.	\$ 2,200.00	\$ 855,800.00
	Wall Tiling to Lobby Areas	40	Levels	\$ 1,800.00	\$ 72,000.00
	Wall Tiling to Garbage Rooms	40	Levels	\$ 750.00	\$ 30,000.00
	Wall Tiling to Pool Area (External)		N/A	\$ 120.00	\$ -
	<b>Misc</b>				
	Wastage to above	15	%	\$ 3,505,202.31	\$ 525,780.35
	Protection of Tiled Areas	19,095	m2	\$ 5.00	\$ 95,475.05
	Silicon Works	2%	%	\$ 3,505,202.31	\$ 70,104.05
	Floor Wastes	1,023	No.	\$ 45.00	\$ 46,035.00
	Epoxy Grout		Excl.		\$ -
	Waterproofing to Balconies & Roof Terrace	3,498	m2	\$ 35.00	\$ 122,417.40
	Waterproofing to Podium Area	400	m2	\$ 35.00	\$ 14,000.00
	Waterproofing to Wet Areas	389	No.	\$ 150.00	\$ 58,350.00
	<b>External Cladding</b>				
	Sandstone cladding	1,727	m2	\$ 750.00	\$ 1,295,100.56
	Sandstone cladding courtyard upturns	591	m2	\$ 750.00	\$ 443,490.00
	Capping to above	443	m	\$ 500.00	\$ 221,745.00
	<b>Waterproofing</b>				
	Waterproofing to Roof Areas	2,528	m2	\$ 55.00	\$ 139,032.85
	Waterproofing to extended slab edges.	0	m2	\$ 35.00	\$ -
	Waterproofing to Plant Rooms.	625	m2	\$ 35.00	\$ 21,871.85
	Waterproofing to Lift Pits		N/A		\$ -
	Waterproofing to Rendered Hobs.		N/A		\$ -
	Waterproofing to Basement Tanks, etc	1	Item	\$ 40,000.00	\$ 40,000.00
	<b>Carpentry</b>				
	<b>INTERNAL DOORS</b>				
	Supply & install all Fire Rated Doors	245	No	\$ 975.00	\$ 238,875.00
	- Smoke Seals to above corridor	80	No.	\$ 100.00	\$ 8,000.00
	Supply & install all Fire Rated Doors (Unit Entries)	245	No	\$ 975.00	\$ 238,875.00
	- Smoke Seals to above	245	No.	\$ 100.00	\$ 24,500.00
	- Door Stops & Drop Seals to Unit Entry Door	245	No.	\$ 50.00	\$ 12,250.00

ID	Item	Qty	Unit	Rate	Total
	Supply & fix hollow internal unit doors.	1,582	No	\$ 195.50	\$ 309,281.00
	- Steel Plate to All Electrical Doors	80	No	\$ 100.00	\$ 8,000.00
	- Smoke Seals All Electrical Doors	80	No	\$ 100.00	\$ 8,000.00
	- Ventilation to Gas Meter Rooms	80	No	\$ 500.00	\$ 40,000.00
	- Extra over for Abloy Hardware to service cupboards.	90	No	\$ 100.00	\$ 9,000.00
	- Extra over for Cavity Sliding Doors.	79	No	\$ 65.00	\$ 5,141.50
	<b>FITTINGS &amp; FIXTURES</b>				
	Supply & install bathroom fittings, toilet roll holders, towel	389	No	\$ 250.00	\$ 97,250.00
	Install rangehoods, microwave/trim kit & dryers.	245	No	\$ 150.00	\$ 36,750.00
	Supply & install unit number to entry doors.		Excl.		\$ -
	<b>JOINERY</b>				
	Timber Battens to Pool Area Ceiling.		Excl.		\$ -
	Supply & install 92x18 Primed Pine DAR Skirting to Unit &	17,682	m	\$ 15.00	\$ 265,231.67
	Supply & install Architraves.		Excl.		\$ -
	Timber dressing to stair stringers.	14	No.	\$ 2,000.00	\$ 28,000.00
	Supply & install aluminium angles to external corners in f		Excl.		\$ -
	Supply & install aluminium angles to external corners in c		Excl.		\$ -
	Supply & install Wardrobe Internals including hanging rail	458	No.	\$ 550.00	\$ 251,900.00
	Supply & install Soft Closers for Wardrobe drawers.	458	No.	\$ 150.00	\$ 68,700.00
	Supply & install Cloak & Storage Closet Internals including	245	No.	\$ 250.00	\$ 61,250.00
	Supply & install Linen Internals including 4 Shelves.	245	No.	\$ 250.00	\$ 61,250.00
	Contingency	5%		\$ 1,772,254.17	\$ 88,612.71
	<b>Carpet</b>				
	Carpet to Lobby Areas		Excl.	\$ 55.00	\$ -
	Carpet to Gym Floor	110	m2	\$ 100.00	\$ 11,000.00
	Carpet to Units Studio	0	m2	\$ 45.00	\$ -
	Carpet to Units 1 Bed	532	m2	\$ 45.00	\$ 23,940.00
	Carpet to Units 1 Bed +	546	m2	\$ 45.00	\$ 24,570.00
	Carpet to Units 2 Bed (1 bathroom)	672	m2	\$ 45.00	\$ 30,240.00
	Carpet to Units 2 Bed	2,772	m2	\$ 45.00	\$ 124,740.00
	Carpet to Units 3 Bed	1,890	m2	\$ 45.00	\$ 85,050.00
	Carpet to Units 4 Bed	0	m2	\$ 45.00	\$ -
	<b>Blinds</b>				
	Roller Blinds to Windows	12,308	m2	\$ 35.00	\$ 430,791.88
	Curtains to Hotel Suites		Unit		\$ -
	<b>Painting</b>				
	Painting to Units Studio	0	Units	\$ 3,200.00	\$ -
	Painting to Units 1 Bed	38	Units	\$ 3,200.00	\$ 121,600.00
	Painting to Units 1 Bed +	39	Units	\$ 3,300.00	\$ 128,700.00
	Painting to Units 2 Bed (1 bathroom)	24	Units	\$ 3,500.00	\$ 84,000.00
	Painting to Units 2 Bed	99	Units	\$ 3,500.00	\$ 346,500.00
	Painting to Units 3 Bed	45	Units	\$ 4,200.00	\$ 189,000.00
	Painting to Units 4 Bed	0	Units	\$ 4,500.00	\$ -
	Lobby Walls & Ceilings	2,968	m2	\$ 45.00	\$ 133,543.80
	Swimming Pool, BOH, etc	0	m2	\$ 45.00	\$ -
	Painting to External Wall where required	1,946	m2	\$ 15.00	\$ 29,191.31
	External painting to soffits of balconies.	3,498	m2	\$ 15.00	\$ 52,464.60
	Patch and paint slab edge up/down turn.	5,359	m2	\$ 20.00	\$ 107,172.00
	Painting to Parking Area Soffit Areas		Excl.		\$ -
	Fire Stairs (Nosing, Walls & Soffits)	118	No.	\$ 1,111.00	\$ 131,098.00
	Painting to Car Park	17,335	m2	\$ 35.00	\$ 606,733.75
	Misc Painting (2 Men+Materials)	10	Days	\$ 900.00	\$ 9,000.00
	<b>Painting (Other)</b>				
	Epoxy Floor Painting to BOH Areas		Excl.		\$ -
	<b>Cleaning</b>				
	Internal Clean	245	Unit	\$ 850.00	\$ 208,250.00
	External Clean	16,120	m2	\$ 2.00	\$ 32,240.57
	<b>Main Lobby Fit Out</b>				
	Residential Lobby	4	No.	\$ 200,000.00	\$ 800,000.00
	<b>Gym Fit Out</b>				
	Gym Mirrors	18	m2	\$ 300.00	\$ 5,400.00
	Gym Equipment (Residential)	2	No.	\$ 40,000.00	\$ 80,000.00
	Acoustic Treatment to Gym Floor	202	m2	\$ 200.00	\$ 40,400.00
	<b>Childcare Fit Out</b>				

ID	Item		Qty	Unit	Rate	Total
	Warm Shell Only			m2	\$ 600.00	\$ -
	Waterproofing externally			m2	\$ 35.00	\$ -
<b>PENTHOUSE FINISHES</b>						
	Tiling			Excl.		\$ -
	Kitchen Benchtops			Excl.		\$ -
	Kitchen Appliances from Bosch to Miele			Excl.		\$ -
	Bedroom Wallpaper			Excl.		\$ -
	Heated Flooring to Bathrooms			Excl.		\$ -
	Electrical Works			Excl.		\$ -
	Plumbing PC Items			Excl.		\$ -
	External Heaters			Excl.		\$ -
	BBQ included in base pack			Excl.		\$ -
	Carpenter Doors, Jambs, Etc.			Excl.		\$ -
	Plasterboard shadowline skirtings			Excl.		\$ -
	Carpet supply upgrade			Excl.		\$ -
<b>FITTINGS &amp; FIXTURES</b>						
<b>Kitchens &amp; Joinery</b>						
	Kitchen Joinery		245	No.	\$ 5,500.00	\$ 1,347,500.00
	Bathroom Shaving Cabinets		389	No.	\$ 500.00	\$ 194,500.00
	Laundry Cupboards		245	No.	\$ 250.00	\$ 61,250.00
	Media Bench			N/A	\$ 400.00	\$ -
<b>Benchtops</b>						
	Kitchen Benchtops	1 Bed	77	No.	\$ 1,584.00	\$ 121,968.00
	Kitchen Benchtops	2 Bed	123	No.	\$ 1,825.45	\$ 224,530.35
	Kitchen Benchtops	3 Bed & 4 Bed	45	No.	\$ 2,549.80	\$ 114,741.00
	Kitchen Sink		245	No.	\$ 300.00	\$ 73,500.00
	Vanity Benchtops			Excl.		\$ -
	Toilet Hob Benchtops		389	No.	\$ 150.00	\$ 58,350.00
<b>Splashback</b>						
	Kitchen Splashback		245	No.	\$ 850.00	\$ 208,250.00
<b>Signage</b>						
	Required Signage (Internal)		245	Units	\$ 200.00	\$ 49,000.00
	Signage (Shops)			Excl.		\$ -
	Signage (SUPERMARKET)			Excl.		\$ -
	Signage (Childcare)			Excl.		\$ -
	Carpark Signage		245	Units	\$ 125.00	\$ 30,625.00
	Signage (Building Name, Site Maps, etc)		4	Lobby	\$ 20,000.00	\$ 80,000.00
<b>Line Marking</b>						
	Cleaning, Line Marking & Sealing (Basement Area)		17,335	m2	\$ 4.00	\$ 69,341.00
<b>Wardrobes</b>						
	Wardrobe Doors		458	No.	\$ 550.00	\$ 251,900.00
<b>Shower Screen</b>						
	Shower Screen		389	No.	\$ 1,200.00	\$ 466,800.00
<b>PC ITEMS</b>						
<b>Kitchen PC Items</b>						
	1 & 2 Bed	Bosch 60cm	200	No.	\$ 2,139.00	\$ 427,800.00
	3 Bed	Bosch 90cm	45	No.	\$ 3,159.00	\$ 142,155.00
<b>Laundry PC Items</b>						
	Clothes Dryer		245	No.	\$ 310.00	\$ 75,950.00
	Laundry Tubs		245	No.	\$ 210.00	\$ 51,450.00
<b>Bathroom PC Items</b>						
	Toilet Suite		389	No.	\$ 420.00	\$ 163,380.00
	Bath Tubs		312	No.	\$ 650.00	\$ 202,800.00
	Basin		389	No.	\$ 100.00	\$ 38,900.00
<b>SERVICES</b>						
<b>Plumbing</b>						
	Plumbing to Basement Subfloor		4,747	m2	\$ 65.00	\$ 308,534.85
	- Extra for Pits, Grates, Tanks, Etc.			Incl.		\$ -
	- Extra for Triplex Sub Soil Pumps (Per Core)		4	No.	\$ 25,000.00	\$ 100,000.00



ID	Item	Qty	Unit	Rate	Total
	- Extra for Cold Water Data Loggers	245	Units	\$ 500.00	\$ 122,500.00
	Plumbing to Upper Parking Levels	12,589	m2	\$ 20.00	\$ 251,771.20
	Plumbing to Upper Slabs Units	245	Units	\$ 2,100.00	\$ 514,500.00
	- Extra over for units on Grade	8	Units	\$ 1,500.00	\$ 12,000.00
	Slabs, Stacks, Rough In & Fit Off Retail		N/A		\$ -
	- Extra over for Grease Arrestors		N/A		\$ -
	Slabs, Stacks, Rough In & Fit Off Commerical Amenities		N/A		\$ -
	Provisions for Childcare		N/A		\$ -
	Provisions for Supermarket		N/A		\$ -
	Slabs, Stacks, Rough In & Fit Off MSA BOH		N/A		\$ -
	Rough In to Units (Hot, Cold, Sewer, Gas, Drain)	245	Units	\$ 3,000.00	\$ 735,000.00
	Grey Water Rough In (Laundry, Toilet, Irrigation)		N/A		\$ -
	Fit out Works	245	Units	\$ 3,500.00	\$ 857,500.00
	Acoustic Insulation to Pipes	245	Units	\$ 150.00	\$ 36,750.00
	Design	245	Units	\$ 150.00	\$ 36,750.00
	<b>Hydrant</b>				
	Hydrant Booster Arrangement		Excl.	\$ 20,000.00	\$ -
	Hydrant Points within site		Excl.	\$ 2,500.00	\$ -
	Extra over for Premium Fire Services Pumps		Excl.	\$ 15,000.00	\$ -
	<b>PC Items</b>				
	Supply Mixer to Basins	389	No.	\$ 60.00	\$ 23,340.00
	Supply Mixer to Kitchens	245	No.	\$ 200.00	\$ 49,000.00
	Supply Mixer to Laundry	245	No.	\$ 60.00	\$ 14,700.00
	Supply Mixer & Spout to Bath Tubs	312	No.	\$ 60.00	\$ 18,720.00
	Supply Mixer & Rose to Showers	389	No.	\$ 350.00	\$ 136,150.00
	<b>Hot Water System</b>				
	Central Hot Water System	245	No.	\$ 650.00	\$ 159,250.00
	<b>Air Conditioning</b>				
	Air Conditioning Studio	0	No.	\$ 4,150.00	\$ -
	Air Conditioning 1 Bed	38	No.	\$ 4,814.00	\$ 182,932.00
	Air Conditioning 1 Bed +	39	No.	\$ 5,146.00	\$ 200,694.00
	Air Conditioning 2 Bed	123	No.	\$ 7,304.00	\$ 898,392.00
	Air Conditioning 3 Bed	45	No.	\$ 8,715.00	\$ 392,175.00
	Air Conditioning 4 Bed	0	No.	\$ 9,130.00	\$ -
	Extra over for runs to AC condensors on roof.	245	No.	\$ 250.00	\$ 61,250.00
	Main Lobby GF	400	m2	\$ 100.00	\$ 40,000.00
	Gym	202	m2	\$ 80.00	\$ 16,160.00
	Air Conditioning to Retail (25kw unit per 100m2)		Excl.		\$ -
	Air Conditioning to Communal Room (25kw unit per 100m2)		Excl.		\$ -
	Air Conditioning to Childcare (Provisions Only)		Excl.		\$ -
	Air Conditioning to Supermarket		Excl.		\$ -
	Air Conditioning Lift Motor Rooms		Excl.		\$ -
	<b>Mechanical Ventilation</b>				
	Ventilation to Wet Areas	389	No.	\$ 480.00	\$ 186,720.00
	Ventilation to Kitchen	245	No.	\$ 420.00	\$ 102,900.00
	Ventilation Provision to Shops		N/A		\$ -
	Ventilation Provision to Commercial Bathrooms		N/A		\$ -
	Ventilation Provision to 5 x Retail Kitchen		N/A		\$ -
	Ventilation Provision to Supermarket		N/A		\$ -
	Metal Sub ducts	40	Level	\$ 700.00	\$ 28,000.00
	Stair Pressurisation. (Tower)	40	Level	\$ 5,500.00	\$ 220,000.00
	Stair Pressurisation. (Parking Stair)	14	Level	\$ 4,000.00	\$ 56,000.00
	Mechanical Ventilation to Pool & Gym		N/A		\$ -
	Mechanical Ventilation to Lobby Areas	2,968	m2	\$ 55.00	\$ 163,220.20
	Mechanical Ventilation to BOH Areas		N/A		\$ -
	CO2 Monitoring to Basement Parking	17,335	m2	\$ 8.00	\$ 138,682.00
	Mechanical Ventilation to Basement Parking	16,063	m2	\$ 30.00	\$ 481,886.40
	Mechanical Ventilation to Above Ground Parking	1,272	m2	\$ 25.00	\$ 31,809.25
	Increased above for Covid & Steel increases	3%	Item	\$ 1,409,217.85	\$ 42,276.54
	<b>Fire Protection</b>				
	<b>Sprinkler System</b>				
	Fire Sprinkler Booster Assembly	1	No.	\$ 20,000.00	\$ 20,000.00
	Fire Sprinkler Booster Pump (Diesel)	1	No.	\$ 40,000.00	\$ 40,000.00
	Fire Sprinkler Booster Pump (Electric)	1	No.	\$ 20,000.00	\$ 20,000.00
	Fire Sprinkler Service (Parking)	17,335	m2	\$ 40.00	\$ 693,410.00
	- Extra over for fast response	17,335	m2	\$ 5.00	\$ 86,676.25
	Fire Sprinkler Service (Upper Levels)	22,897	m2	\$ 40.00	\$ 915,868.00
	- Extra over per Residential unit.	245	No.	\$ 300.00	\$ 73,500.00

ID	Item	Qty	Unit	Rate	Total
	- Extra over per Commercial / Retail.		N/A		\$ -
	- Extra over for supermarket		N/A		\$ -
	Fire Sprinkler Service (Balconies)	245	No.	\$ 300.00	\$ 73,500.00
	<b>Fire Detection &amp; Monitoring</b>				
	Fire Indicator Panels	4	No.	\$ 50,000.00	\$ 200,000.00
	Smoke Detection / Monitoring (Upper Levels)	22,897	m2	\$ 20.00	\$ 457,934.00
	- Extra over per Residential unit.	245	No.	\$ 300.00	\$ 73,500.00
	- Extra over Supermarket		N/A		\$ -
	- Extra over Retail		N/A		\$ -
	- Extra over Commercial		N/A		\$ -
	- Extra over Childcare		N/A		\$ -
	Smoke Detection / Monitoring (Parking) Connect Only	1	Item	\$ 10,000.00	\$ 10,000.00
	CO2 Monitoring in Carpark (By MV)		N/A		\$ -
	<b>EWIS</b>				
	Main Evacuation Control Panel (MECP)	4	No.	\$ 15,000.00	\$ 60,000.00
	Speakers, Communication Points (Per Floor)	40	No.	\$ 500.00	\$ 20,000.00
	<b>Stair Pressurisation</b>				
	Allowance per stair shaft (upper levels)	4	No.	\$ 5,000.00	\$ 20,000.00
	Allowance per stair shaft (basement)	1	No.	\$ 10,000.00	\$ 10,000.00
	<b>Hydrant</b>				
	Hydrant Booster Arra (Share with Sprinkler)		No.	\$ 50,000.00	\$ -
	Hydrant Pumps (Share with Sprinkler)		No.	\$ 30,000.00	\$ -
	Hydrant Points within site	90	No.	\$ 2,500.00	\$ 225,000.00
	<b>Overheads</b>				
	Design	245	Units	\$ 150.00	\$ 36,750.00
	Maintenance (12months)	12	Months	\$ 3,000.00	\$ 36,000.00
	Contingency	2%		\$ 3,072,138.25	\$ 61,442.77
	<b>Electrical Services</b>				
	Electrical Services to Parking Areas	17,335	m2	\$ 35.00	\$ 606,733.75
	Electrical Services to Swimming Pool & Gym GF (Includ	400	m2	\$ 100.00	\$ 40,000.00
	Electrical Services to Lobby Areas & Fire Stairs	2,968	m2	\$ 35.00	\$ 103,867.40
	Electrical Services to Unit Areas	18,642	m2	\$ 45.00	\$ 838,877.85
	- Extra over Per Unit	245	No.	\$ 1,000.00	\$ 245,000.00
	- Extra over Block / Riser	4	No.	\$ 15,000.00	\$ 60,000.00
	Electrical Services to Balcony Areas	3,498	m2	\$ 10.00	\$ 34,976.40
	Electrical Services & Install Lights on Podium	1,638	m2	\$ 20.00	\$ 32,756.20
	Electrical Services to Retail		N/A		\$ -
	Electrical Services to Commercial		N/A		\$ -
	Electrical Services to Childcare (provision)		N/A		\$ -
	Electrical Services to Supermarket		N/A		\$ -
	Allowance for D&C	245	Units	\$ 250.00	\$ 61,250.00
	Electrical Meters (By Others)		N/A		\$ -
	<b>Fittings</b>				
	CCTV	90	levels	\$ 2,000.00	\$ 180,000.00
	Video Intercom	245	Unit	\$ 1,200.00	\$ 294,000.00
	Carpark Sensors	17,335	m2	\$ 4.00	\$ 69,341.00
	Coordination with Monitored EWIS	245	Unit	\$ 250.00	\$ 61,250.00
	<b>Lighting</b>				
	Light fittings to Parking Area	17,335	m2	\$ 5.00	\$ 86,676.25
	Light fittings to Upper Lobby Areas	2,968	m2	\$ 10.00	\$ 29,676.40
	LED strip lights under kitchen cupboards.		N/A		\$ -
	LED strip lights under bathroom cupboards.		N/A		\$ -
	Light fittings to Units (Internally & Balcony)	245	No.	\$ 750.00	\$ 183,750.00
	<b>External Lighting</b>				
	Light fittings to Podium & Roof Terrace	1,638	m2	\$ 100.00	\$ 163,781.00
	<b>Street Lighting</b>				
	Street Lighting		N/A		\$ -
	<b>Electrical Work (Other)</b>				
	Temporary Builders Supply (TBS)	1	Item	\$ 122,500.00	\$ 122,500.00
	Undergrounding of Telco or Power		N/A		\$ -
	<b>Solar Power</b>				
	Solar Power System	336	m2	\$ 1,200.00	\$ 403,200.00
	Electrical Connection to above	4	Item	\$ 15,000.00	\$ 60,000.00
	Concrete hobs to above.	4	Item	\$ 5,000.00	\$ 20,000.00
	<b>Lifts</b>				
	Passenger Lift 1 20 Stops	1	No.	\$ 287,500.00	\$ 287,500.00



ID	Item	Qty	Unit	Rate	Total
	Passenger Lift 2 20 Stops	1	No.	\$ 287,500.00	\$ 287,500.00
	Passenger Lift 3 17 Stops	1	No.	\$ 325,000.00	\$ 325,000.00
	Passenger Lift 4 17 Stops	1	No.	\$ 325,000.00	\$ 325,000.00
	Passenger Lift 5 20 Stops	1	No.	\$ 325,000.00	\$ 325,000.00
	Passenger Lift 6 20 Stops	1	No.	\$ 325,000.00	\$ 325,000.00
	Passenger Lift 7 19 Stops	1	No.	\$ 287,500.00	\$ 287,500.00
	Passenger Lift 8 19 Stops	1	No.	\$ 287,500.00	\$ 287,500.00
	Passenger Lift 9	1	No.	\$ 187,500.00	\$ 187,500.00
	Garbage Lift		Excl.		\$ -
	- Extra over for Through Cars		Excl.		\$ -
	- Extra over for Destination Control, Touch Screen, etc		Excl.		\$ -
	- Extra over for LCD Screens		Excl.		\$ -
	- Extra over for Split Decks		Excl.		\$ -
	- Extra over for Temp Machine Rooms		Excl.		\$ -
	- Extra over for Temp Jump Lift		Excl.		\$ -
	- Temp Doors during construction	76	No.	\$ 7,500.00	\$ 570,000.00
	- Landing Door Sill Grouting or Full Depth Frames		Excl.		\$ -
	Tavelator, Escalators & Moving Walks		Excl.		\$ -
	Car Lift		Excl.		\$ -
	Disabled Platform Lift (Podium)	1	Item	\$ 35,000.00	\$ 35,000.00
	Turn Tables		Excl.		\$ -
	<b>Garbage &amp; Linen Chute</b>				
	Garbage Chute Pipe (Double)	76	Levels	\$ 1,200.00	\$ 91,200.00
	Garbage Chute Hopper (2 per level)	76	Levels	\$ 900.00	\$ 68,400.00
	Garbage Chute Hopper (E Diverter)		Excl.		
	Discharge door with fusible link	8	No.	\$ 9,500.00	\$ 76,000.00
	Splitter Bottom Discharge		Excl.		\$ -
	E Diverter		Excl.		\$ -
	Linen Chute Pipes		Excl.		\$ -
	Linen Chute Coors		Excl.		\$ -
	Bottom Discharge		Excl.		\$ -
	Garbage Carousel & Compactor		Excl.		\$ -
	<b>Retail Fitout Costs</b>				
	Coles / Coolworths Extra Over items		Excl.		\$ -
	Plasterboard to Commercial		Excl.		\$ -
	Retail Insulation over and under		Excl.		\$ -
	<b>MAJOR SERVICES</b>				
	<b>Telstra, Foxtel or NBN</b>				
	NBN Provisions	245	Unit	\$ 800.00	\$ 196,000.00
	<b>Utility Connections, Diversions &amp; Amplifications</b>				
	Stormwater		N/A		\$ -
	- Stormwater Filtration (360 Device)		N/A		\$ -
	Sewer Diversion	170	m	\$ 2,500.00	\$ 425,000.00
	Sewer Vent Pipe Relocation		N/A		\$ -
	Water Main Extension / Amplification		N/A		\$ -
	Gas		N/A		\$ -
	Power (Undergrounding, etc.)	260	m	\$ 1,000.00	\$ 260,000.00
	Telecom		N/A		\$ -
	<b>Substation</b>				
	Electrical Substation (Kiosk)	245	Item	\$ 1,400.00	\$ 343,000.00
	Relocate Substation		N/A		
	Trenching		N/A		\$ -
	Ausgrid or similar connection / supervision	1	Item	\$ 50,000.00	\$ 50,000.00
	<b>EXTERNAL WORKS</b>				
	<b>General Landscaping</b>				
	Landscaping (Podium)	2,003	m2	\$ 350.00	\$ 700,994.00
	Landscaping (Deep Soil)	713	m2	\$ 400.00	\$ 285,076.00
	Landscaping (Roof Planters)	312	m2	\$ 1,000.00	\$ 312,250.00
	Pebble Rooves		Excl.		\$ -
	Riparian Works		Excl.		\$ -
	<b>Artificial Grass</b>				
	Artificial Grass to Roof Tops		Excl.		\$ -
	<b>Pool Construction</b>				
	Pool Contract	1	No.	\$ 165,000.00	\$ 165,000.00

ID	Item	Qty	Unit	Rate	Total
	Pool Heating etc.	1	No.	\$ 50,000.00	\$ 50,000.00
	Pool Lift (Disabled Use)	1	No.	\$ 7,500.00	\$ 7,500.00
	Pool Blanket	1	No.	\$ 10,000.00	\$ 10,000.00
	Acoustic / Embleton Springs, etc.	1	No.	\$ 40,000.00	\$ 40,000.00
	<b>Sauna / Steam Room</b>				
	Sauna Fit Out (Assumed)	1	No.	\$ 24,000.00	\$ 24,000.00
	<b>Paving Works</b>				
	Tiled Paving		Excl.		\$ -
	Washed Concrete Paving (In Concrete)		Excl.		\$ -
	<b>Landscaping - Other</b>				
	Supply BBQ	1	No.	\$ 7,000.00	\$ 7,000.00
	<b>Road Works</b>				
	Rectifications	1	m	\$ 25,000.00	\$ 25,000.00
	Crossings & Laybacks	1	No.	\$ 20,000.00	\$ 20,000.00
	<b>VPA Works</b>				
	Through Site Link		Excl.		\$ -
	Pocket Park		Excl.		\$ -
	<b>Subtotal (Trades)</b>				\$ 97,737,072.03
	<b>PRELIMINARIES</b>				
	<b>Cranes</b>				
	Tower Cranes - Hammerhead (2 x 18 Months)	144	wks	\$ 30,000.00	\$ 4,320,000.00
	- Transport, Set Up & Dismantle	2	No.	\$ 200,000.00	\$ 400,000.00
	Mobile Cranes	245	Units	\$ 4,500.00	\$ 1,102,500.00
	<b>Hoist</b>				
	Single Hoist (4)	256	wks	\$ 3,000.00	\$ 768,000.00
	- Transport, Set Up & Dismantle	4	No.	\$ 110,000.00	\$ 440,000.00
	Materials Hoist		wks	\$ 1,705.00	\$ -
	<b>Mast Climbers or Swing Stage</b>				
	Mast Climbers		wks	\$ 2,000.00	\$ -
	- Transport, Set Up & Dismantle		No.	\$ 30,000.00	\$ -
	Swing Stage		wks	\$ 1,500.00	\$ -
	- Transport, Set Up & Dismantle		No.	\$ 30,000.00	\$ -
	<b>Scaffolding</b>				
	Perimeter Scaffold Erect & Dismantle	16,120	m2	\$ 50.00	\$ 806,014.13
	Perimeter Scaffold Hire (32 weeks)	16,120	m2	\$ 17.60	\$ 283,716.97
	Stretchers Stairs	40	Level	\$ 2,000.00	\$ 80,000.00
	Chainwire & shadecloth to above		Incl.		
	Void: Parking Ramp	240	m3	\$ 45.00	\$ 10,800.00
	Void: Pool (Birdcage)	400	m3	\$ 45.00	\$ 18,000.00
	Lift Shafts	347	m/rise	\$ 300.00	\$ 104,160.00
	<b>Other Preliminaries</b>				
	Pumps	245	No.	\$ 65.00	\$ 15,925.00
	Sheds	245	No.	\$ 150.00	\$ 36,750.00
	Portable Toilets	245	No.	\$ 200.00	\$ 49,000.00
	Bins	245	No.	\$ 3,000.00	\$ 735,000.00
	Equipment Hire Other	245	No.	\$ 1,000.00	\$ 245,000.00
	Minor Purchases	245	No.	\$ 250.00	\$ 61,250.00
	OH&S Safety Supplies	245	No.	\$ 450.00	\$ 110,250.00
	Hardware & Timber	245	No.	\$ 100.00	\$ 24,500.00
	<b>CONSULTANTS FEES</b>				
	Architects Fees DA	245	Units	\$ 1,800.00	\$ 441,000.00
	Architects Fees CC	245	Units	\$ 4,500.00	\$ 1,102,500.00
	Childcare Architect		N/A		\$ -
	Landscape Architects	245	Units	\$ 200.00	\$ 49,000.00
	Structural Engineer	245	Units	\$ 1,800.00	\$ 441,000.00
	PT Design		N/A		
	Geotechnical Engineer, Scientist etc	8,758	m2	\$ 8.00	\$ 70,062.40
	Dilapidation Report	1	Item	\$ 15,000.00	\$ 15,000.00
	Surveyor (Construction)	245	Units	\$ 1,200.00	\$ 294,000.00
	Surveyor (Strata)	245	Units	\$ 450.00	\$ 110,250.00
	Surveyor (Stratum)	5	Lots	\$ 20,000.00	\$ 100,000.00
	Surveyor (Levels)	8,758	m2	\$ 20.00	\$ 175,156.00

ID	Item	Qty	Unit	Rate	Total
	Project Management Other Reports	1	Item	\$ 50,000.00	\$ 50,000.00
	PCA	245	Units	\$ 600.00	\$ 147,000.00
	Acoustics	245	Units	\$ 80.00	\$ 19,600.00
	Access	245	Units	\$ 35.00	\$ 8,575.00
	Basix & Section J	245	Units	\$ 150.00	\$ 36,750.00
	Strata Certifier	245	Units	\$ 100.00	\$ 24,500.00
	Traffic Consultants	1	Item	\$ 10,000.00	\$ 10,000.00
	Arborist Reports	1	Item	\$ 10,000.00	\$ 10,000.00
	Civil Engineers	8,758	m2	\$ 20.00	\$ 175,156.00
	Wind Report	1	Item		\$ -
	Environmental & Auditor	8,758	m2	\$ 25.00	\$ 218,945.00
	Fire Engineer	245	Units	\$ 55.00	\$ 13,475.00
	Substation Design	245	Units	\$ 80.00	\$ 19,600.00
	<b>OTHER COSTS</b>				
	<b>Direct Costs (Site)</b>				
	Sales Office		Excl.		\$ -
	Site Wages (Foreman, Labour, etc)	3.00%	%	\$ 110,879,507.52	\$ 3,326,385.23
	<b>Contingency / Margin</b>				
	Contingency / Uncoded Items	2.50%	%	\$ 114,205,892.75	\$ 2,855,147.32
	Builders Margin	7.50%	%	\$ 117,061,040.07	\$ 8,779,578.01
	<b>Subtotal (Preliminaries)</b>				\$ 28,103,546.05
	<b>Total Construction (Excluding GST)</b>				\$ 125,840,618.07