

DA Cost Plan

Mixed Use Development

26-50 Park Road, 27-47 Berry Road and 48-54 River Road, St Leonards

for JQZ

DOCUMENT TITLE: DA Cost Plan

ISSUE DATE: 10 July 2023

CONTENTS

1. Executive Summary	3
2. Cost Summary	4
3. Basis of Cost Estimate	5
4. List of Exclusions	6
Appendix A – Definition of Areas	7
Appendix B – Area and Unit Schedule	8
Appendix C – Cost Plan	9

DOCUMENT CONTROL:

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1. Executive Summary

Altus Group has been requested by JQZ Pty Ltd to prepare a DA Cost Plan for the proposed mixed-use development at 26 – 50 Park Road, 27 – 47 Berry Road and 48 – 54 River Road, St Leonards.

The total site area is approx. 12,515m².

The proposed development comprises the following components:

- Residential basements (B4 to B1) providing 545 car spaces.
- Construction of four residential towers, with a total yield of 306 apartments.
- All associated services infrastructure works and external works.

The total Gross Floor Area for the entire development is 61,182 m². (see Area and Unit Schedule in Appendix B)

2. Cost Summary

The estimated construction cost as at 10 July 2023 is **\$122,009,563 (excluding Design Fees and GST)** as broken down below:

- * denotes the figure is inclusive of preliminaries & margin.

Description	Amount	Data	Unit Cost
Site Works	\$795,518		
Basement (B4 – B1)	\$25,579,187	GFA: 20,350m2 550 Carspaces	\$1,257/m2* \$46,508/car*
Towers (B4 – L11)	\$90,688,200	GFA: 40,832m2 306 Apartments	\$2,221/m2* \$269,367/unit*
External Works	\$4,946,657		
Subtotal	\$122,009,563		
Preliminaries	Included		
Margin	Included		
Design Fees	Excluded		
Total Construction Costs (Excl. Contingencies and GST)	\$122,009,563	Total GFA: 61,182m2	\$1,994/m2* \$398,724/unit*

3. Basis of Cost Estimate

This preliminary cost plan has been prepared based on

- Architectural Plans dated 05/06/2023, prepared by DKO.

The following assumptions are made and included in our cost plan:

- Provision of substation and associated works
- Provision of OSD tank

This preliminary cost estimate is priced at market rates on the basis of competitive lump sum tenders. Materials and labour costs inflation to be reviewed.

We stress that this is only a preliminary cost estimate as detailed design information is not available at this stage. We therefore strongly recommend that a more detailed measured check estimate be prepared at a later stage when further design development information including structural design, schematic services design, specifications and development consent conditions are available.

4. List of Exclusions

The following items have been excluded from our Cost Plan:

- a. Land costs and acquisition Costs.
- b. Land Holding Costs & Charges.
- c. Interest/ Finance/ Legal Fees
- d. Design & Professional Fees
- e. Marketing and Agent Fees
- f. Display Suites
- g. Works outside of site boundary beyond the allowance detailed
- h. Costs associated with staging of works
- i. DA and CC fees, Section 7.11 Contribution, Long Service Levy, other authority charges and contributions
- j. Sydney Water Development Plan Charges/ Section 73 Contributions
- k. Relocation, diversion or upgrading existing site services
- l. Removal of contaminants and hazardous materials (if discovered)
- m. Public benefits / VPA
- n. Public Artworks
- o. Extreme dewatering measure during bulk excavation stage e.g. tanking the site
- p. Electrical car charges
- q. Double glazing to façade for Residential towers
- r. Curtains, fly screens and window blinds
- s. Design & Construction Contingency
- t. Goods and Service Tax
- u. Escalation

Appendix A – Definition of Areas

The term **Gross Floor Area (GFA)** used in this document is the sum of the “Fully Enclosed Covered Area” and “Unenclosed Covered Area” as defined below.

Fully Enclosed Covered Area (FECA)

The sum of all such areas at all building floor levels, including basements (except unexcavated portions), floored roof spaces and attics, garages, penthouses, enclosed porches and attached enclosed covered ways alongside buildings, equipment rooms, lift shafts, vertical ducts, staircases and any other fully enclosed spaces and usable areas of the building, computed by measuring from the normal inside face of exterior walls but ignoring any projections such as plinths, columns, piers and the like which project from the normal inside face of exterior walls.

It shall not include open courts, light wells, connecting or isolated covered ways and net open areas of upper portions of rooms, lobbies, halls, interstitial spaces and the like which extend through the storey being computed.

Unenclosed Covered Area (UCA)

The sum of all such areas at all building floor levels, including roofed balconies, open verandahs, porches and porticos, attached open covered ways alongside buildings, undercrofts and usable space under buildings, unenclosed access galleries (including ground floor) and any other trafficable covered areas of the building which are not totally enclosed by full height walls, computed by measuring the areas between the enclosing walls or balustrade (ie from the inside face of the UCA excluding the wall or balustrade thickness). When the covering element (ie roof or upper floor) is supported by columns, is cantilevered or is suspended, or any combination of these, the measurements shall be taken to the edge of the paving or the edge of the cover, whichever is the lesser.

UCA shall not include eaves overhangs, sun shading, awnings and the like where these do not relate to clearly defined trafficable covered areas, nor shall it include connecting or isolated covered ways which are elements of external works or outbuildings.

The definitions of FECA and UCA above are consistent with the definitions in the Australian Cost Management Manual published by the Australian Institute of Quantity Surveyors.

It should be noted that local councils or authorities may adopt other definitions for Gross Floor Area for the purposes of floor space ratio calculations or the likes.

Appendix B – Area and Unit Schedule

AREA ANALYSIS

26-50 Park Road 27-47 Berry Road and 48-54 River Road, St Leonards

Level	No. of Floor							
		Carpark	Residential			Total		
			FECA	UCA	GFA	FECA	UCA	GFA
Basement B4	1	7,409				7,409		7,409
Basement B3	1	7,008	1,192	220	1,413	8,200	220	8,420
Basement B2	1	3,844	2,956	328	3,285	6,800	328	7,128
Basement B1	1	2,089	3,324	472	3,796	5,413	472	5,885
Ground Floor	1		4,740	627	5,366	4,740	627	5,366
Level 1	1		4,165	528	4,693	4,165	528	4,693
Level 2	1		3,765	561	4,326	3,765	561	4,326
Level 3	1		3,530	430	3,960	3,530	430	3,960
Level 4	1		3,097	508	3,604	3,097	508	3,604
Level 5	1		2,263	318	2,581	2,263	318	2,581
Level 6	1		2,086	285	2,371	2,086	285	2,371
Level 7	1		1,432	282	1,714	1,432	282	1,714
Level 8	1		1,384	147	1,531	1,384	147	1,531
Level 9	1		666	65	731	666	65	731
Level 10	1		666	65	731	666	65	731
Level 11	1		666	65	731	666	65	731
Roof								
TOTAL	16	20,350	35,932	4,900	40,832	56,281	4,900	61,182

Site Area **12,515 m2**

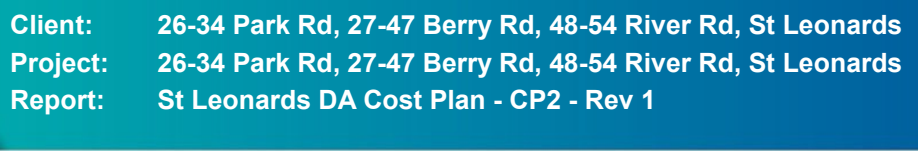
UNIT SCHEDULE

26-50 Park Road 27-47 Berry Road and 48-54 River Road, St Leonards

Item	Total Car Park	Total Apartments				
		Building A	Building B	Building C	Building D	TOTAL
Carpark	550					
Studio		1			1	2
1 Bedroom		22	27	16	9	74
2 Bedroom		25	50	14	44	133
3 Bedroom / 4 Bedroom / 5 Bedroom		30	29	13	25	97
TOTAL	550	78	106	43	79	306

Appendix C – Cost Plan Summary

Ref.	Description	Quantity	Unit	Rate	Total
1	SITE WORKS				795,518
2	BASEMENT (B4 - B1)	20,350	m2	1,257	25,579,187
3	RESIDENTIAL TOWERS	40,832	m2	2,221	90,688,200
4	EXTERNAL WORKS				4,946,657
	SUB TOTAL	61,182	m2	1,994	122,009,563
5	PRELIMINARIES				INCL
6	MARGIN				INCL
	TOTAL CONSTRUCTION COST	61,182	m2	1,994	122,009,563
7	GFA	61,182	m2		
8	COMMUNAL	1,392	m2		
9	Studio	2	Units		
10	1 BED	74	Units		
11	2 BED	133	Units		
12	3 BED	85	Units		
13	4 BED	10	Units		
14	5 BED	2	Units		
	TOTAL UNITS	306	Units		
15	RESIDENTIAL CARPARK	550	No		
	TOTAL CARPARK	550	No		



Ref.	Description	Quantity	Unit	Rate	Total
1	SITE WORKS				
1.1	DEMOLITION & PREPARATORY WORKS		\$/m2		650,997
	SUBTOTAL	0	\$/m2		650,997
1.2	PRELIMINARIES (17.5%)				113,924
1.3	MARGIN (4%)				30,597
	TOTAL	0	\$/m2		795,518
				SITE WORKS TOTAL	795,518

Ref.	Description	Quantity	Unit	Rate	Total
1.1	DEMOLITION & PREPARATORY WORKS				
	<u>Demolition Works</u>				
1.1.1	Allow for demolition and removal of existing structures (10 no. single story brick houses, including associated sheds and smaller structures)	4,500	m2	125	562,500
1.1.2	Allow for demolition and removal of part of Berry Lane	648	m2	40	25,920
	<u>Site Preparations</u>				
1.1.3	Allow for general clearing of site and stripping of topsoil and organic matter including grub out all roots and stumps, all rubble and debris etc, for site subdivision boundaries	12,515	m2	5	62,577
1.1.4	Allowance to remove hazardous material		Item		EXCL
DEMOLITION & PREPARATORY WORKS TOTAL					650,997

Ref.	Description	Quantity	Unit	Rate	Total
2	BASEMENT (B4 - B1)				
2.1	SUBSTRUCTURE	20,350	\$/m2	504.47	10,265,982
2.2	COLUMNS	20,350	\$/m2	45.00	915,750
2.3	UPPER FLOORS	20,350	\$/m2	95.39	1,941,150
2.4	STAIRCASES	20,350	\$/m2	9.50	193,380
2.5	ROOFING	20,350	\$/m2	28.60	582,101
2.6	EXTERNAL WALLS	20,350	\$/m2	0.00	INCL
2.7	WINDOWS	20,350	\$/m2	0.00	NIL
2.8	EXTERNAL DOORS	20,350	\$/m2	0.74	15,000
2.9	INTERNAL WALLS	20,350	\$/m2	57.95	1,179,306
2.10	INTERNAL DOORS	20,350	\$/m2	2.95	60,000
2.11	WALL FINISHES	20,350	\$/m2	0.00	NIL
2.12	FLOOR FINISHES	20,350	\$/m2	13.30	270,645
2.13	CEILING FINISHES	20,350	\$/m2	11.81	240,312
2.14	FITMENTS, FITTINGS & FIXTURES	20,350	\$/m2	26.83	546,030
2.15	SPECIAL EQUIPMENT	20,350	\$/m2	0.00	INCL
2.16	HYDRAULIC SERVICES	20,350	\$/m2	51.71	1,052,280
2.17	ELECTRICAL SERVICES	20,350	\$/m2	64.89	1,320,420
2.18	MECHANICAL SERVICES	20,350	\$/m2	51.00	1,037,850
2.19	FIRE SERVICES	20,350	\$/m2	64.47	1,312,026
2.20	EXTERNAL WORKS (MEASURED ELSEWHERE)	20,350	\$/m2	0.00	NIL
2.21	EXTERNAL SERVICES (MEASURED ELSEWHERE)	20,350	\$/m2	0.00	NIL
2.22	VERTICAL TRANSPORTATION SYSTEMS	20,350	\$/m2	0.00	INCL
	SUBTOTAL	20,350	\$/m2	1,028.61	20,932,232
2.23	PRELIMINARIES (17.5%)				3,663,141
2.24	MARGIN (4%)				983,815
	TOTAL	20,350	\$/m2	1,256.96	25,579,187
	BASEMENT (B4 - B1) TOTAL				25,579,187

Ref.	Description	Quantity	Unit	Rate	Total
2.1	SUBSTRUCTURE				
	<u>Bulk Excavation</u>				
2.1.1	Bulk excavation to basement levels as required incl. disposal of surplus spoil as VENM	73,716	m3	55	4,054,384
2.1.2	Extra over removal of GSW, Asbestos, heavy metals & other contamination				EXCL
2.1.3	Allowance for dewatering of site during excavation	1	Item	50,000	50,000
2.1.4	Allowance for groundwater monitoring (budget allowance)	1	Item	35,000	35,000
	<u>Shoring Walls</u>				
2.1.5	Allow for establishment, mobilisation and setting out etc...	1	Item	40,000	40,000
2.1.6	Allow for basement external walls - soldier piles incl. mesh reinforcement and shotcrete finish	4,882	m2	650	3,173,203
2.1.7	Extra over for capping beam, incl formwork and reinforcement	454	m	350	158,900
2.1.8	Allow for drainage cells and strip drains behind shotcrete	1	Item	50,000	50,000
2.1.9	Allow for temporary anchors as required	1	Item	100,000	100,000
	<u>Reinforced Concrete Footings</u>				
2.1.10	Allow for footings (based on footprint)	7,409	m2	150	1,111,298
2.1.11	Allow for lift pits including base, walls and tanking etc... Building Core Lifts	10	No	16,000	160,000
	<u>Reinforced Concrete Slabs</u>				
2.1.12	Allow for reinforced concrete slab on ground including base course and membranes	7,409	m2	165	1,222,427
2.1.13	E/O for ramp on grade	93	m2	120	11,136
2.1.14	Allow for concrete sundries - kerbs, plinths, spoon dish along slab, etc	1	Item	70,000	70,000
	<u>Termite Treatment</u>				
2.1.15	Allow for physical and chemical termite protection system installed below concrete slabs to comply with AS3660.1 section 4	7,409	m2	4	29,635
				SUBSTRUCTURE TOTAL	10,265,982
2.2	COLUMNS				
	<u>Basement Levels</u>				
2.2.1	Allow for structural columns (Cost per GFA)	20,350	m2	45	915,750
				COLUMNS TOTAL	915,750
2.3	UPPER FLOORS				
	<u>Basement Levels</u>				
2.3.1	200mm thick (assumed) (Cost per GFA)	7,008	m2	275	1,927,200
2.3.2	Extra over for ramp slab	279	m2	50	13,950
				UPPER FLOORS TOTAL	1,941,150

Ref.	Description	Quantity	Unit	Rate	Total
2.4	STAIRCASES				
	<u>Basement Levels</u>				
	<u>Basement 4 to Apartments</u>				
2.4.1	Reinforced concrete fire stairs including reinforcement, formwork, half landings, nosing, clear sealer finishes balustrade to one side etc. (8 no.)	12	m/rise	2,200	26,400
	<u>Basement 4 to Basement 3</u>				
2.4.2	Reinforced concrete fire stairs including reinforcement, formwork, half landings, nosing, clear sealer finishes balustrade to one side etc. (4 no.)	25	m/rise	2,200	54,560
	<u>Basement 3 to Basement 2</u>				
2.4.3	Reinforced concrete fire stairs including reinforcement, formwork, half landings, nosing, clear sealer finishes balustrade to one side etc. (6 no.)	25	m/rise	2,200	54,560
	<u>Basement 3 to BOH</u>				
2.4.4	Reinforced concrete fire stairs including reinforcement, formwork, half landings, nosing, clear sealer finishes balustrade to one side etc. (1 no.)	2	m/rise	2,200	3,300
	<u>Basement 2 to Basement 1</u>				
2.4.5	Reinforced concrete fire stairs including reinforcement, formwork, half landings, nosing, clear sealer finishes balustrade to one side etc. (2 no.)	12	m/rise	2,200	27,280
	<u>Basement 1 to Ground</u>				
2.4.6	Reinforced concrete fire stairs including reinforcement, formwork, half landings, nosing, clear sealer finishes balustrade to one side etc. (2 no.)	12	m/rise	2,200	27,280
	STAIRCASES TOTAL				193,380
2.5	ROOFING				
	<u>Roof Level</u>				
	<u>Concrete Suspended Slabs including formwork, joints, reo and post tensioning, waterproofing, etc</u>				
2.5.1	200mm thick; (assumed)	2,042	m2	285	582,101
	ROOFING TOTAL				582,101
2.8	EXTERNAL DOORS				
	<u>Roller Shutter Doors</u>				
2.8.1	7500mm wide roller door to main entrance ramp, including hardware, powder coating finish, framing, motorised etc.	1	No	15,000	15,000
	EXTERNAL DOORS TOTAL				15,000
2.9	INTERNAL WALLS				
	<u>Reinforced Concrete Walls</u>				
2.9.1	200mm thick R.C. Lift and stair wall, including formwork, reinforcement, joints etc.	1,887	m2	420	792,477
2.9.2	200mm thick R.C. wall, including formwork, reinforcement, joints etc.	474	m2	400	189,540
	<u>Masonry</u>				
2.9.3	190mm thick blockwork fire rated partition walls	897	m2	220	197,289
	INTERNAL WALLS TOTAL				1,179,306

Ref.	Description	Quantity	Unit	Rate	Total
2.10	INTERNAL DOORS				
	<u>Fire Doors</u>				
2.10.1	Single leaf fire doors, including hardware, pressed steel rebated frame, paint finish etc	36	No	1,200	43,200
2.10.2	Double leaf fire doors, including hardware, pressed steel frame, paint finish etc.	4	No	1,600	6,400
	<u>Service Cupboard</u>				
2.10.3	Single leaf, including hardware, pressed steel rebated frame, paint finish etc	8	No	1,300	10,400
INTERNAL DOORS TOTAL					60,000
2.12	FLOOR FINISHES				
	<u>Floor Sealer</u>				
2.12.1	Sealer and surface hardener applied to concrete floors and ramps clear to basement carpark	20,350	m2	8	162,800
2.12.2	E/O finish to ramps	372	m2	3	1,116
2.12.3	Sealer and surface hardener applied to concrete floors and ramps clear to garbage rooms	324	m2	8	2,591
	<u>Tiling</u>				
2.12.4	Allowance for floor tiling to lift lobbies	350	m2	160	56,000
	<u>Line-Marking</u>				
2.12.5	Allowance for white reflective car parking spaces, directional signage, arrows etc.	550	No	75	41,250
2.12.6	E/O Allowance for Accessible sign to carpark space	8	No	150	1,200
2.12.7	Allowance for Safety Yellow to pedestrian areas, clear areas and chevron pathways	228	m2	25	5,688
FLOOR FINISHES TOTAL					270,645
2.13	CEILING FINISHES				
	<u>Paint</u>				
2.13.1	Allow for carpark soffit (excl bin rooms)	20,026	m2	12	240,312
CEILING FINISHES TOTAL					240,312

Ref.	Description	Quantity	Unit	Rate	Total
2.14	FITMENTS, FITTINGS & FIXTURES				
	<u>Signage</u>				
2.14.1	Allowance to make provision for all statutory signage required by the BCA including but not limited to fire stair doors, escape doors, fire doors generally, emergency services signage and plant and equipment signage and accessible signage. (Measured in Residential section).	1	Item	50,000	50,000
	<u>Storage Cages</u>				
2.14.2	Allowance for galvanised steel residential storage cages to basement (Small)	249	No	500	124,500
2.14.3	Allowance for galvanised steel residential storage cages to basement (Large)	35	No	750	26,250
2.14.4	E/O for gate	284	No	120	34,080
	<u>Wheelstops</u>				
2.14.5	Wheelstops	550	No	120	66,000
	<u>Bike Racks</u>				
2.14.6	Galvanised bike racks (double) including setout, clearance and fixings	12	No	550	6,600
	<u>Bollards</u>				
2.14.7	Bollards	8	No	450	3,600
	<u>Waste Platform Lift</u>				
2.14.8	Allow for Waste Platform Lift	1	No	35,000	35,000
	<u>Miscellaneous</u>				
2.14.9	Allow for sundry metalwork such as corner guards, bump rails, traffic mirror, etc	1	Item	200,000	200,000
FITMENTS, FITTINGS & FIXTURES TOTAL					546,030
2.15	SPECIAL EQUIPMENT				
	SPECIAL EQUIPMENT				
2.15.1	Allow for Garbage Chutes and compactors, included with residential section		Note		Included
SPECIAL EQUIPMENT TOTAL					INCL
2.16	HYDRAULIC SERVICES				
	<u>Hydraulic Services</u>				
2.16.1	Allow for hydraulic services drainage and reticulation complete (cost per GFA)	20,350	m2	40	814,000
2.16.2	Allowance for sewer pump-out station complete	1	Item	100,000	100,000
2.16.3	Allowance for BWIC (2%)	1	Item		18,280
2.16.4	Allowance for RWT, including pumps. etc	1	Item	120,000	120,000
HYDRAULIC SERVICES TOTAL					1,052,280

Ref.	Description	Quantity	Unit	Rate	Total
2.17	ELECTRICAL SERVICES				
	<u>Electrical Services</u>				
2.17.1	Allow for power and lighting to carpark	20,350	m2	60	1,221,000
2.17.2	Allowance for intercom entry	1	Item	25,000	25,000
2.17.3	Allowance for electric bike charging provisions		Item		EXCL
2.17.4	Allowance for BWIC (2%)	1	Item		24,420
2.17.5	Allow for parking access control equipment, card readers, cards, sensors, etc,	1	Item	50,000	50,000
ELECTRICAL SERVICES TOTAL					1,320,420
2.18	MECHANICAL SERVICES				
	<u>Mechanical Ventilation</u>				
2.18.1	Allow for mechanical ventilation to basement carpark (cost per GFA)	20,350	m2	50	1,017,500
2.18.2	Allowance for BWIC (2%)	1	Item		20,350
MECHANICAL SERVICES TOTAL					1,037,850
2.19	FIRE SERVICES				
	<u>Dry Fire Services</u>				
2.19.1	Allow for dry fire detection system - smoke/thermal detectors and alarm (cost per GFA)	20,350	m2	18	366,300
	<u>Fire Sprinklers</u>				
2.19.2	Allow for fire sprinklers incl. reticulation to carpark area (cost per GFA)	20,350	m2	40	814,000
2.19.3	Allowance for fire sprinkler tank and booster pump assembly complete	1	Item	50,000	50,000
	<u>Fire Hydrants</u>				
2.19.4	Allow for hydrants and fire hose reels complete (1 per stair core per level)	16	No	3,000	48,000
	<u>Miscellaneous</u>				
2.19.5	Allowance for fire extinguishers and sundry items as required (assumed 8 each level)	32	No	250	8,000
2.19.6	Allowance for BWIC (2%)	1	Item		25,726
FIRE SERVICES TOTAL					1,312,026
2.22	VERTICAL TRANSPORTATION SYSTEMS				
	MEASURED ELSEWHERE				
2.22.1	Refer to RESIDENTIAL SECTION		Note		Included
VERTICAL TRANSPORTATION SYSTEMS TOTAL					INCL

Ref.	Description	Quantity	Unit	Rate	Total
3	RESIDENTIAL TOWERS				
3.1	COLUMNS	40,832	\$/m2	45.00	1,837,440
3.2	UPPER FLOORS	40,832	\$/m2	260.00	10,616,320
3.3	STAIRCASES	40,832	\$/m2	13.63	556,500
3.4	ROOFING	40,832	\$/m2	54.28	2,216,563
3.5	EXTERNAL WALLS	40,832	\$/m2	158.25	6,461,708
3.6	WINDOWS & DOORS	40,832	\$/m2	176.72	7,215,871
3.7	EXTERNAL DOORS	40,832	\$/m2	1.42	58,000
3.8	INTERNAL WALLS	40,832	\$/m2	209.53	8,555,366
3.9	INTERNAL DOORS	40,832	\$/m2	50.61	2,066,500
3.10	WALL FINISHES	40,832	\$/m2	50.65	2,067,952
3.11	FLOOR FINISHES	40,832	\$/m2	98.91	4,038,567
3.12	CEILING FINISHES	40,832	\$/m2	70.96	2,897,485
3.13	FITMENTS, FITTINGS & FIXTURES	40,832	\$/m2	153.85	6,281,897
3.14	SPECIAL EQUIPMENT	40,832	\$/m2	4.59	187,500
3.15	HYDRAULIC SERVICES	40,832	\$/m2	172.00	7,023,006
3.16	ELECTRICAL SERVICES	40,832	\$/m2	103.90	4,242,310
3.17	MECHANICAL SERVICES	40,832	\$/m2	75.41	3,079,018
3.18	FIRE SERVICES	40,832	\$/m2	56.87	2,322,128
3.19	EXTERNAL WORKS (MEASURED ELSEWHERE)	40,832	\$/m2	0.00	NIL
3.20	EXTERNAL SERVICES (MEASURED ELSEWHERE)	40,832	\$/m2	0.00	NIL
3.21	VERTICAL TRANSPORTATION SYSTEMS	40,832	\$/m2	60.95	2,488,800
	SUBTOTAL	40,832	\$/m2	1,817.52	74,212,930
3.22	PRELIMINARIES (17.5%)				12,987,263
3.23	MARGIN (4%)				3,488,008
	TOTAL	40,832	\$/m2	2,221.01	90,688,200
	RESIDENTIAL TOWERS TOTAL				90,688,200

Ref.	Description	Quantity	Unit	Rate	Total
3.1	COLUMNS				
	<u>Columns</u>				
3.1.1	Allow for structural reinforced concrete columns (Cost per GFA)	40,832	m2	45	1,837,440
	COLUMNS TOTAL				1,837,440
3.2	UPPER FLOORS				
	<u>Basement 3 to Level 11</u>				
	<u>Concrete Suspended Slabs including formwork, joints, reo and post tensioning</u>				
3.2.1	200mm thick (assumed) (Cost per GFA)	40,832	m2	260	10,616,320
	UPPER FLOORS TOTAL				10,616,320
3.3	STAIRCASES				
	<u>B3 to Level 11</u>				
3.3.1	1200mm wide R.C. 200mm thick stairs including concrete, reinforcement at 120kg/m3, formwork, half landings, nosing, finishes balustrade to one side etc,	140	m/rise	2,200	306,900
	<u>Townhouse Unit</u>				
3.3.2	Internal stair including structure and finish	78	m/rise	3,200	249,600
	STAIRCASES TOTAL				556,500
3.4	ROOFING				
	<u>Roof Level</u>				
	<u>Concrete Suspended Slabs including formwork, joints, reo and post tensioning, waterproofing, etc.</u>				
3.4.1	200mm thick; including Lift Roof	5,366	m2	285	1,529,310
3.4.2	E/O waterproofing and insulation to the above	5,366	m2	90	482,940
3.4.3	E/O tile finish to Level 7 and Level 12	547	m2	100	54,700
	<u>Parapet Wall</u>				
3.4.4	Allowance for concrete parapet wall	417	m2	325	135,613
	<u>Roof Access</u>				
3.4.5	Allowance for roof access hatch, with ladder, lock, chain, joints, sealant, etc. 1400 x 1400mm wide	4	No	3,500	14,000
	ROOFING TOTAL				2,216,563

Ref.	Description	Quantity	Unit	Rate	Total
3.5	EXTERNAL WALLS				
	PERIMETER WALLS				
3.5.1	Allow for fire rated hebel perimeter wall, including render finish to external side	9,511	m2	250	2,377,643
3.5.2	E/O Lightweight Facade Panel	8,874	m2	200	1,774,714
3.5.3	E/O retaining wall at GF and L1	637	m2	300	191,100
	BLADE WALLS				
3.5.4	External blade and dividing walls including render and paint to both sides	406	m2	400	162,268
	BALUSTRADE / PARAPET WALLS				
3.5.5	1200mm balustrade system to balconies	3,351	m2	500	1,675,275
	PRIVACY BLADES / FINS				
3.5.6	Allow for privacy blades / fins	103	m2	800	82,368
	LOUVRES				
3.5.7	Allow for louvres to plant rooms etc	397	m2	500	198,340
	EXTERNAL WALLS TOTAL				6,461,708
3.6	WINDOWS & DOORS				
	<u>Aluminum Windows & Doors</u>				
3.6.1	Aluminum framed glazed windows	5,198	m2	600	3,118,722
3.6.2	Aluminum framed glazed sliding doors to balconies	5,853	m2	700	4,097,149
	WINDOWS & DOORS TOTAL				7,215,871
3.7	EXTERNAL DOORS				
	<u>Fire Doors</u>				
	<u>Residential Common Area</u>				
3.7.1	Single leaf fire doors, including hardware, pressed steel rebated frame, paint finish etc. as detailed and specified	9	No	1,200	10,800
3.7.2	Ditto, double leaf	2	No	1,600	3,200
	<u>Glass Doors</u>				
3.7.3	Single leaf glass door, including hardware, frame, finish, access controls, etc.	3	No	3,000	9,000
3.7.4	Ditto, double leaf	7	No	5,000	35,000
	EXTERNAL DOORS TOTAL				58,000

Ref.	Description	Quantity	Unit	Rate	Total
3.8	INTERNAL WALLS				
	<u>Core Walls</u>				
3.8.1	Reinforced concrete lift and stair core wall, including concrete, formwork and reinforcement	5,752	m2	420	2,416,021
3.8.2	Reinforced concrete walls, including concrete, formwork and reinforcement	736	m2	400	294,208
	<u>Corridor and Party Walls</u>				
3.8.3	Allow for fire and sound rated intertenancy and corridor walls including hebel, plasterboard stud works, insulation and paint to both sides	14,805	m2	210	3,108,970
	<u>Masonry</u>				
3.8.4	190mm thick blockwork fire rated partition walls	1,103	m2	220	242,722
	<u>Internal Walls</u>				
	<u>Apartments</u>				
3.8.5	Internal stud partitions and plasterboard lining to both sides	23,463	m2	95	2,228,950
3.8.6	E/O for moisture resistant plasterboard to wet area	17,336	m2	5	86,679
3.8.7	Service area walls - allow for stud work and plasterboard lining to outer side	1,650	m2	85	140,239
	<u>Glazed Partition</u>				
3.8.8	Glazed Partitions	40	m2	900	35,577
3.8.9	E/O for single leaf door	2	No	500	1,000
3.8.10	E/O for double leaf door	1	No	1,000	1,000
	INTERNAL WALLS TOTAL				8,555,366
3.9	INTERNAL DOORS				
	<u>Fire Doors</u>				
3.9.1	Single leaf fire doors, including hardware, pressed steel rebated frame, paint finish etc. as detailed and specified	110	No	1,050	115,500
3.9.2	Ditto, for apartment main door	306	No	1,050	321,300
3.9.3	Single leaf accessible fire doors, including hardware, pressed steel rebated frame, paint finish etc. as detailed and specified	8	No	1,200	9,600
	<u>Timber Doors</u>				
3.9.4	Single leaf solid core doors, including hardware, pressed steel rebated frame, paint finish etc. as detailed and specified	1,196	No	750	897,000
3.9.5	Single leaf accessible solid core doors, including hardware, pressed steel rebated frame, paint finish etc. as detailed and specified	18	No	1,250	22,500
3.9.6	Single leaf cavity sliding solid core doors, including hardware, pressed steel rebated frame, paint finish etc. as detailed and specified	19	No	1,100	20,900
	<u>Internal Bifold Doors</u>				
3.9.7	Bi-fold doors, including hardware, pressed steel frames, paint finish etc. as detailed and specified (to laundry)	306	No	950	290,700
	<u>Doors To Service Cupboards</u>				
3.9.8	Single leaf door, including frame, door hardware and paint finish to booster pumps	102	No	1,000	102,000
3.9.9	Ditto for double leaf	205	No	1,400	287,000
	INTERNAL DOORS TOTAL				2,066,500

Ref.	Description	Quantity	Unit	Rate	Total
3.10	WALL FINISHES				
	<u>Painting</u>				
3.10.1	Allow for paint finish to plasterboard lining	78,781	m2	11	866,591
	<u>Wall Tiles</u>				
3.10.2	Wall tiles including stack bond set out grout to match tiles	8,873	m2	110	975,987
3.10.3	Glass splashback to kitchen	450	m2	300	134,883
3.10.4	Laundry skirting glazed wall tile with grout to match	1,810	m	50	90,491
	WALL FINISHES TOTAL				2,067,952
3.11	FLOOR FINISHES				
	EXTERNAL FLOOR FINISHES				
3.11.1	Floor finish to apartment balconies/terraces, allow for floor tiles, including waterproofing	4,900	m2	120	588,000
	INTERNAL FLOOR FINISHES				
	<u>Communal Area</u>				
3.11.2	Store rooms / BOH - assume no finish	3,288	m2		Nil
3.11.3	Gym area - allow rubber flooring	83	m2	120	9,960
3.11.4	Circulation area	2,736	m2	130	355,707
	<u>Apartments</u>				
3.11.5	Bedrooms - allow carpet with underlay	9,523	m2	55	523,771
3.11.6	Bathroom - allow floor tiles, including waterproofing	3,295	m2	130	428,295
3.11.7	Laundry - allow floor tiles, including waterproofing	459	m2	130	59,693
3.11.8	Living/Study/Kitchen/Store etc. - allow tile flooring/timber flooring	16,574	m2	110	1,823,140
	Sundry Items				
3.11.9	Allow for skirting, division strip etc.	1	Item	250,000	250,000
	FLOOR FINISHES TOTAL				4,038,567
3.12	CEILING FINISHES				
	<u>Plasterboard Ceilings</u>				
3.12.1	13mm flush plasterboard suspended ceilings with paint finish - Gym	83	m2	90	7,470
3.12.2	13mm flush plasterboard ceilings with paint finish - Living room, kitchen and bedroom - batten fixed to soffit	29,359	m2	65	1,908,335
3.12.3	13mm flush plasterboard ceilings with paint finish - Lobby and circulation	2,736	m2	90	246,240
3.12.4	13mm wet plasterboard suspended ceilings with paint finish - bathroom and laundry	3,754	m2	85	319,090
3.12.5	Access panel with snap lock proprietary flush mount ceiling with paint finish (assume 1 per bathroom)	551	No.	350	192,850
3.12.6	Allowance for shadowline and bulkheads to living rooms, study rooms and bedrooms	1	item	150,000	150,000
	<u>Paint to Concrete Soffit</u>				
3.12.7	Paint finish to external concrete soffits	4,900	m2	15	73,500
	CEILING FINISHES TOTAL				2,897,485

Ref.	Description	Quantity	Unit	Rate	Total
3.13	FITMENTS, FITTINGS & FIXTURES				
	<u>FF&E</u>				
	<u>Sanitary Ware</u>				
3.13.1	Note : incl. in hydraulic services cost				
3.13.2	Kitchen sink 1.5 bowl stainless steel with drip tray		No		Incl.
3.13.3	Kitchen tapware polished chrome mixer tap		No		Incl.
3.13.4	Laundry tub 45L stainless steel in prefinished metal cabinet		No		Incl.
3.13.5	Laundry tapware polished chrome finish		No		Incl.
3.13.6	Bathroom basin wall mounted basin vitreous china		No		Incl.
3.13.7	Bathroom toilet suite vitreous china toilet suite with wall mounted cistern		No		Incl.
3.13.8	Bathroom basin mixer tapware polished tapset/flickmixer		No		Incl.
3.13.9	Bathroom shower rose polished chrome finish		No		Incl.
3.13.10	Bathroom bathrub rose polished chrome finish		No		Incl.
3.13.11	Bathroom bottle trap polished chrome finish		No		Incl.
3.13.12	Bathroom floor waste stainless steel		No		Incl.
	<u>Appliances</u>				
3.13.13	Allowance for kitchen appliances (including oven, gas cooktop, ducted rangehood and dishwasher	306	No	3,100	948,600
3.13.14	Laundry dryer wall mounted clothes dryer white	306	No	400	122,400
	<u>Toilet Fittings</u>				
3.13.15	Bathroom toilet roll holder polished chrome finish	557	No	55	30,635
3.13.16	Bathroom robe hook polished chrome finish	557	No	35	19,495
3.13.17	Bathroom towel rail polished chrome finish	557	No	85	47,345
3.13.18	Bathroom hand towel rail polished chrome finish	557	No	65	36,205
3.13.19	Bathroom shower screen semi-frameless with powdercoated aluminium frame inducing door and hardware	557	No	650	362,050
	<u>Letter Boxes</u>				
3.13.20	Letter Boxes wall mounted recessed type	306	No	120	36,720
	<u>Joinery & Benchtops</u>				
	<u>Kitchen</u>				
3.13.21	Kitchen cupboard unit incl. stone benchtops and overhead cupboards complete	749	m	1,250	936,800
3.13.22	Kitchen island unit incl. stone benchtops	552	m	2,000	1,103,299
3.13.23	Allowance for kitchen laminated wall cupboards/Storage full height	757	m	500	378,630
	<u>Bedrooms</u>				
3.13.24	Built-in wardrobes incl. mirrored doors	1,313	m	650	853,496
3.13.25	Walk-in wardrobes incl. timber veneer panelling and shelving etc..	35	No	3,250	113,750
	<u>Bathrooms</u>				
3.13.26	Vanity counter / niche wall	719	m	450	323,591
3.13.27	Vanity cabinet with mirror doors and adjustable shelving in veneer panelling	557	No	1,250	696,250
	<u>Changeroom</u>				
3.13.28	Allowance for joinery and fitments	1	Item	15,000	15,000

Ref.	Description	Quantity	Unit	Rate	Total
	<u>Miscellaneous</u>				
3.13.29	Study bench; say 800d	164	m	700	114,632
	<u>Main Lobby</u>				
3.13.30	Allow for reception desk, meeting room furniture and seating area furniture	1	Item	25,000	25,000
	<u>Bike / Storage (L1)</u>				
3.13.31	Allow for metal/joinery for bike and storage at L1	1	Item	20,000	20,000
	<u>Gym</u>				
3.13.32	Allowance for typical gym fitout	1	Item	50,000	50,000
	<u>Signage</u>				
3.13.33	Allowance to make provision for all statutory signage required by the BCA including but not limited to fire stair doors, escape doors, fire doors generally, emergency services signage and plant and equipment signage and accessible signage	16	Level	3,000	48,000
FITMENTS, FITTINGS & FIXTURES TOTAL					6,281,897
3.14	SPECIAL EQUIPMENT				
	<u>Garbage Chute</u>				
3.14.1	Allow for Garbage Chutes, complete including chute, doors, sensors, brushes, etc. for composite trash	45	No	2,500	112,500
3.14.2	Ditto, for recycled trash	1	No	75,000	75,000
3.14.3	Allow for garbage compactors				EXCL
3.14.4	Allow for garbage bins				EXCL
SPECIAL EQUIPMENT TOTAL					187,500

Ref.	Description	Quantity	Unit	Rate	Total
3.15	HYDRAULIC SERVICES				
	<u>Hydraulic Services</u>				
	<u>Allowance for Hydraulic Services per unit</u>				
3.15.1	Hydraulic services; hot water via central plant, potable cold water supply, sanitary plumbing and drainage, gas connections (1 Studio Apartments - 1 main)	2	No	13,000	26,000
3.15.2	Hydraulic services; hot water via central plant, potable cold water supply, sanitary plumbing and drainage, gas connections (1 Bedroom Apartments - 1 main)	74	No	13,000	962,000
3.15.3	Hydraulic services; hot water via central plant, potable cold water supply, sanitary plumbing and drainage, gas connections (2 Bedroom Apartments - 1 main + 1 ensuite)	133	No	23,000	3,059,000
3.15.4	Hydraulic services; hot water via central plant, potable cold water supply, sanitary plumbing and drainage, gas connections (3 Bedroom Apartments - 1 main + 1 ensuite)	75	No	23,000	1,725,000
3.15.5	Hydraulic services; hot water via central plant, potable cold water supply, sanitary plumbing and drainage, gas connections (3 Bedroom Apartments - 2 main + 1 ensuite)	10	No	31,000	310,000
3.15.6	Hydraulic services; hot water via central plant, potable cold water supply, sanitary plumbing and drainage, gas connections (4 Bedroom Apartments - 2 main + 1 ensuite)	10	No	31,000	310,000
3.15.7	Hydraulic services; hot water via central plant, potable cold water supply, sanitary plumbing and drainage, gas connections (5 Bedroom Apartments - 3 main + 1 ensuite)	2	No	40,000	80,000
3.15.8	E/O for accessible units including handrails, shower seat and accessible basin	8	No	2,000	16,000
3.15.9	Allowance for hydraulic services Gym	1	No	10,000	10,000
3.15.10	Allowance for hydraulic drainage to roof area	5,366	m2	35	187,810
3.15.11	Allowance for roof mounted how water plant 1, including tanks, pumps, etc.	4	No	50,000	200,000
3.15.12	BWIC (2%)	1	Item	137,196	137,196
HYDRAULIC SERVICES TOTAL					7,023,006

Ref.	Description	Quantity	Unit	Rate	Total
3.16	ELECTRICAL SERVICES				
	<u>Electrical Services</u>				
	<u>Allowance for Electrical Services per unit</u>				
3.16.1	Electrical services including power, lighting, data and communications (1 Studio Apartments)	2	No	9,500	19,000
3.16.2	Electrical services including power, lighting, data and communications (1 Bedroom Apartments)	74	No	9,500	703,000
3.16.3	Electrical services including power, lighting, data and communications (2 Bedroom Apartments)	138	No	12,500	1,725,000
3.16.4	Electrical services including power, lighting, data and communications (3 Bedroom Apartments)	80	No	14,000	1,120,000
3.16.5	Electrical services including power, lighting, data and communications (4 Bedroom Apartments)	10	No	16,500	165,000
3.16.6	Electrical services including power, lighting, data and communications (5 Bedroom Apartments)	2	No	17,500	35,000
3.16.7	Allow for electrical services to Gym	1	No	10,000	10,000
3.16.8	Extra over for audio and video intercom to each apartment	306	No	700	214,200
3.16.9	Provision for NBN outlet to living area, main bedroom and study	306	No	550	168,300
3.16.10	BWIC (2%)	1	Item	82,810	82,810
ELECTRICAL SERVICES TOTAL					4,242,310
3.17	MECHANICAL SERVICES				
	<u>Mechanical Services</u>				
	<u>Allowance for Mechanical Services per unit</u>				
3.17.1	Split reverse Cycle A/C system; wall mounted units to living area and main bedroom (Studio Apartments)	2	No	6,500	13,000
3.17.2	Split reverse Cycle A/C system; wall mounted units to living area and main bedroom (1 Bedroom Apartments)	74	No	6,500	481,000
3.17.3	Split reverse Cycle A/C; wall mounted units to living areas and main bedroom (2 Bedroom Apartments)	138	No	8,500	1,173,000
3.17.4	Split reverse Cycle A/C; wall mounted units to living areas and main bedroom (3 Bedroom Apartments)	80	No	10,500	840,000
3.17.5	Split reverse Cycle A/C; wall mounted units to living areas and main bedroom (4 Bedroom Apartments)	10	No	12,000	120,000
3.17.6	Split reverse Cycle A/C; wall mounted units to living areas and main bedroom (5 Bedroom Apartments)	2	No	12,500	25,000
3.17.7	Allow for A/C services to Gym	1	No	15,000	15,000
3.17.8	Kitchen Exhaust Vent Per Apt - using PVC / flexible ductwork	306	No	650	198,900
3.17.9	Toilet/ Laundry Combined Exhaust Vent Per Apt - using PVC / flexible ductwork	306	No	500	153,000
3.17.10	BWIC (2%)	1	Item	60,118	60,118
MECHANICAL SERVICES TOTAL					3,079,018

Ref.	Description	Quantity	Unit	Rate	Total
3.18	FIRE SERVICES				
	<u>Fire Services</u>				
	<u>Allowance for Dry Fire to units</u>				
3.18.1	Allowance for dry fire - smoke detection, alarm systems and BOWS (based on GFA)	40,832	m2	15	612,480
	<u>Allowance for wet fire to units</u>				
3.18.2	Allow for fire sprinklers incl. reticulation to residential areas (cost per GFA)	40,832	m2	38	1,551,616
	<u>Allowance for Hydrants and Hose Reels</u>				
3.18.3	Allowance for fire hydrant and fire hose reels (per core, per level)	45	No	2,500	112,500
3.18.4	BWIC (2%)	1	Item	45,532	45,532
	FIRE SERVICES TOTAL				2,322,128
3.21	VERTICAL TRANSPORTATION SYSTEMS				
	<u>Lifts</u>				
3.21.1	Allowance for Passenger lift with 1 doors, 5 Floors, 5 Stops	2	No	150,000	300,000
3.21.2	Allowance for Passenger lift with 1 doors, 9 Floors, 9 Stops	2	No	210,000	420,000
3.21.3	Allowance for Passenger lift with 1 doors, 11 Floors, 11 Stops	2	No	240,000	480,000
3.21.4	Allowance for Passenger lift with 1 doors, 13 Floors, 13 Stops	2	No	270,000	540,000
3.21.5	Allowance for Passenger lift with 1 doors, 16 Floors, 16 Stops	2	No	320,000	640,000
3.21.6	Allowance for platform lift	2	No	30,000	60,000
3.21.7	Allowance for BWIC (2%)	1	Item	48,800	48,800
	VERTICAL TRANSPORTATION SYSTEMS TOTAL				2,488,800

Ref.	Description	Quantity	Unit	Rate	Total
4	EXTERNAL WORKS				
4.1	EXTERNAL WORKS				2,550,801
4.2	EXTERNAL SERVICES				1,165,000
4.3	ROAD WORKS				332,200
	SUBTOTAL				4,048,001
4.4	PRELIMINARIES (17.5%)				708,400
4.5	MARGIN (4%)				190,256
	TOTAL				4,946,657
	EXTERNAL WORKS TOTAL				4,946,657

Ref.	Description	Quantity	Unit	Rate	Total
4.1	EXTERNAL WORKS				
	<u>HARD-LANDSCAPING</u>				
	<u>Cut and fill</u>				
4.1.1	Allow for cut and fill to external area	6,191	m2	30	185,730
	<u>Paving</u>				
4.1.2	Urbanstone Granite paving on 30/40mm depth mortar bed with base to be 100mm depth reinforced concrete on compacted fill	922	m2	320	295,178
	<u>Crossover</u>				
4.1.3	Allow for pedestrian concrete crossover (assumed 5 no.)	5	No.	10,000	50,000
4.1.4	Allow for vehicle concrete crossover	1	No.	20,000	20,000
	<u>Walls</u>				
4.1.5	Allowance for 400mm high reinforced concrete planter wall on footing including render and paint to outside face	1,728	m	200	345,610
4.1.6	Allowance for footing for planter walls	1,146	m	120	137,542
	<u>Waterproofing to Planter Beds</u>				
4.1.7	Allowance for waterproofing to planter bed areas including protection board	2,812	m2	45	126,557
	<u>Metalwork</u>				
4.1.8	Allowance for small gates	38	no.	800	30,400
4.1.9	Allowance for miscellaneous metalworks, handrails, bollards, tactile indicators, etc	1	item	50,000	50,000
	<u>Communal Open Space</u>				
	<u>Hard Landscaping</u>				
4.1.10	Allowance for pavement	608	m2	320	194,630
	<u>Soft Landscaping</u>				
4.1.11	Allowance for planting mix/shrubs/bushes, etc	1,012	m2	75	75,935
4.1.12	Allowance for turf	416	m2	30	12,474
4.1.13	Allowance for mature trees	82	No.	500	41,000
	<u>Canopy</u>				
4.1.14	Allowance for canopy including structure	18	m2	2,500	45,500
	<u>Planter walls</u>				
4.1.15	Allowance for 400mm high reinforced concrete planter wall on footing including render and paint to outside face	605	m	200	120,968
4.1.16	Allowance for footing for planter walls	605	m	120	72,581
4.1.17	Allowance for waterproofing to planter bed areas including protection board	1,012	m2	45	45,561
	<u>Pool</u>				
4.1.18	Allowance for pool deck	551	m2	260	143,226
4.1.19	Allowance for pool including structure, finishes and equipment	1	Item	300,000	300,000
	<u>External Hydraulic Services</u>				
4.1.20	Allowance for external hydraulic services	1	item	50,000	50,000
	<u>External Lighting</u>				
4.1.21	Allowance for external lighting	1	item	50,000	50,000
	Subtotal				1,005,286
	<u>SOFT-LANDSCAPING</u>				

Ref.	Description	Quantity	Unit	Rate	Total
<u>Soils & Planting</u>					
4.1.22	Allowance for turf with 300mm depth top soil	2,232	m2	30	66,960
4.1.23	Allowance for mass planting & 75mm deep mulch including 300mm depth of top soil, drainage cell and geotectile	746	m2	75	55,950
4.1.24	Allowance for irrigation system and maintenance	1	item	35,000	35,000
Subtotal					157,910
EXTERNAL WORKS TOTAL					2,550,801
4.2 EXTERNAL SERVICES					
<u>Substation</u>					
4.2.1	Allowance for Substation	1	item	900,000	900,000
<u>OSD Tank</u>					
4.2.2	Allowance for underground OSD tank	1	item	200,000	200,000
<u>Connections to :</u>					
4.2.3	Sewer drainage	1	item	15,000	15,000
4.2.4	Water supply	1	item	10,000	10,000
4.2.5	Gas supply	1	item	10,000	10,000
4.2.6	External communications	1	item	15,000	15,000
4.2.7	Electrical	1	item	15,000	15,000
EXTERNAL SERVICES TOTAL					1,165,000
4.3 ROAD WORKS					
4.3.1	Allowance for all in-ground services, electrical, telstra, headworks, stormwater connection etc. all in accordance in AS standards incl. in external services.	Note			
<u>ROAD PAVEMENT</u>					
4.3.2	Note : No works to Park Road and Berry Road	Note			
4.3.3	Allowance for DCP proposed new road	527	m2	400	210,800
4.3.4	Allowance for connection to existing road including in ground services, gutters, pavement, etc	2	no	20,000	40,000
<u>Footpath</u>					
4.3.5	Allow for concrete footpath	255	m2	120	30,600
<u>Landscape</u>					
4.3.6	Allow for turf along road including soil and preparation works	255	m2	40	10,200
<u>Kerbing</u>					
4.3.7	Kerb & Gutter works to new road	170	m	180	30,600
<u>Line Marking & Traffic Sign</u>					
4.3.8	Allowance for line marking and traffic signs	1.00	Item	10,000	10,000
Subtotal					332,200
ROAD WORKS TOTAL					332,200