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# SUMMARY



Client: Aliro Group  
Project: 13 Endeavour Rd, Caringbah NSW 2229

Details: DA Cost Plan Rev1  
MBM2459-0006  
Date - 8/10/2024

Description	% of Cost	Total (excl GST)
General		0
Demolition and Site Preparation	2.64	3,524,582.00
Excavation	2.38	3,170,470.00
Building 3	9.23	12,307,935.85
Building 4	23.42	31,218,956.18
Building 5 - Block 1 Commercial	3.75	5,003,634.00
Building 5 - Block 1	12.75	16,995,652.28
Building 5 - Block 2	9.31	12,407,518.03
Building 6	3.85	5,130,214.72
Building 7	7.22	9,622,102.57
Building 8	3.07	4,087,177.88
Hard Landscaping	5.33	7,106,890.00
Soft Landscaping	0.51	677,150.00
Site Infrastructure	6.56	8,739,700.00
<b>Subtotal Building Works</b>	<b>90.01</b>	<b>119,991,983.51</b>
Allowance for 4 star greenstar		Included
Builders Preliminaries, Overheads & Margins (10%)	9.00	11,999,198.35
<b>Subtotal Construction Costs</b>	<b>99.01</b>	<b>131,991,181.86</b>
Professional Fees (1%)	0.99	1,319,911.82
<b>Total DA Cost Plan Excl. GST</b>	<b>100.00</b>	<b>133,311,093.68</b>



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Description	% of Cost	Total (excl GST)
		133,311,094



# DETAILED SUMMARY



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Code	Description	Page	% of Cost	Cost/m2	Total (excl GST)
1	General				
1.1	Introduction				
1.2	This measurement has been undertaken for the proposed Development at 13 Endeavour Road, Caringbah				
1.3	Basis of Measurement				
1.4	The measure is based on the DA drawings provided				
1.5	The cost plan has been provided in an detailed elemental format with a detailed take-off of drawings and reports				
1.6	Assumptions				
1.7	No works to building 1 and building 2 (External works to Building 2 included)				
1.8	Exclusions				
1.9	Tenant Works including; Racking, loose furniture, joinery, white goods, signage, comms and other equipment				EXCL
1.10	Items noted "EXCL" in the Cost Plan				EXCL
1.11	Documents Used				
1.12	22366-005 Rev P20 Estate Masterplan				

0



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Code	Description	Page	% of Cost	Cost/m2	Total (excl GST)
2	Demolition and Site Preparation				
2.1	Demolition and Site Preparation	6	2.64		3,524,582.00
					3,524,582



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Code	Description	Quantity	Unit	Rate	Amount
<b>2.1</b>	<b>Demolition and Site Preparation</b>				
2.1.1	Demolish existing buildings	6,459	m2	250.00	1,614,750.00
2.1.2	Demolish existing hard landscaping including carpark, kerb, edges, retaining walls, crib walls, concrete pads, driveways, guard rails and any work associated (Assume 80% of site area)	39,176	m2	25.00	979,400.00
2.1.3	Demolish existing soft landscaping including plantings, turf, trees, etc (Assume 20% of site area)	9,794	m2	10.00	97,940
2.1.4	Allowance for minor clearance of site after demolition	55,429	m2	5.00	277,145.00
2.1.5	Allowance to remove substation	1	item	25,000.00	25,000.00
2.1.6	Allowance to remove existing fence near the entrance	107	m	50.00	5,347.00
2.1.7	Allowance for capping off existing services	1	item	500,000.00	500,000.00
2.1.8	Remove existing stormwater pipe including excavation to remove pipe	1	item		Included
2.1.9	Allowance to maintain and protect of existing trees and fence along east boundary and solander fields	1	item	25,000.00	25,000.00
2.1.10	Allowance to remove of asbestos material throughout as per Hazardous Materials Clearance Report prepared by JBS&G	1	Psum		Excluded
2.1.11	Allowance to remove lead paint material throughout as per Hazardous Materials Clearance Report prepared by JBS&G	1	Psum		Excluded
2.1.12	Allowance to remove existing electrical services easement	1	item		Excluded
2.1.13	Relocation of other underground services - unless notified otherwise	1	item		Excluded
					<b>3,524,582.00</b>



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3	Excavation				
3.1	Excavation	8	2.38		3,170,470.00
					3,170,470



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<b>3.1</b>	<b>Excavation</b>				
3.1.1	<u>Allowance for cut/fill earthworks for achieve platform levels (as per Master Plan Concept Bulk Earthworks Cut to Fill Plan dated September 2023) including imported fill and compaction of ground surface over site by wetting and compacting</u>				
3.1.2	Allow for bulk excavation (classification to be confirmed)	4,648	m3	45.00	209,160.00
3.1.3	Allowance for imported fill	39,838	m3	65.00	2,589,470.00
3.1.4	Reuse of existing material for fill	4,648	m3	80.00	371,840.00
3.1.5	<u>Disposal</u>		Head3		
3.1.6	Currently assumed reuse of existing excavated material to make up levels		note		
3.1.7	Provisional allowance for disposal of asbestos impacted soils	1	Psum		Excluded
					<b>3,170,470.00</b>





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4	Building 3				
4.1	Substructure	10	0.88		1,166,915.00
4.2	Columns	10			0.00
4.3	Upper Floors	10	0.33		438,169.60
4.4	Stairs	10	0.08		103,500.00
4.5	Roof	10	1.23		1,634,237.70
4.6	External Walls, Windows and Doors	11	2.94		3,925,630.00
4.7	Internal Walls, Windows and Doors	12	1.09		1,450,290.00
4.8	Floor Finishes	12	0.17		228,655.00
4.9	Ceiling Finishes	13	0.14		189,520.00
4.10	Wall Finishes	13	0.28		375,245.00
4.11	Fitments	13	0.15		205,500.00
4.12	Joinery	13	0.19		254,000.00
4.13	Signage	14	0.03		35,700.00
4.14	Hydraulic Services	14	0.14		185,730.00
4.15	Mechanical Services	14	0.39		521,561.00
4.16	Fire Services	15	0.46		606,789.75
4.17	Lift Services				n/a
4.18	Electrical, Communication and Security Services	15	0.74		986,492.80
					12,307,936



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<b>4.1</b>	<b>Substructure</b>				
4.1.1	Slab details are not indicated on drawings. Thickness of slab is allowance only.		note		
4.1.2	External under-covered slab is included in External Work Trade		note		
4.1.3	<b>Footings</b>				
4.1.4	Allowance for pad footings	4,190	m2	80.00	335,200.00
4.1.5	<b>Detailed Excavation</b>				
4.1.6	Allowance for detailed excavation for slab on ground and footings	4,190	m2	13.50	56,565
4.1.7	<b>Reinforced Concrete Ground Floor Slab</b>				
4.1.8	Assumed 160mm thick reinforced concrete slab with 20kg/m3 reo ratio including concrete, reinforcement, formwork and the like etc.	4,190	m2	165.00	691,350.00
4.1.9	Allowance for damp proof membrane and 50mm thick sand binding layer including geotextile fabric and drainage layer to slab on ground	4,190	m2	5.00	20,950.00
4.1.10	Allowance for termite treatment to form a complete and continuous termite barrier in strict accordance with the local authority requirements	4,190	m2	5.00	20,950.00
4.1.11	Allowance for smooth concrete top top surfaces	4,190	m2	10.00	41,900.00
					<b>1,166,915.00</b>
<b>4.2</b>	<b>Columns</b>				
4.2.1	Note: Column types are not indicated on drawings. Column sizes are allowance only.		note		
4.2.2	Allowance for steel columns to facade	1.00	Item		Included
4.2.3	Allowance for concrete columns to internal building areas	1.00	Item		Included
4.2.4	Allowance for connections and attachments	1	item		Included
					<b>0.00</b>
<b>4.3</b>	<b>Upper Floors</b>				
4.3.1	<b>Composite Floor Slab</b>				
4.3.2	140mm thick Bondek Slab with SL92 top mesh and 50kg/m2 structural steelwork	778	m2	563.20	438,169.60
					<b>438,169.60</b>
<b>4.4</b>	<b>Stairs</b>				
4.4.1	<b>Internal Stairs</b>				
4.4.2	Steel staircases 1200 wide incl. balustrades, handrails, stair nosing, treads and tactiles	23	m/rise	4,500.00	103,500.00
					<b>103,500.00</b>
<b>4.5</b>	<b>Roof</b>				
4.5.1	<b>Structural Steel Framing</b>				
4.5.2	Structural steel frame to Main Roof and Canopy including beams, purlins, rafters and bracing	4,469	m2	120.00	536,280.00
4.5.3	<b>Metal Sheetting</b>				
4.5.4	Zincalume ultra roof cladding to main roof including joint, insulation, mesh, sarking and the like	4,282	m2	120.00	513,840.00
4.5.5	E/O for skylight and frame	375	m2	700.00	262,500.00
4.5.6	Zincalume ultra roof cladding to canopy including joint, insulation, mesh, sarking and the like	188	m2	120.00	22,560
4.5.7	<b>Capping and Flashing</b>				



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<b>4.5</b>	<b>Roof</b>				
4.5.8	Fascia and Barge Capping	293	m	100.00	29,300.00
4.5.9	Ridge Capping	111	m	100.00	11,100
4.5.10	Flashing to Main Roof and Skylight	1,204	m	80.00	96,320.00
4.5.11	<b>Plumbing</b>				
4.5.12	Eaves Gutter	228	m	200.00	45,600.00
4.5.13	Box Gutter	66	m	450.00	29,700.00
4.5.14	Allowance for downpipes, rainwater head and the like	4,470	m2	5.00	22,350.00
4.5.15	<b>Accessories</b>				
4.5.16	Allow for roof access & fall arrest system including access stair and hatch (1No.)	1	item	44,687.70	44,687.70
4.5.17	Provisional allowance for platform/walkways to PV system	1	Item	20,000.00	20,000.00
					<b>1,634,237.70</b>
<b>4.6</b>	<b>External Walls, Windows and Doors</b>				
4.6.1	<b>Structural Steel Framing</b>				
4.6.2	Structural steel frame to External Walls including columns, beams, struts, rafters and bracing, etc (10kg/m2) [Included in Column trade and items below]	188.65	t	10,000.00	1,886,500.00
4.6.3	<b>Brick Cladding Walls</b>				
4.6.4	Brick stack bond cladding retaining wall to planters	9	m2	550.00	4,950.00
4.6.5	<b>Precast Concrete Panel</b>				
4.6.6	Various height precast concrete panel (Non fire-rated)	575	m2	480.00	276,000.00
4.6.7	Full height fire-rated precast concrete panel to South-East wall	586	m2	550.00	322,300.00
4.6.8	Precast retaining walls	283	m2	550.00	155,650.00
4.6.9	<b>Metal Cladding System</b>				
4.6.10	Metal cladding panel in Wallaby fixed to structural steel external wall framing with exposed internal face	1,211	m2	350.00	423,850.00
4.6.11	Metal cladding panel in Wallaby fixed to 4 hr fire rated precast concrete panel	371	m2	230.00	85,330.00
4.6.12	Metal cladding panel in Monument fixed to structural steel external wall framing with exposed internal face	344	m2	350.00	120,400.00
4.6.13	<b>External Glazing</b>				
4.6.14	Clear Glazing in black powdercoated aluminium framing fixed to structural steel external wall framing	293	m2	800.00	234,400.00
4.6.15	Tinted Grey Glazing in black powdercoated aluminium framing fixed to structural steel external wall framing	22	m2	800.00	17,600.00
4.6.16	E/O allowance for Feature Aluminium Framing [Refer to note Q on drawing AR-320]	1	item	5,000.00	5,000.00
4.6.17	Aluminium framed polycarbonate panel in translucent/white	79	m2	850.00	67,150.00
4.6.18	<b>Glazed Doors</b>				
4.6.19	Single leaf hinged glazed door including frame and hardware	6	no	2,500.00	15,000.00
4.6.20	<b>Solid Core Doors</b>				
4.6.21	Single leaf solid core door including frame and hardware	6	no	2,500.00	15,000.00
4.6.22	<b>Aluminium Battens</b>				
4.6.23	Fixed aluminium vertical battens in timber finish fixed to structural steel external wall framing	102	m	350.00	35,700.00



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<b>4.6</b>	<b>External Walls, Windows and Doors</b>				
4.6.24	<u>Painting to External Walls</u>				
4.6.25	Light/Shale grey painting to precast concrete pane [Included in Precast concrete panel]	905	m2		Included
4.6.26	<u>Roller Shutter</u>				
4.6.27	4000W x 5000H Roller Shutter Door assumed galvanized with spray painted finish externally including motor with manual chain	12	no	15,000.00	180,000.00
4.6.28	<u>Others</u>				
4.6.29	Artwork Zone	101	m2	800.00	80,800.00
					<b>3,925,630.00</b>
<b>4.7</b>	<b>Internal Walls, Windows and Doors</b>				
4.7.1	<u>Structural Steel Framing</u>				
4.7.2	Structural steel frame to Internal Walls including columns, beams, struts, rafters and bracing, etc (15kg/m2) [Included in Column trade and items below]	69.06	t	10,000.00	690,600.00
4.7.3	<u>Intertennancy Walls</u>				
4.7.4	Intertenancy wall including 2400 high precast concrete panel	440	m2	480.00	211,200.00
4.7.5	Plasterboard linings fixed to both sides of wall girts above precast concrete panel	1,758	m2	120.00	210,960.00
4.7.6	E/O for 4-hour fire-rated compartmentation (240/240/240)	89	m2	100.00	8,900.00
4.7.7	Structural Steel Wall Girts and Bridging [Included in above]	1	item		Included
4.7.8	<u>Partition Walls</u>				
4.7.9	Stud wall with plasterboard to both sides to Mezzanine Office	1,031	m2	120.00	123,720.00
4.7.10	Stud wall with plasterboard to both sides to Lobby & DDA	690	m2	120.00	82,800.00
4.7.11	E/O allowance for moisture resistant plasterboard to Bathrooms & DDA	557	m2	30.00	16,710.00
4.7.12	<u>Internal Glazing</u>				
4.7.13	Glazed window with metal frame	38	m2	800.00	30,400.00
4.7.14	<u>Internal Doors</u>				
4.7.15	Single leaf solid core door including frame and hardware	30	no	2,500.00	75,000.00
					<b>1,450,290.00</b>
<b>4.8</b>	<b>Floor Finishes</b>				
4.8.1	<u>Carpet</u>				
4.8.2	Open Office and Meeting Room	601	m2	120.00	72,120.00
4.8.3	<u>Concrete Sealer</u>				
4.8.4	Lobby & Warehouse	4,021	m2	25.00	100,525.00
4.8.5	<u>Tiling &amp; Waterproofing</u>				
4.8.6	DDA and Bathroom	112	m2	185.00	20,720.00
4.8.7	<u>Skirting</u>				
4.8.8	Allowance for skirting throughout except warehouse area	843	m	30.00	25,290.00
4.8.9	<u>Linemarking</u>				
4.8.10	Allowance for linemarking to Warehouse	1	item	10,000.00	10,000.00
					<b>228,655.00</b>



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<b>4.9</b>	<b>Ceiling Finishes</b>				
4.9.1	<u>Ceiling Tiles</u>				
4.9.2	Open Office and Meeting Room	601	m2	120.00	72,120.00
4.9.3	<u>Plasterboard Ceiling</u>				
4.9.4	Plasterboard Ceiling to Lobby	668	m2	120.00	80,160
4.9.5	Moisture resistant plasterboard ceiling to DDA and Bathroom	112	m2	130.00	14,560.00
4.9.6	<u>Sundries</u>				
4.9.7	Allowance for cornices to Lobby, Open Office and Meeting Room	684	m	20.00	13,680.00
4.9.8	Allowance for bulkheads [Excluded as assumed not required]	1	item		Excluded
4.9.9	Allowance for access panels (assumed 3no per tennancy)	18	no	500.00	9,000.00
					<b>189,520.00</b>
<b>4.10</b>	<b>Wall Finishes</b>				
4.10.1	<u>Render &amp; Paint</u>				
4.10.2	Render and paint to concrete walls	879	m2	80.00	70,320.00
4.10.3	Painting to plasterboard walls	9,285	m2	25.00	232,125.00
4.10.4	<u>Tiling &amp; Waterproofing</u>				
4.10.5	Tiling and Waterproofing to DDA & Bathrooms	455	m2	160.00	72,800.00
					<b>375,245.00</b>
<b>4.11</b>	<b>Fitments</b>				
4.11.1	<u>Warehouse</u>				
4.11.2	Warehouse racks [Excluded as advised bu Aliro]	1	Item		Excluded
4.11.3	Internal bollards to Roller Shutter Doors	24	no	500.00	12,000
4.11.4	<u>Bathroom Accessories</u>				
4.11.5	Toilet Paper Holder	18	no	100.00	1,800.00
4.11.6	Robe Hook	24	no	20.00	480.00
4.11.7	Grab Rail	42	no	500.00	21,000.00
4.11.8	Soap Dispenser	18	no	60.00	1,080.00
4.11.9	Paper Towel Dispenser	18	no	80.00	1,440.00
4.11.10	Shower Curtain and Track	6	no	800.00	4,800.00
4.11.11	Mirror	18	no	350.00	6,300.00
4.11.12	Shower Shelf	6	no	500.00	3,000.00
4.11.13	Shower Bench	6	no	600.00	3,600.00
4.11.14	Toilet Cubicles	12	no	2,000.00	24,000.00
4.11.15	Hand Dryer [Excluded as assumed not required]	1	Item		Excluded
4.11.16	<u>Kitchen Accessories</u>				
4.11.17	Kitchen equipment (scope TBC)	1	Item	120,000.00	120,000.00
4.11.18	<u>Bike Storage</u>				
4.11.19	Allowance for wall-mounted bike racks	1	Item	6,000.00	6,000.00
					<b>205,500.00</b>
<b>4.12</b>	<b>Joinery</b>				



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<b>4.12</b>	<b>Joinery</b>				
4.12.1	Vanity Joinery	12	m	2,000.00	24,000.00
4.12.2	Printing Joinery	22	m	3,500.00	77,000.00
4.12.3	Tea Bench Benchtop Joinery	34	m	3,000.00	102,000.00
4.12.4	Tea Bench Overhead Cabinet	34	m	1,500.00	51,000.00
4.12.5	Allowance for joinery not indicated on drawings (Scope TBC)	1	Item		Excluded
					<b>254,000.00</b>
<b>4.13</b>	<b>Signage</b>				
4.13.1	Provisional allowance for door signage to all doors	42	No.	350.00	14,700.00
4.13.2	Provisional allowance for signage and wayfinding directions throughout	6	no	3,500.00	21,000.00
4.13.3	Allownace for feature signage above office window	6	no		Excluded
4.13.4	Provisional allowance for building signage [Excluded as advised by Aliro]	1	Item		Excluded
					<b>35,700.00</b>
<b>4.14</b>	<b>Hydraulic Services</b>				
4.14.1	<u>Hydraulic Fixtures</u>				
4.14.2	Allowance for supply and installation of the following hydraulic fixtures including hydraulic reticulation				
4.14.3	<u>Bathroom &amp; DDA</u>				
4.14.4	WC Suites	12	no	3,000.00	36,000.00
4.14.5	Disabled WC Suites	6	no	3,000.00	18,000.00
4.14.6	Shower Sets	6	no	1,500.00	9,000.00
4.14.7	Basins & Tapware	18	no	2,500.00	45,000.00
4.14.8	Floorwaste	12	no	600.00	7,200.00
4.14.9	<u>Tea Point/Breakout</u>				
4.14.10	Kitchen Sink & Tapware	12	no	3,000.00	36,000.00
4.14.11	<u>Hot Water Units</u>				
4.14.12	Allowance for hot water units to individual tennancy	6	no	5,000.00	30,000.00
4.14.13	<u>Water Connections</u>				
4.14.14	Allowance for general Hydraulic Services (GFA provided)	1	item		Included
4.14.15	Allowance for connection to mains including water supply, sewage, stormwater, etc (included in Site Infrastructure trade)		item		Included
4.14.16	<u>Builders Work in Connection</u>				
4.14.17	Allowance for building works in connection with hydraulic installation (2.5%)	1	Item	4,530.00	4,530.00
					<b>185,730.00</b>
<b>4.15</b>	<b>Mechanical Services</b>				
4.15.1	<u>Mechanical Services</u>				
4.15.2	Air-conditioning system to Lobby, Open Office and Meeting Room	1,268	m2	380.00	481,840.00
4.15.3	Mechanical venting for Bathrooms and DDA	12	no	1,500.00	18,000.00
4.15.4	Allowance for EMS/BMS	1	item		Included
4.15.5	Rooftop Ventilation Fan with structural support	6	no	1,500.00	9,000.00



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Code	Description	Quantity	Unit	Rate	Amount
<b>4.15</b>	<b>Mechanical Services</b>				
4.15.6	No allowance has been made for additional mechanical costs within warehouse including air-conditioning	1	item		Excluded
4.15.7	<u><b>Builders Work in Connection</b></u>				
4.15.8	Allowance for building works in connection with mechanical installation (2.5%)	1	Item	12,721.00	12,721.00
					<b>521,561.00</b>
<b>4.16</b>	<b>Fire Services</b>				
4.16.1	<u><b>Warehouse</b></u>				
4.16.2	ESFR sprinklers and distribution pipework to warehouse	3,353	m2	70.00	234,710.00
4.16.3	Fire detection, alarm and occupant warning system	3,353	m2	60.00	201,180.00
4.16.4	<u><b>Lobby &amp; Mezzanine Office</b></u>				
4.16.5	Ordinary hazard sprinklers and distribution pipework	1,380	m2	60.00	82,800.00
4.16.6	Fire hose reels, fire hydrants and portable extinguishers	1,380	m2	10.00	13,800.00
4.16.7	Fire detection, alarm and occupant warning system	1,380	m2	25.00	34,500.00
4.16.8	Fire Indicator Panel in a weatherproof cupboard	1	item	25,000.00	25,000.00
4.16.9	<u><b>Builders Work in Connection</b></u>				
4.16.10	Allowance for building works in connection with fire installation (2.5%)	1	Item	14,799.75	14,799.75
					<b>606,789.75</b>
<b>4.18</b>	<b>Electrical, Communication and Security Services</b>				
4.18.1	<u><b>Electrical Services</b></u>				
4.18.2	Allowance for electrical reticulation and installation of light fittings throughout (GFA Provided)	5,054	m2	25.00	126,350
4.18.3	Allowance for lighting supply to Warehouse	3,353	m2	70.00	234,710.00
4.18.4	Allowance for lighting supply to Lobby, DDA & Mezzanine Office	1,380	m2	215.00	296,700.00
4.18.5	Provisional allowance for external lighting	1	Item	50,000.00	50,000.00
4.18.6	Allowance for new individual switchboard and meters to tennancy	6	no	15,000.00	90,000.00
4.18.7	Battery charging bays	1	Item	80,000.00	80,000.00
4.18.8	<u><b>Security</b></u>				
4.18.9	Allowance for installation of basic CCTV system [Included in above items]	1	item		Included
4.18.10	Access control systems [Excluded as advised by Aliro]	1	item		Excluded
4.18.11	<u><b>Solar Panels</b></u>				
4.18.12	Provisional allowance for solar panels (as per area shown on drawings)	1	item	80,000.00	80,000.00
4.18.13	<u><b>Builders Work in Connection</b></u>				
4.18.14	BWIC (3%)	1	item	28,732.80	28,732.80
					<b>986,492.80</b>



# DETAILED SUMMARY



Client: Aliro Group

Project: 13 Endeavour Rd, Caringbah NSW 2229

Details:

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Code	Description	Page	% of Cost	Cost/m2	Total (excl GST)
<b>5</b>	<b>Building 4</b>				
5.1	Substructure	17	2.31		3,079,600.50
5.2	Columns	17	2.19		2,918,020.00
5.3	Upper Floors	17	5.68		7,576,595.01
5.4	Stairs	18	0.41		540,000.00
5.5	Roof	18	1.00		1,327,450.00
5.6	External Walls, Windows and Doors	18	3.62		4,820,210.00
5.7	Internal Walls, Windows and Doors	19	1.91		2,546,270.00
5.8	Floor Finishes	20	0.36		481,360.00
5.9	Ceiling Finishes	20	0.20		269,470.00
5.10	Wall Finishes	20	0.65		862,860.00
5.11	Fitments	21	0.26		341,480.00
5.12	Joinery	21	0.69		920,000.00
5.13	Signage	21	0.12		161,350.00
5.14	Hydraulic Services	22	0.61		810,160.00
5.15	Mechanical Services	22	0.76		1,008,354.00
5.16	Fire Services	22	1.10		1,461,952.38
5.17	Lift Services	23	0.15		205,000.00
5.18	Electrical, Communication and Security Services	23	1.42		1,888,824.30
					<b>31,218,956</b>





# REPORT DETAILS



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Code	Description	Quantity	Unit	Rate	Amount
<b>5.1</b>	<b>Substructure</b>				
5.1.1	<u><b>Bulk Excavation</b></u>				
5.1.2	Allowance for bulk excavation has been made in Earthworks trade	1	item		Included
5.1.3	<u><b>Detailed Excavation</b></u>				
5.1.4	Allowance for detailed excavation for slab on ground and footings	6,833	m2	13.50	92,245.50
5.1.5	<u><b>Piling</b></u>				
5.1.6	CFA piles including establishment, set up, CFA piles, pile caps etc	6,833	m2	250.00	1,708,250.00
5.1.7	<u><b>Reinforced Concrete Ground Floor Slab</b></u>				
5.1.8	Assumed 160mm thick reinforced concrete slab with 20kg/m3 reo ratio including concrete, reinforcement, formwork and the like etc.	6,833	m2	165.00	1,127,445.00
5.1.9	Allowance for damp proof membrane and 50mm thick sand binding layer including geotextile fabric and drainage layer to slab on ground	6,833	m2	5.00	34,165.00
5.1.10	Allowance for termite treatment to form a complete and continuous termite barrier in strict accordance with the local authority requirements	6,833	m2	5.00	34,165.00
5.1.11	Allowance for smooth concrete top top surfaces	6,833	m2	10.00	68,330.00
5.1.12	<u><b>Lift Pit</b></u>				
5.1.13	Lift pits	1	No	15,000.00	15,000.00
					<b>3,079,600.50</b>
<b>5.2</b>	<b>Columns</b>				
5.2.1	Note: Column types are not indicated on drawings. Column sizes are allowance only.		note		
5.2.2	<u><b>Columns</b></u>				
5.2.3	Allowance for concrete columns	1	Item	2,865,000.00	2,865,000.00
5.2.4	Allowance for steel columns to facade	1	Item	48,200.00	48,200.00
5.2.5	Allowance for connections and attachments	1	item	4,820.00	4,820.00
					<b>2,918,020.00</b>
<b>5.3</b>	<b>Upper Floors</b>				
5.3.1	<u><b>Composite Floor Slab</b></u>				
5.3.2	140mm thick Bondek Slab with SL92 top mesh and 50kg/m2 structural steelwork	1,708	m2	563.20	961,945.60
5.3.3	<u><b>Suspended Slab</b></u>				
5.3.4	250mm thick suspended concrete slab including concrete, reinforcement, formwork	5,007	m2	440.00	2,203,080.00
5.3.5	280mm thick suspended ramp slab including concrete, reinforcement, formwork	654	m2	440.00	287,760.00
5.3.6	300mm thick suspended concrete slab including concrete, reinforcement, formwork	1,360	m2	440.00	598,400.00
5.3.7	<u><b>Beams</b></u>				
5.3.8	<u>Allowance for the below beams including concrete, reinforcement, formwork</u>				
5.3.9	600W x 550D PT Beams	193	m	729.12	140,720.16
5.3.10	1200W x 600D PT Beams	107	m	1,378.08	147,454.56
5.3.11	1800W x 500D PT Beams	103	m	1,737.60	178,972.80
5.3.12	2400W x 500D PT Beams	46	m	2,266.80	104,272.80
5.3.13	2400W x 600D PT Beams	68	m	1,689.70	114,899.33



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Code	Description	Quantity	Unit	Rate	Amount
<b>5.3</b>	<b>Upper Floors</b>				
5.3.14	2400W x 650D PT Beams	634	m	2,730.84	1,731,352.56
5.3.15	2400W x 750D PT Beams	191	m	3,040.20	580,678.20
5.3.16	3000W x 750D PT Beams	76	m	3,744.00	284,544.00
5.3.17	<u>Waterproofing</u>				
5.3.18	Allowance for waterproofing to suspended external slab	3,731	m2	65.00	242,515.00
					<b>7,576,595.01</b>
<b>5.4</b>	<b>Stairs</b>				
5.4.1	<u>Internal Stairs</u>				
5.4.2	1300W Steel Staircases, including steel members, balustrades, handrails, stair nosing, treads and tactile, etc	106	m/rise	4,500.00	477,000.00
5.4.3	<u>External Stairs</u>				
5.4.4	1200W Emergency Egress Steel Staircases, including steel members, balustrades, handrails, stair nosing, treads and tactile, etc	14	m/rise	4,500.00	63,000.00
					<b>540,000.00</b>
<b>5.5</b>	<b>Roof</b>				
5.5.1	<u>Structural Steel Framing</u>				
5.5.2	Structural steel frame to Main Roof and Canopy including beams, purlins, rafters and bracing	3,405	m2	110.00	374,550.00
5.5.3	<u>Metal Sheetting</u>				
5.5.4	Zincalume ultra roof cladding to main roof including joint, insulation, mesh, sarking and the like	3,213	m2	120.00	385,560.00
5.5.5	E/O for skylight and frame	349	m2	700.00	244,300.00
5.5.6	Zincalume ultra roof cladding to canopy including joint, insulation, mesh, sarking and the like	139	m2	120.00	16,680
5.5.7	Zincalume ultra roof cladding to stair well including joint, insulation, mesh, sarking and the like	54	m2	120.00	6,480
5.5.8	<u>Capping and Flashing</u>				
5.5.9	Fascia and Barge Capping	461	m	100.00	46,100.00
5.5.10	Ridge Capping	55	m	100.00	5,500
5.5.11	Flashing to Main Roof and Skylight	1,250	m	80.00	100,000.00
5.5.12	<u>Plumbing</u>				
5.5.13	Eaves Gutter	236	m	200.00	47,200.00
5.5.14	Allowance for downpipes, rainwater head and the like	3,406	m2	5.00	17,030.00
5.5.15	<u>Accessories</u>				
5.5.16	Allow for roof access & fall arrest system including access stair and hatch (3No.)	1	item	34,050.00	34,050.00
5.5.17	Provisional allowance for walkways to PV system and mech plant	1	item	50,000.00	50,000.00
					<b>1,327,450.00</b>
<b>5.6</b>	<b>External Walls, Windows and Doors</b>				
5.6.1	Walls shown in internal elevations are used as reference to assume wall finishes for other similar walls. Allowance based on assumptions only.		note		
5.6.2	Precast Concrete Panel is assumed to be the main supporting structure for Building 4.		note		



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Code	Description	Quantity	Unit	Rate	Amount
<b>5.6</b>	<b>External Walls, Windows and Doors</b>				
5.6.3	<b><u>Structural Steel Framing</u></b>				
5.6.4	Structural steel frame to External Walls including columns, beams, struts, rafters and bracing, etc (10kg/m2) [Included in Column trade and items below]	1	item		Included
5.6.5	<b><u>Precast Concrete Panel</u></b>				
5.6.6	150mm thick precast concrete panel (Non fire-rated) throughout	2,721	m2	400.00	1,088,400.00
5.6.7	300mm thick precast concrete panel (Non fire-rated) throughout	1,580	m2	600.00	948,000.00
5.6.8	Low height precast concrete panel to ramp and driveway on First Floor	438	m2	480.00	210,240.00
5.6.9	RC Lift Core Walls	134	m2	480.00	64,320.00
5.6.10	<b><u>Metal Cladding System</u></b>				
5.6.11	Metal cladding panel in Wallaby fixed to precast concrete panel system with exposed internal face	314	m2	350.00	109,900.00
5.6.12	Metal cladding panel in Monument fixed to precast concrete panel system with exposed internal face	568	m2	350.00	198,800.00
5.6.13	<b><u>External Glazing</u></b>				
5.6.14	Clear Glazing in black powdercoated aluminium framing fixed to precast concrete panel system	1,252	m2	800.00	1,001,600.00
5.6.15	<b><u>Solid Core Doors</u></b>				
5.6.16	Single leaf solid core door including frame and hardware	45	no	2,500.00	112,500.00
5.6.17	<b><u>Aluminium Battens</u></b>				
5.6.18	Fixed aluminium vertical battens in timber finish fixed to precast concrete panel system	1,085	m	350.00	379,750.00
5.6.19	<b><u>Steel Framing</u></b>				
5.6.20	Powdercoated black window frame with vertical steel bars 450mm CTS to Ground Floor walls [Refer to elevation drawing 420]	283	m2	500.00	141,500.00
5.6.21	<b><u>Concrete Block Cladding</u></b>				
5.6.22	Concrete Block with honed finish fixed to precast concrete panel system	156	m2	450.00	70,200.00
5.6.23	<b><u>Painting to External Walls</u></b>				
5.6.24	Light grey/Dark grey painting to precast concrete panel [Included in Concrete Panel]	4,160	m2		Included
5.6.25	<b><u>Roller Shutter</u></b>				
5.6.26	4000W x 5000H Roller Shutter Door assumed galvanized with spray painted finish externally including motor with manual chain	33	no	15,000.00	495,000.00
5.6.27					
					<b>4,820,210.00</b>
<b>5.7</b>	<b>Internal Walls, Windows and Doors</b>				
5.7.1	No details provided on Mezzanine Office Fitout. Allowance only.		note		
5.7.2	<b><u>Structural Steel Framing</u></b>				
5.7.3	Structural steel frame to Internal Walls including columns, beams, struts, rafters and bracing, etc (15kg/m2) [Included in Column trade and items below]	1	item		Included
5.7.4	<b><u>Intertennancy Walls</u></b>				
5.7.5	6900H 300mm thick precast concrete panel (Non fire-rated) to Ground Floor	1,589	m2	600.00	953,400.00
5.7.6	E/O for 4-hour fire-rated compartmentation (240/240/240)	455	m2	100.00	45,500.00



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Code	Description	Quantity	Unit	Rate	Amount
<b>5.7</b>	<b>Internal Walls, Windows and Doors</b>				
5.7.7	2400H 150mm thick precast concrete panel (Non fire-rated) to First Floor	667	m2	400.00	266,800
5.7.8	Plasterboard linings fixed to both sides of wall girts above First Floor precast concrete panel	1,320	m2	120.00	158,400
5.7.9	Structural Steel Wall Girts and Bridging [Included in above]	1	item		Included
5.7.10	<b>Partition Walls</b>				
5.7.11	Stud wall with plasterboard to both sides to Mezzanine Office	2,804	m2	120.00	336,480.00
5.7.12	Stud wall with plasterboard to both sides to DDA	1,075	m2	120.00	129,000.00
5.7.13	E/O allowance for moisture resistant plasterboard to Bathrooms & DDA	1,823	m2	30.00	54,690.00
5.7.14	<b>Internal Glazing</b>				
5.7.15	Glazed window with metal frame	190	m2	800.00	152,000.00
5.7.16	<b>Internal Doors</b>				
5.7.17	Single leaf solid core door including frame and hardware	180	no	2,500.00	450,000.00
					<b>2,546,270.00</b>
<b>5.8</b>	<b>Floor Finishes</b>				
5.8.1	<b>Carpet</b>				
5.8.2	Open Office (Assumed 90% of Mezzanine Area)	1,537	m2	120.00	184,440.00
5.8.3	<b>Tiling &amp; Waterproofing</b>				
5.8.4	DDA and Bathroom (Assumed 10% of Mezzanine Area)	391	m2	185.00	72,335.00
5.8.5	<b>Concrete Sealer</b>				
5.8.6	Warehouse	6,967	m2	25.00	174,175.00
5.8.7	<b>Skirting</b>				
5.8.8	Allowance for skirting throughout except warehouse area	1,347	m	30.00	40,410.00
5.8.9	<b>Linemarking</b>				
5.8.10	Allowance for linemarking to Warehouse	1	item	10,000.00	10,000.00
					<b>481,360.00</b>
<b>5.9</b>	<b>Ceiling Finishes</b>				
5.9.1	<b>Ceiling Tiles</b>				
5.9.2	Open Office (Assumed 90% of Mezzanine Area)	1,537	m2	120.00	184,440.00
5.9.3	<b>Plasterboard Ceiling</b>				
5.9.4	Moisture resistant plasterboard ceiling to DDA and Bathroom (Assumed 10% of Mezzanine Area)	391	m2	130.00	50,830.00
5.9.5	<b>Sundries</b>				
5.9.6	Allowance for cornices to Open Office	910	m	20.00	18,200.00
5.9.7	Allowance for bulkheads	1	item		Excluded
5.9.8	Allowance for access panels (assumed 1no per office)	32	no	500.00	16,000.00
					<b>269,470.00</b>
<b>5.10</b>	<b>Wall Finishes</b>				
5.10.1	<b>Render &amp; Paint</b>				
5.10.2	Render and paint to concrete walls	4,511	m2	80.00	360,880.00
5.10.3	Painting to plasterboard walls	10,396	m2	25.00	259,900



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Code	Description	Quantity	Unit	Rate	Amount
<b>5.10</b>	<b>Wall Finishes</b>				
5.10.4	<u>Tiling &amp; Waterproofing</u>				
5.10.5	Tiling and Waterproofing to DDA & Bathrooms	1,513	m2	160.00	242,080.00
					<b>862,860.00</b>
<b>5.11</b>	<b>Fitments</b>				
5.11.1	<u>Warehouse</u>				
5.11.2	Warehouse racks [Excluded as advised bu Aliro]	1	Item		Excluded
5.11.3	Internal bollards to Roller Shutter Doors	66	no	500.00	33,000.00
5.11.4	<u>Bathroom Accessories</u>				
5.11.5	No details have been provided for Mezzanine Level Bathrooms. Allowance for 1no. unisex bathroom has been made		note		
5.11.6	Toilet Paper Holder	64	no	100.00	6,400.00
5.11.7	Robe Hook	96	no	20.00	1,920.00
5.11.8	Grab Rail	64	no	500.00	32,000.00
5.11.9	Soap Dispenser	64	no	60.00	3,840.00
5.11.10	Paper Towel Dispenser	64	no	80.00	5,120.00
5.11.11	Shower Curtain and Track	32	no	800.00	25,600.00
5.11.12	Mirror	64	no	350.00	22,400.00
5.11.13	Shower Shelf	32	no	500.00	16,000.00
5.11.14	Shower Bench	32	no	600.00	19,200.00
5.11.15	Toilet Cubicles [Excluded as assumed not required]	1	Item		Excluded
5.11.16	Hand Dryer [Excluded as assumed not required]	1	Item		Excluded
5.11.17	<u>Kitchen Accessories</u>				
5.11.18	Kitchen equipment (scope TBC)	1	Item	80,000.00	80,000.00
5.11.19	<u>Bike Storage</u>				
5.11.20	Allowance for wall-mounted bike racks	1	Item	96,000.00	96,000.00
					<b>341,480.00</b>
<b>5.12</b>	<b>Joinery</b>				
5.12.1	Vanity Joinery	32	m	2,500.00	80,000.00
5.12.2	Printing Joinery	32	m	2,500.00	80,000.00
5.12.3	Tea Bench Benchtop Joinery	152	m	3,000.00	456,000.00
5.12.4	Tea Bench Overhead Cabinet	152	m	2,000.00	304,000.00
5.12.5	Allowance for joinery not indicated on drawings (Scope TBC)	1	Item		Excluded
					<b>920,000.00</b>
<b>5.13</b>	<b>Signage</b>				
5.13.1	Provisional allowance for door signage to all doors	141	No.	350.00	49,350.00
5.13.2	Provisional allowance for signage and wayfinding directions throughout	32	no	3,500.00	112,000.00
5.13.3	Allownace for feature signage above office window	12	no		Excluded
5.13.4	Provisional allowance for building signage [Excluded as advised by Aliro]	1	Item		Excluded
					<b>161,350.00</b>



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Code	Description	Quantity	Unit	Rate	Amount
<b>5.14</b>	<b>Hydraulic Services</b>				
5.14.1	<u>Hydraulic Fixtures</u>				
5.14.2	Allowance for supply and installation of the following hydraulic fixtures including hydraulic reticulation				
5.14.3	<u>Bathroom &amp; DDA</u>				
5.14.4	No details have been provided for Mezzanine Level Bathrooms. Allowance for 1no. unisex bathroom has been made		note		
5.14.5	WC Suites	32	no	3,000.00	96,000.00
5.14.6	Disabled WC Suites	32	no	3,000.00	96,000.00
5.14.7	Shower Sets	32	no	1,500.00	48,000.00
5.14.8	Basins & Tapware	64	no	2,500.00	160,000.00
5.14.9	Floorwaste	64	no	600.00	38,400.00
5.14.10	<u>Tea Point/Breakout</u>				
5.14.11	Kitchen Sink & Tapware	64	no	3,000.00	192,000.00
5.14.12	<u>Hot Water Units</u>				
5.14.13	Allowance for hot water units to individual tenancy	32	no	5,000.00	160,000.00
5.14.14	<u>Water Connections</u>				
5.14.15	Allowance for connection to mains including water supply, sewage, stormwater, etc (included in Site Infrastructure trade)		note		Included
5.14.16	<u>Builders Work in Connection</u>				
5.14.17	Allowance for building works in connection with hydraulic installation (2.5%)	1	Item	19,760.00	19,760.00
					<b>810,160.00</b>
<b>5.15</b>	<b>Mechanical Services</b>				
5.15.1	<u>Mechanical Services</u>				
5.15.2	Smoke spill fans	6	No	20,000.00	120,000.00
5.15.3	Air-conditioning system to Open Office (Assumed 90% of Mezzanine Area)	1,537	m2	480.00	737,760
5.15.4	Mechanical venting for Bathrooms and DDA	64	no	1,500.00	96,000
5.15.5	Allowance for EMS/BMS	1	item		Included
5.15.6	Rooftop Ventilation Fan with structural support	20	no	1,500.00	30,000.00
5.15.7	No allowance has been made for additional mechanical costs within warehouse including air-conditioning	1	item		Excluded
5.15.8	<u>Builders Work in Connection</u>				
5.15.9	Allowance for building works in connection with mechanical installation (2.5%)	1	Item	24,594.00	24,594.00
					<b>1,008,354.00</b>
<b>5.16</b>	<b>Fire Services</b>				
5.16.1	<u>Warehouse</u>				
5.16.2	ESFR sprinklers and distribution pipework to warehouse	9,656	m2	70.00	675,920.00
5.16.3	Fire detection, alarm and occupant warning system	9,656	m2	60.00	579,360.00
5.16.4	<u>Mezzanine Office</u>				
5.16.5	Ordinary hazard sprinklers and distribution pipework	1,537	m2	60.00	92,220.00
5.16.6	Fire hose reels, fire hydrants and portable extinguishers	1,537	m2	10.00	15,370.00



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Code	Description	Quantity	Unit	Rate	Amount
<b>5.16</b>	<b>Fire Services</b>				
5.16.7	Fire detection, alarm and occupant warning system	1,537	m2	25.00	38,425.00
5.16.8	Fire Indicator Panel in a weatherproof cupboard	1	item	25,000.00	25,000.00
5.16.9	<u><b>Builders Work in Connection</b></u>				
5.16.10	Allowance for building works in connection with fire installation (2.5%)	1	Item	35,657.38	35,657.38
					<b>1,461,952.38</b>
<b>5.17</b>	<b>Lift Services</b>				
5.17.1	Passenger Lift (2 stops, GF to FF)	1	no	200,000.00	200,000.00
5.17.2	Allowance for interior finish to lift car	1	no		Included
5.17.3	Allowance for lift protection blankets	1	no		0.00
5.17.4	<u><b>Builders Work in Connection</b></u>				
5.17.5	BWIC (2.5%)	1	item	5,000.00	5,000.00
					<b>205,000.00</b>
<b>5.18</b>	<b>Electrical, Communication and Security Services</b>				
5.18.1	<u><b>Electrical Services</b></u>				
5.18.2	Allowance for electrical reticulation and installation of light fittings throughout	8,864	m2	25.00	221,600.0
5.18.3	Allowance for lighting supply to Warehouse	6,967	m2	70.00	487,690.00
5.18.4	Allowance for lighting supply to to Mezzanine Office and DDA	1,928	m2	215.00	414,520.00
5.18.5	Provisional allowance for external lighting	1	Item	50,000.00	50,000.00
5.18.6	Allowance for new individual switchboard and meters to tennancy	32	no	15,000.00	480,000.00
5.18.7	Battery charging bays (included in Site Infrastructure trade)	1	Item	80,000.00	80,000.00
5.18.8	<u><b>Security</b></u>				
5.18.9	Allowance for installation of basic CCTV system	1	item		Included
5.18.10	Allowance for access control system	1	item		Excluded
5.18.11	<u><b>Solar Panels</b></u>				
5.18.12	Provisional allowance for solar panels (as per area shown on drawings)	1	item	100,000.00	100,000.00
5.18.13	<u><b>Builders Work in Connection</b></u>				
5.18.14	BWIC (2.5%)	1	item	55,014.30	55,014.30
					<b>1,888,824.30</b>



# DETAILED SUMMARY



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Code	Description	Page	% of Cost	Cost/m2	Total (excl GST)
<b>6</b>	<b>Building 5 - Block 1 Commercial</b>				
6.1	Substructure	25	0.21		286,259.00
6.2	Columns	25	0.09		119,840.00
6.3	Upper Floors	25	0.30		405,295.00
6.4	Stairs	25	0.04		56,700.00
6.5	Roof	26	0.13		171,780.00
6.6	External Walls, Windows and Doors	26	0.69		919,320.00
6.7	Internal Walls, Windows and Doors	27	0.41		550,160.00
6.8	Floor Finishes	27	0.21		276,525.00
6.9	Ceiling Finishes	28	0.11		149,455.00
6.10	Wall Finishes	28	0.13		173,690.00
6.11	Fitments	28	0.06		78,920.00
6.12	Joinery	29	0.19		259,500.00
6.13	Signage	29	0.01		19,250.00
6.14	Hydraulic Services	29	0.11		145,960.00
6.15	Mechanical Services	30	0.42		562,786.50
6.16	Fire Services	30	0.16		218,673.50
6.17	Lift Services	31	0.15		205,000.00
6.18	Electrical, Communication and Security Services	31	0.30		404,520.00
					<b>5,003,634</b>





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Code	Description	Quantity	Unit	Rate	Amount
<b>6.1</b>	<b>Substructure</b>				
6.1.1	Slab details are not indicated on drawings. Thickness of slab is allowance only.		note		
6.1.2	External under-covered slab is included in External Work Trade		note		
6.1.3	<b>Bulk Excavation</b>				
6.1.4	Allowance for bulk excavation has been made in Earthworks trade	1	item		Included
6.1.5	<b>Detailed Excavation</b>				
6.1.6	Allowance for detailed excavation for slab on ground and footings	974	m2	13.50	13,149
6.1.7	<b>Footings</b>				
6.1.8	Allowance for pad footings	974	m2	80.00	77,920.00
6.1.9	<b>Reinforced Concrete Ground Floor Slab</b>				
6.1.10	Assumed 180mm thick reinforced concrete slab including concrete, reinforcement, formwork and the like etc.	974	m2	165.00	160,710.00
6.1.11	Allowance for damp proof membrane and 50mm thick sand binding layer including geotextile fabric and drainage layer to slab on ground	974	m2	5.00	4,870.00
6.1.12	Allowance for termite treatment to form a complete and continuous termite barrier in strict accordance with the local authority requirements	974	m2	5.00	4,870.00
6.1.13	Allowance for smooth concrete top top surfaces	974	m2	10.00	9,740.00
6.1.14	<b>Lift Pit</b>				
6.1.15	Lift pits	1	No	15,000.00	15,000.00
					<b>286,259.00</b>
<b>6.2</b>	<b>Columns</b>				
6.2.1	Note: Column types are not indicated on drawings. Column sizes are allowance only.		note		
6.2.2	<b>Columns</b>				
6.2.3	Allowance for columns to commercial building [not indicated on structural drawings]	1,498	m2	80.00	119,840.00
					<b>119,840.00</b>
<b>6.3</b>	<b>Upper Floors</b>				
6.3.1	Slab details are not indicated on drawings. Thickness of slab is allowance only.		note		
6.3.2	<b>Suspended Slab</b>				
6.3.3	Assumed 200mm thick suspended concrete slab with beams and thickenings including concrete, reinforcement, formwork	1,000	m2	370.00	370,000.00
6.3.4	<b>Waterproofing</b>				
6.3.5	Allowance for waterproofing to suspended external slab	543	m2	65.00	35,295.00
					<b>405,295.00</b>
<b>6.4</b>	<b>Stairs</b>				
6.4.1	<b>External Stairs</b>				
6.4.2	1200W External Concrete Staircases, including steel members, balustrades, handrails, stair nosing, treads and tactile, etc	4.2	m/rise	4,500.00	18,900.00
6.4.3	<b>Internal Stairs</b>				
6.4.4	1300W Internal Concrete Staircases, including concrete structure, balustrades, handrails, stair nosing, treads and tactile, etc	8.4	m/rise	4,500.00	37,800.00
					<b>56,700.00</b>



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<b>6.5</b>	<b>Roof</b>				
6.5.1	No details have been provided for roofing. Assume metal sheeting on structural steel framing, same specification as other buildings		note		
6.5.2	<b><u>Structural Steel Framing</u></b>				
6.5.3	Structural steel frame to roof including beams, purlins, rafters and bracing	572	m2	110.00	62,920.00
6.5.4	<b><u>Metal Sheetting</u></b>				
6.5.5	Zincalume ultra roof cladding including joint, insulation, mesh, sarking and the like	572	m2	120.00	68,640.00
6.5.6	No allowance has been made for skylights		note		EXCLUDED
6.5.7	<b><u>Capping and Flashing</u></b>				
6.5.8	Fascia and Barge Capping	140	m	100.00	14,000
6.5.9	Ridge Capping	14	m	100.00	1,400.00
6.5.10	Flashing to Main Roof and Skylight	98	m	80.00	7,840
6.5.11	<b><u>Plumbing</u></b>				
6.5.12	Eaves Gutter	42	m	200.00	8,400.00
6.5.13	Allowance for downpipes, rainwater head and the like	572	m2	5.00	2,860.00
6.5.14	Allow for roof access & fall arrest system including access stair and hatch	572	m2	10.00	5,720.00
6.5.15	Provisional allowance for walkways to PV system	1	item		Excluded
					<b>171,780.00</b>
<b>6.6</b>	<b>External Walls, Windows and Doors</b>				
6.6.1	No details have been given on wall details, glazing and external finishes. Specification below is based on assumption only.		note		
6.6.2	There is discrepancy between floor plan and elevation drawings. Measurement is based on floor plan		note		
6.6.3	<b><u>Structural Steel Framing</u></b>				
6.6.4	Structural steel frame to External Walls including columns, beams, struts, rafters and bracing, etc (10kg/m2) [Included in Column trade and items below]	1	item		Included
6.6.5	<b><u>Precast Concrete Panel</u></b>				
6.6.6	Precast concrete panel (Non fire-rated) fixed to structural steel external wall framing and stud framing and painted plasterboard fixed to the inner face	180	m2	480.00	86,400
6.6.7	<b><u>Maonsry Walls</u></b>				
6.6.8	Corefilled blockwork wall fixed to structural steel external wall framing and stud framing and painted plasterboard fixed to the inner face	214	m2	380.00	81,320
6.6.9	<b><u>Brick Cladding System</u></b>				
6.6.10	Brick Stack Bond Cladding fixed to precast concrete panel and blockwork walls	394	m2	400.00	157,600
6.6.11	<b><u>External Glazing - Reflective Grey Tint Glazing in black powdercoated aluminium framing fixed to structural steel external wall framing</u></b>				
6.6.12	Full height Glazing Wall	349	m2	1,000.00	349,000.00
6.6.13	E/O allowance for single glazed swing door	3	no	2,500.00	7,500.00
6.6.14	E/O allowance for glazed sliding door	5	m2	10,000.00	50,000.00
6.6.15	Various Height Windows	57	m2	1,200.00	68,400
6.6.16	External Balustrade to First Floor	122	m2	800.00	97,600



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Code	Description	Quantity	Unit	Rate	Amount
<b>6.6</b>	<b>External Walls, Windows and Doors</b>				
6.6.17	E/O allowance for balustrade gate	1	no	1,000.00	1,000
6.6.18	<b>Solid Core Doors</b>				
6.6.19	Single leaf solid core door including frame and hardware	5	no	2,500.00	12,500
6.6.20	Double leaf solid core door including frame and hardware	2	no	4,000.00	8,000
6.6.21					
					<b>919,320.00</b>
<b>6.7</b>	<b>Internal Walls, Windows and Doors</b>				
6.7.1	<b>Intertennancy Walls</b>				
6.7.2	2400H precast concrete panel (Non fire-rated) (included in Building 5 - Block 1 trade)	1	Item		Included
6.7.3	Plasterboard linings fixed to both sides of wall girts above precast concrete panel (included in Building 5 - Block 1 trade)	1	Item		Included
6.7.4	Structural Steel Wall Girts and Bridging (included in Building 5 - Block 1 trade)	1	Item		Included
6.7.5	E/O for 4-hour fire-rated compartmentation (240/240/240)	1	Item		Included
6.7.6	<b>Partition Walls</b>				
6.7.7	Blockwork wall with plasterboard to both sides throughout	191	m2	450.00	85,950
6.7.8	Stud wall with plasterboard to both sides throughout	815	m2	200.00	163,000.00
6.7.9	E/O allowance for moisture resistant plasterboard to Bathrooms & DDA	687	m2	30.00	20,610
6.7.10	<b>Concrete Walls</b>				
6.7.11	RC Lift Core and Stairwell Walls	280	m2	450.00	126,000.00
6.7.12	<b>Internal Glazing</b>				
6.7.13	Internal glazing with framing above low height stud walls throughout First Floor	55	m2	800.00	44,000
6.7.14	Single leaf hinged glazed door including frame and hardware	8	no	2,500.00	20,000
6.7.15	Glazed sliding doors including frame and hardware to Air Lock	22	m2	800.00	17,600
6.7.16	<b>Internal Doors</b>				
6.7.17	Single leaf solid core door including frame and hardware	26	no	2,500.00	65,000.00
6.7.18	Double leaf solid core door including frame and hardware	2	no	4,000.00	8,000
					<b>550,160.00</b>
<b>6.8</b>	<b>Floor Finishes</b>				
6.8.1	<b>Vinyl Flooring</b>				
6.8.2	Ground Floor area including Cafe, Circulation, Director, Estate Office, Lobby, Meeting Room, Reception & Store/Comms	251	m2	85.00	21,335
6.8.3	First Floor area including all Indoor Children Area, Circulation, COTS, Lobby, Prep & Store	320	m2	85.00	27,200
6.8.4	<b>Tiling &amp; Waterproofing</b>				
6.8.5	Ground Floor Wet Area, Bins, Kitchen, Kitchen Store and Staff	140	m2	265.00	37,100
6.8.6	First Floor Wet Area & External Store	45	m2	265.00	11,925
6.8.7	First Floor Outdoor Children Area	220	m2	265.00	58,300
6.8.8	<b>Rubber Flooring</b>				
6.8.9	First Floor Outdoor Children Area	324	m2	265.00	85,860



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<b>6.8</b>	<b>Floor Finishes</b>				
6.8.10	<u>Concrete Sealer</u>				
6.8.11	Ground Floor Tennant Area	491	m2	25.00	12,275.00
6.8.12	<u>Skirting</u>				
6.8.13	Allowance for skirting throughout to vinyl flooring and indoor tiling area	751	m	30.00	22,530.00
					<b>276,525.00</b>
<b>6.9</b>	<b>Ceiling Finishes</b>				
6.9.1	<u>Plasterboard Ceiling</u>				
6.9.2	Plasterboard Ceiling to all Internal Area excluding Wet Area	571	m2	100.00	57,100
6.9.3	Moisture resistant plasterboard ceiling to all Wet Area	184	m2	120.00	22,080.00
6.9.4	<u>Painting to Ceiling</u>				
6.9.5	Ground Floor Tennant Area	491	m2	25.00	12,275.00
6.9.6	<u>Feature Ceiling Finishes</u>				
6.9.7	Allowance for feature ceiling finishes to Cafe	1	Item	15,000.00	15,000.00
6.9.8	Allowance for feature ceiling finishes to Commercial lobby/entry lobby area	1	Item	20,000.00	20,000.00
6.9.9	<u>Sundries</u>				
6.9.10	Allowance for cornices to all Internal Area excluding Wet Area	1	item	15,000.00	15,000.00
6.9.11	Allowance for bulkheads	1	item		Excluded
6.9.12	Allowance for access panels (assumed 8no per floor)	16	no	500.00	8,000.00
					<b>149,455.00</b>
<b>6.10</b>	<b>Wall Finishes</b>				
6.10.1	<u>Render &amp; Paint</u>				
6.10.2	Render and paint to blockwork and maosnry walls	940	m2	80.00	75,200.00
6.10.3	Painting to plasterboard walls	1,514	m2	25.00	37,850
6.10.4	<u>Tiling &amp; Waterproofing</u>				
6.10.5	Tiling and Waterproofing to Wet Area	379	m2	160.00	60,640.00
					<b>173,690.00</b>
<b>6.11</b>	<b>Fitments</b>				
6.11.1	<u>Warehouse</u>				
6.11.2	Warehouse racks [Excluded as advised bu Aliro]	1	Item		Excluded
6.11.3	<u>Bathroom Accessories</u>				
6.11.4	Toilet Paper Holder	15	no	100.00	1,500
6.11.5	Robe Hook	13	no	20.00	260
6.11.6	Grab Rail	9	no	500.00	4,500
6.11.7	Soap Dispenser	14	no	60.00	840
6.11.8	Paper Towel Dispenser	14	no	80.00	1,120
6.11.9	Shower Curtain and Track	5	no	800.00	4,000
6.11.10	Mirror	14	no	350.00	4,900
6.11.11	Shower Shelf	5	no	500.00	2,500



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<b>6.11</b>	<b>Fitments</b>				
6.11.12	Shower Bench	3	no	600.00	1,800
6.11.13	Toilet Cubicles	2	no	2,000.00	4,000
6.11.14	Toilet Partitions	9	no	1,500.00	13,500
6.11.15	Hand Dryer	1	Item		Excluded
6.11.16	<u>Kitchen/Food Preparation Equipment</u>				
6.11.17	Kitchen equipment (scope TBC)	1	Item	30,000.00	30,000.00
6.11.18	<u>Laundry Accessories</u>				
6.11.19	Laundry equipment (scope TBC)	1	Item	10,000.00	10,000.00
6.11.20	<u>Others</u>				
6.11.21	Bins (qty as shown on drawings)	1	Item		Excluded
					<b>78,920.00</b>
<b>6.12</b>	<b>Joinery</b>				
6.12.1	Vanity Joinery	4	m	2,500.00	10,000.00
6.12.2	Shower Bench Joinery	4	m	1,500.00	6,000.00
6.12.3	Locker Joinery	3	m	3,500.00	10,500.00
6.12.4	Laundry/Cleaner Joinery	8	m	2,000.00	16,000
6.12.5	Indoor Children Area Benchtop Joinery	12	m	2,000.00	24,000
6.12.6	Kitchen/Staff/Prep Benchtop Joinery	23	m	3,000.00	69,000
6.12.7	Kitchen/Staff/Prep Overhead Cabinet	23	m	2,500.00	57,500
6.12.8	Cafe Kitchen Benchtop Joinery	10	m	3,000.00	30,000.00
6.12.9	Cafe Kitchen Overhead Cabinet	10	m	2,000.00	20,000.00
6.12.10	Storage Joinery to COTS	11	m	1,500.00	16,500
6.12.11	Joinery to External Store	1	Item		Excluded
6.12.12	Joinery to Cafe Storage	1	Item		Excluded
6.12.13	Allowance for miscellaneous joinery not documented on drawings	1	Item		Excluded
					<b>259,500.00</b>
<b>6.13</b>	<b>Signage</b>				
6.13.1	Provisional allowance for door signage to all doors	35	No.	350.00	12,250.00
6.13.2	Provisional allowance for signage and wayfinding directions throughout	2	No.	3,500.00	7,000.00
6.13.3	Provisional allowance for building signage to commercial facade	1	Item		Excluded
					<b>19,250.00</b>
<b>6.14</b>	<b>Hydraulic Services</b>				
6.14.1	<u>Hydraulic Fixtures</u>				
6.14.2	Allowance for supply and installation of the following hydraulic fixtures including hydraulic reticulation				
6.14.3	<u>Bathroom, Cleaner &amp; DDA</u>				
6.14.4	WC Suites	5	no	3,000.00	15,000.00
6.14.5	Disabled WC Suites	4	no	3,000.00	12,000.00
6.14.6	Children's WC Suites	6	no	3,000.00	18,000.00



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<b>6.14</b>	<b>Hydraulic Services</b>				
6.14.7	Shower Sets	5	no	1,500.00	7,500.00
6.14.8	Basins & Tapware	14	no	2,500.00	35,000.00
6.14.9	Cleaner's Sink and Tapset	2	no	2,500.00	5,000.00
6.14.10	Laundry Sink & Tapware	1	no	2,500.00	2,500.00
6.14.11	Outdoor Tap	1	Item		Excluded
6.14.12	Floorwaste	19	no	600.00	11,400.00
6.14.13	<u>Staff, Kitchen, Prep &amp; Children Area</u>				
6.14.14	Kitchen Sink & Tapware	7	no	3,000.00	21,000
6.14.15	<u>Hot Water Units</u>				
6.14.16	Allowance for hot water system to First Floor Childcare Facilities	1	item	5,000.00	5,000.00
6.14.17	Allowance for hot water units to Ground Floor individual tennancy	2	no	5,000.00	10,000.00
6.14.18	Allowance for hot water units to Cafe Kitchen	1	Item		Excluded
6.14.19	<u>Water Connections</u>				
6.14.20	Allowance for connection to mains including water supply, sewage, stormwater, etc (included in Site Infrastructure trade)	1	Item		Included
6.14.21	<u>Builders Work in Connection</u>				
6.14.22	Allowance for building works in connection with hydraulic installation (2.5%)	1	Item	3,560.00	3,560.00
					<b>145,960.00</b>
<b>6.15</b>	<b>Mechanical Services</b>				
6.15.1	<u>Mechanical Services</u>				
6.15.2	Air-conditioning system throughout Ground Floor excluding Wet Area & Kitchen	777	m2	480.00	372,960.00
6.15.3	Air-conditioning system throughout First Floor excluding Wet Area & External Store	320	m2	480.00	153,600.00
6.15.4	Mechanical venting for all Wet Area including Toilets, Cleaner, Bathrooms, Laundry and DDA	15	no	1,500.00	22,500.00
6.15.5	Mechanical venting for Ground Floor Kitchens	1	item		Excluded
6.15.6	No allowance has been made for mechanical venting for First Floor External Store	1	item		Excluded
6.15.7	<u>Builders Work in Connection</u>				
6.15.8	Allowance for building works in connection with mechanical installation (2.5%)	1	Item	13,726.50	13,726.50
					<b>562,786.50</b>
<b>6.16</b>	<b>Fire Services</b>				
6.16.1	<u>Internal Area</u>				
6.16.2	Ordinary hazard sprinklers and distribution pipework	1,331	m2	70.00	93,170.00
6.16.3	Fire hose reels, fire hydrants and portable extinguishers	1,331	m2	10.00	13,310.00
6.16.4	Fire detection, alarm and occupant warning system	1,331	m2	60.00	79,860.00
6.16.5	<u>External Area</u>				
6.16.6	Fire Extinguisher (assumed qty)	3	no	400.00	1,200.00
6.16.7	Fire Blanket (assumed qty)	2	no	400.00	800.00



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Code	Description	Quantity	Unit	Rate	Amount
<b>6.16</b>	<b>Fire Services</b>				
6.16.8	Fire Indicator Panel in a weatherproof cupboard	1	item	25,000.00	25,000.00
6.16.9	<b><u>Builders Work in Connection</u></b>				
6.16.10	Allowance for building works in connection with fire installation (2.5%)	1	Item	5,333.50	5,333.50
					<b>218,673.50</b>
<b>6.17</b>	<b>Lift Services</b>				
6.17.1	Passenger Lift (2 stops, GF to FF)	1	no	200,000.00	200,000.00
6.17.2	Allowance for interior finish to lift car	1	no		Included
6.17.3	Allowance for lift protection blankets	1	no		Included
6.17.4	<b><u>Builders Work in Connection</u></b>				
6.17.5	BWIC (2.5%)	1	item	5,000.00	5,000.00
					<b>205,000.00</b>
<b>6.18</b>	<b>Electrical, Communication and Security Services</b>				
6.18.1	<b><u>Electrical Services</u></b>				
6.18.2	Allowance for electrical reticulation and installation of light fittings throughout	1,498	m2	240.00	359,520
6.18.3	Allowance for internal lighting supply	1,331	m2		Included
6.18.4	Lighting externally mounted off buildings [Included in Warehouse]	1	item		Included
6.18.5	Allowance for new individual switchboard and meters to Ground Floor tennancy and First Floor Childcare Facilities	3	no	15,000.00	45,000
6.18.6	Battery charging bays [Included in Warehouse]	1	item		Included
6.18.7	<b><u>Security</u></b>				
6.18.8	Allowance for installation of basic CCTV system	1	item		Excluded
6.18.9	Allowance for access control system	1	item		Excluded
6.18.10	<b><u>Solar Panels</u></b>				
6.18.11	Provisional sum for solar panels [Included in Warehouse]	1	Item		Included
6.18.12	<b><u>Builders Work in Connection</u></b>				
6.18.13	BWIC (2.5%)	1	item		
					<b>404,520.00</b>



# DETAILED SUMMARY



Client: Aliro Group  
Project: 13 Endeavour Rd, Caringbah NSW 2229

Details: DA Cost Plan Rev1  
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Code	Description	Page	% of Cost	Cost/m2	Total (excl GST)
<b>7</b>	<b>Building 5 - Block 1</b>				
7.1	Substructure	33	1.70		2,264,923.50
7.2	Columns	33	1.22		1,629,540.00
7.3	Upper Floors	33	0.45		594,739.20
7.4	Stairs	33	0.06		75,600.00
7.5	Roof	33	2.18		2,901,805.00
7.6	External Walls, Windows and Doors	34	1.44		1,920,630.00
7.7	Internal Walls, Windows and Doors	35	0.84		1,123,970.00
7.8	Floor Finishes	36	0.30		399,465.00
7.9	Ceiling Finishes	36	0.11		140,020.00
7.10	Wall Finishes	36	0.28		379,370.00
7.11	Fitments	36	0.44		591,180.00
7.12	Joinery	37	0.20		262,500.00
7.13	Signage	37	0.02		21,350.00
7.14	Hydraulic Services	37	0.17		224,885.00
7.15	Mechanical Services	38	0.88		1,179,139.50
7.16	Fire Services	38	0.89		1,187,006.38
7.17	Lift Services	39	0.46		615,000.00
7.18	Electrical, Communication and Security Services	39	1.11		1,484,528.70
					<b>16,995,652</b>





# REPORT DETAILS



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Code	Description	Quantity	Unit	Rate	Amount
<b>7.1</b>	<b>Substructure</b>				
7.1.1	Slab details are not indicated on drawings. Thickness of slab is allowance only.		note		
7.1.2	External under-covered slab is included in External Work Trade		note		
7.1.3	<b>Bulk Excavation</b>				
7.1.4	Allowance for bulk excavation has been made in Earthworks trade	1	item		Included
7.1.5	<b>Detailed Excavation</b>				
7.1.6	Allowance for detailed excavation for slab on ground and footings	7,971	m2	13.50	107,608.50
7.1.7	<b>Footings</b>				
7.1.8	Allowance for pad footings	7,971	m2	80.00	637,680.00
7.1.9	<b>Reinforced Concrete Ground Floor Slab</b>				
7.1.10	Assumed 150mm thick reinforced concrete slab including concrete, reinforcement, formwork and the like etc.	7,971	m2	165.00	1,315,215.00
7.1.11	Allowance for damp proof membrane and 50mm thick sand binding layer including geotextile fabric and drainage layer to slab on ground	7,971	m2	5.00	39,855.00
7.1.12	Allowance for termite treatment to form a complete and continuous termite barrier in strict accordance with the local authority requirements	7,971	m2	5.00	39,855.00
7.1.13	Allowance for smooth concrete top top surfaces	7,971	m2	10.00	79,710.00
7.1.14	<b>Lift Pit</b>				
7.1.15	Lift pits	3	No	15,000.00	45,000.00
					<b>2,264,923.50</b>
<b>7.2</b>	<b>Columns</b>				
7.2.1	Note: Column types are not indicated on drawings. Column sizes are allowance only.				
7.2.2	<b>Columns</b>				
7.2.3	Allowance for steel columns to facade	1	item	387,900.00	387,900.00
7.2.4	Allowance for steel columns to internal building areas	1	item	1,093,500.00	1,093,500.00
7.2.5	Allowance for connections and attachments	1	item	148,140.00	148,140.00
					<b>1,629,540.00</b>
<b>7.3</b>	<b>Upper Floors</b>				
7.3.1	<b>Composite Floor Slab</b>				
7.3.2	140mm thick Bondek Slab with SL92 top mesh and 50kg/m2 structural steelwork	1,056	m2	563.20	594,739.20
					<b>594,739.20</b>
<b>7.4</b>	<b>Stairs</b>				
7.4.1	<b>Internal Stairs</b>				
7.4.2	1400W Steel Warehouse Staircases, including steel members, balustrades, handrails, stair nosing, treads and tactile, etc	8.4	m/rise	4,500.00	37,800.00
7.4.3	1200W assumed Concrete Office Staircases, including concrete structure, balustrades, handrails, stair nosing, treads and tactile, etc	8.4	m/rise	4,500.00	37,800.00
					<b>75,600.00</b>
<b>7.5</b>	<b>Roof</b>				
7.5.1	<b>Structural Steel Framing</b>				



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Code	Description	Quantity	Unit	Rate	Amount
<b>7.5</b>	<b>Roof</b>				
7.5.2	Structural steel frame to Main Roof and Canopy including beams, purlins, rafters and bracing	8,797	m2	110.00	967,670.00
7.5.3	<b><u>Metal Sheetting</u></b>				
7.5.4	Zincalume ultra roof cladding to main roof including joint, insulation, mesh, sarking and the like	8,125	m2	120.00	975,000.00
7.5.5	E/O for skylight and frame	590	m2	700.00	413,000.00
7.5.6	Zincalume ultra roof cladding to canopy including joint, insulation, mesh, sarking and the like	672	m2	120.00	80,640
7.5.7	<b><u>Capping and Flashing</u></b>				
7.5.8	Fascia and Barge Capping	359	m	100.00	35,900.00
7.5.9	Ridge Capping	96	m	100.00	9,600
7.5.10	Flashing to Main Roof and Skylight	1,786	m	80.00	142,880.00
7.5.11	<b><u>Plumbing</u></b>				
7.5.12	Eaves Gutter	193	m	200.00	38,600.00
7.5.13	Box Gutter	189	m	450.00	85,050
7.5.14	Allowance for downpipes, rainwater head and the like	8,797	m2	5.00	43,985.00
7.5.15	<b><u>Accessories</u></b>				
7.5.16	Allow for roof access & fall arrest system including access stair and hatch (1No.)	1	item	89,480.00	89,480.00
7.5.17	Provisional allowance for walkways to PV system	1	item	20,000.00	20,000.00
					<b>2,901,805.00</b>
<b>7.6</b>	<b>External Walls, Windows and Doors</b>				
7.6.1	<b><u>Structural Steel Framing</u></b>				
7.6.2	Structural steel frame to External Walls including columns, beams, struts, rafters and bracing, etc (10kg/m2) [Included in Column trade and items below]	1	item		Included
7.6.3	<b><u>Precast Concrete Panel</u></b>				
7.6.4	2700H precast concrete panel (Non fire-rated)	429	m2	480.00	205,920.00
7.6.5	720H precast concrete panel (Non fire-rated)	32	m2	480.00	15,360.00
7.6.6	<b><u>Metal Cladding System</u></b>				
7.6.7	Metal cladding panel in Wallaby fixed to structural steel external wall framing with exposed internal face	957	m2	350.00	334,950.00
7.6.8	E/O allowance for mechanical louvres in wallaby	22	m2	500.00	11,000.00
7.6.9	Metal cladding panel in Monument fixed to structural steel external wall framing with exposed internal face	1,078	m2	350.00	377,300.00
7.6.10	E/O allowance for mechanical louvres in monument	4	m2	500.00	2,000.00
7.6.11	<b><u>Signage Cladding</u></b>				
7.6.12	Aluminium Cladding fixed to structural steel external wall framing ready for signage	65	m2	800.00	52,000.00
7.6.13	<b><u>External Glazing</u></b>				
7.6.14	Reflective Grey Tint Glazing in black powdercoated aluminium framing fixed to structural steel external wall framing	501	m2	800.00	400,800.00
7.6.15	Tinted Dark Grey Glazing in black powdercoated aluminium framing fixed to structural steel external wall framing	149	m2	800.00	119,200.00
7.6.16	E/O allowance for Feature Aluminium Framing	1	item	10,000.00	10,000.00



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Code	Description	Quantity	Unit	Rate	Amount
<b>7.6</b>	<b>External Walls, Windows and Doors</b>				
7.6.17	Aluminium framed polycarbonate panel in translucent/white	35	m2	850.00	29,750.00
7.6.18	<u>Glazed Doors</u>				
7.6.19	E/O allowance for single leaf hinged glazed door including frame and hardware	2	no	2,500.00	5,000.00
7.6.20	E/O allowance for sliding glazed door including frame and hardware	3	no	10,000.00	30,000.00
7.6.21	<u>Solid Core Doors</u>				
7.6.22	Single leaf solid core door including frame and hardware	5	no	2,500.00	12,500.00
7.6.23	<u>Aluminium Battens</u>				
7.6.24	Fixed aluminium vertical battens in timber finish fixed to structural steel external wall framing	55	m	350.00	19,250.00
7.6.25	<u>Brick Cladding System</u>				
7.6.26	Brick Stack Bond Cladding fixed to precast concrete panel	189	m2	400.00	75,600.00
7.6.27	<u>Painting to External Walls</u>				
7.6.28	Light/Shale grey painting to precast concrete pane [Included in Precast concrete panel]	338	m2		Included
7.6.29	<u>Roller Shutter</u>				
7.6.30	4000W x 5000H Roller Shutter Door assumed galvanized with spray painted finish externally including motor with manual chain	1	no	15,000.00	15,000.00
7.6.31	5000W x 5000H Roller Shutter Door assumed galvanized with spray painted finish externally including motor with manual chain	2	no	20,000.00	40,000.00
7.6.32	6000W x 5000H Roller Shutter Door assumed galvanized with spray painted finish externally including motor with manual chain	3	no	25,000.00	75,000.00
7.6.33	10000W x 5000H Roller Shutter Door assumed galvanized with spray painted finish externally including motor with manual chain	2	no	45,000.00	90,000.00
					<b>1,920,630.00</b>
<b>7.7</b>	<b>Internal Walls, Windows and Doors</b>				
7.7.1	<u>Intertennancy Walls</u>				
7.7.2	2400H precast concrete panel (Non fire-rated)	546	m2	480.00	262,080.00
7.7.3	Plasterboard linings fixed to both sides of wall girts above precast concrete panel	2,569	m2	120.00	308,280.00
7.7.4	Structural Steel Wall Girts and Bridging	1	item		Included
7.7.5	E/O for 4-hour fire-rated compartmentation (240/240/240)	1	item		Excluded
7.7.6	<u>Partition Walls</u>				
7.7.7	Stud wall with plasterboard to both sides throughout	1,183	m2	120.00	141,960.00
7.7.8	E/O allowance for moisture resistant plasterboard to Bathrooms & DDA	1,165	m2	30.00	34,950.00
7.7.9	<u>Concrete Walls</u>				
7.7.10	RC Lift Core Walls	236	m2	450.00	106,200.00
7.7.11	<u>Internal Glazing</u>				
7.7.12	Glazed window with metal frame to Mezzanine Office	26	m2	800.00	20,800.00
7.7.13	Glazing Wall to Air Lock and Meeting Room	190	m2	800.00	152,000.00
7.7.14	Single leaf hinged glazed door including frame and hardware	3	no	2,500.00	7,500.00
7.7.15	Glazed sliding doors including frame and hardware to Air Lock	9	no	800.00	7,200.00
7.7.16	<u>Internal Doors</u>				



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Code	Description	Quantity	Unit	Rate	Amount
<b>7.7</b>	<b>Internal Walls, Windows and Doors</b>				
7.7.17	Single leaf solid core door including frame and hardware	30	no	2,500.00	75,000.00
7.7.18	Double leaf solid core door including frame and hardware	2	no	4,000.00	8,000.00
					<b>1,123,970.00</b>
<b>7.8</b>	<b>Floor Finishes</b>				
7.8.1	<u>Carpet</u>				
7.8.2	Open Office and Meeting Room	906	m2	120.00	108,720.00
7.8.3	<u>Tiling &amp; Waterproofing</u>				
7.8.4	Lobby and Corridor	179	m2	200.00	35,800
7.8.5	DDA, Cleaner, Shower and Bathroom	166	m2	200.00	33,200
7.8.6	<u>Concrete Sealer</u>				
7.8.7	Warehouse	7,577	m2	25.00	189,425.00
7.8.8	<u>Skirting</u>				
7.8.9	Allowance for skirting throughout except warehouse area	744	m	30.00	22,320.00
7.8.10	<u>Linemarking</u>				
7.8.11	Allowance for linemarking to Warehouse	1	item	10,000.00	10,000.00
					<b>399,465.00</b>
<b>7.9</b>	<b>Ceiling Finishes</b>				
7.9.1	<u>Ceiling Tiles</u>				
7.9.2	Open Office and Meeting Room	906	m2	100.00	90,600.00
7.9.3	<u>Plasterboard Ceiling</u>				
7.9.4	Plasterboard Ceiling to Lobby and Corridor	179	m2	100.00	17,900.00
7.9.5	Moisture resistant plasterboard ceiling to Cleaner, DDA, Shower and Bathroom	166	m2	120.00	19,920.00
7.9.6	<u>Sundries</u>				
7.9.7	Allowance for cornices to Open Office and Meeting Room	330	m	20.00	6,600.00
7.9.8	Allowance for bulkheads	1	item		Excluded
7.9.9	Allowance for access panels (assumed qty)	10	no	500.00	5,000.00
					<b>140,020.00</b>
<b>7.10</b>	<b>Wall Finishes</b>				
7.10.1	<u>Render &amp; Paint</u>				
7.10.2	Render and paint to concrete walls	1,172	m2	80.00	93,760.00
7.10.3	Painting to plasterboard walls	6,554	m2	25.00	163,850
7.10.4	<u>Tiling &amp; Waterproofing</u>				
7.10.5	Tiling and Waterproofing to DDA, Shower & Bathrooms	761	m2	160.00	121,760.00
7.10.6	<u>Feature Wall Finishes</u>				
7.10.7	Featuring Wall to Lobby	29	m2		Excluded
					<b>379,370.00</b>
<b>7.11</b>	<b>Fitments</b>				
7.11.1	<u>Warehouse</u>				



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Code	Description	Quantity	Unit	Rate	Amount
<b>7.11</b>	<b>Fitments</b>				
7.11.2	Warehouse racks [Excluded as advised by Aliro]	1	Item		Excluded
7.11.3	Internal bollards to Roller Shutter Doors	16	no	500.00	8,000.00
7.11.4	Loading dock leveller	6	No.	65,000.00	390,000.00
7.11.5	Guide rails in recessed dock	6	No.	7,500.00	45,000.00
7.11.6	<u>Bathroom Accessories</u>				
7.11.7	Toilet Paper Holder	23	no	100.00	2,300
7.11.8	Robe Hook	29	no	20.00	580
7.11.9	Grab Rail	14	no	500.00	7,000
7.11.10	Soap Dispenser	30	no	60.00	1,800
7.11.11	Paper Towel Dispenser	30	no	80.00	2,400
7.11.12	Shower Curtain and Track	6	no	800.00	4,800
7.11.13	Mirror	30	no	350.00	10,500
7.11.14	Shower Shelf	6	no	500.00	3,000
7.11.15	Shower Bench	3	no	600.00	1,800
7.11.16	Toilet Cubicles	17	no	2,000.00	34,000
7.11.17	Hand Dryer	1	Item		Excluded
7.11.18	<u>Kitchen Accessories</u>				
7.11.19	Whitegoods, including fridge, dishwasher, etc	1	Item	80,000.00	80,000.00
					<b>591,180.00</b>
<b>7.12</b>	<b>Joinery</b>				
7.12.1	Vanity Joinery	24	m	2,500.00	60,000.00
7.12.2	Printing Joinery	10	m	2,500.00	25,000
7.12.3	Locker Joinery	5	m	3,000.00	15,000
7.12.4	Storage Joinery	6	m	3,000.00	18,000
7.12.5	Tea Bench Benchtop Joinery	10	m	3,500.00	35,000
7.12.6	Tea Bench Overhead Cabinet	10	m	3,000.00	30,000
7.12.7	Kitchenette Benchtop Joinery	8	m	3,000.00	24,000.00
7.12.8	Kitchenette Overhead Cabinet	8	m	3,000.00	24,000.00
7.12.9	Curved Reception Joinery	9	m	3,500.00	31,500
7.12.10	Allowance for miscellaneous joinery not documented on drawings	1	Item		Excluded
					<b>262,500.00</b>
<b>7.13</b>	<b>Signage</b>				
7.13.1	Provisional allowance for door signage to all doors	31	No.	350.00	10,850.00
7.13.2	Provisional allowance for signage and wayfinding directions throughout	3	No.	3,500.00	10,500.00
7.13.3	Provisional allowance for building signage to commercial facade	1	Item		Excluded
					<b>21,350.00</b>
<b>7.14</b>	<b>Hydraulic Services</b>				
7.14.1	<u>Hydraulic Fixtures</u>				



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<b>7.14</b>	<b>Hydraulic Services</b>				
7.14.2	Allowance for supply and installation of the following hydraulic fixtures including hydraulic reticulation				
7.14.3	<u>Bathroom &amp; DDA</u>				
7.14.4	WC Suites	17	no	3,000.00	51,000.00
7.14.5	Disabled WC Suites	6	no	3,000.00	18,000.00
7.14.6	Urinal	6	no	2,000.00	12,000.00
7.14.7	Shower Sets	6	no	1,500.00	9,000.00
7.14.8	Basins & Tapware	30	no	2,500.00	75,000.00
7.14.9	Cleaner's Sink and Tapset	3	no	2,500.00	7,500.00
7.14.10	Floorwaste	24	no	600.00	14,400.00
7.14.11	<u>Tea Point/Breakout</u>				
7.14.12	Kitchen Sink & Tapware	5	no	2,500.00	12,500.00
7.14.13	<u>Hot Water Units</u>				
7.14.14	Allowance for hot water units to individual tennancy	4	no	5,000.00	20,000.00
7.14.15	<u>Water Connections</u>				
7.14.16	Allowance for connection to mains including water supply, sewage, stormwater, etc (included in Site Infrastructure trade)	1	item		Included
7.14.17	<u>Builders Work in Connection</u>				
7.14.18	Allowance for building works in connection with hydraulic installation (2.5%)	1	Item	5,485.00	5,485.00
					<b>224,885.00</b>
<b>7.15</b>	<b>Mechanical Services</b>				
7.15.1	<u>Mechanical Services</u>				
7.15.2	Air-conditioning system to Lobby, Corridor, Open Office and Meeting Room	2,306	m2	480.00	1,106,880
7.15.3	Mechanical venting for Bathrooms and DDA	24	no	1,500.00	36,000
7.15.4	Allowance for EMS/BMS	1	item		Included
7.15.5	Rooftop Ventilation Fan with structural support	5	no	1,500.00	7,500.00
7.15.6	<u>Builders Work in Connection</u>				
7.15.7	Allowance for building works in connection with mechanical installation (2.5%)	1	Item	28,759.50	28,759.50
					<b>1,179,139.50</b>
<b>7.16</b>	<b>Fire Services</b>				
7.16.1	<u>Warehouse</u>				
7.16.2	ESFR sprinklers and distribution pipework to warehouse	7,925	m2	70.00	554,750.00
7.16.3	Fire detection, alarm and occupant warning system	7,925	m2	60.00	475,500.00
7.16.4	<u>Lobby and Mezzanine Office</u>				
7.16.5	Ordinary hazard sprinklers and distribution pipework	819	m2	60.00	49,140.00
7.16.6	Fire hose reels, fire hydrants and portable extinguishers	819	m2	10.00	8,190.00
7.16.7	Fire detection, alarm and occupant warning system	819	m2	25.00	20,475.00
7.16.8	Fire Indicator Panel in a weatherproof cupboard	2	item	25,000.00	50,000.00
7.16.9	<u>Builders Work in Connection</u>				



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<b>7.16</b>	<b>Fire Services</b>				
7.16.10	Allowance for building works in connection with fire installation (2.5%)	1	Item	28,951.38	28,951.38
					<b>1,187,006.38</b>
<b>7.17</b>	<b>Lift Services</b>				
7.17.1	Passenger Lift (2 stops, GF to FF)	3	no	200,000.00	600,000.00
7.17.2	Allowance for interior finish to lift car	3	no		Included
7.17.3	Allowance for lift protection blankets	3	no		Included
7.17.4	<u><b>Builders Work in Connection</b></u>				
7.17.5	BWIC (2.5%)	1	item	15,000.00	15,000.00
					<b>615,000.00</b>
<b>7.18</b>	<b>Electrical, Communication and Security Services</b>				
7.18.1	<u><b>Electrical Services</b></u>				
7.18.2	Allowance for electrical reticulation and installation of light fittings throughout	8,886	m2	25.00	222,150
7.18.3	Allowance for lighting supply to Warehouse	7,577	m2	70.00	530,390.00
7.18.4	Allowance for lighting supply to to Mezzanine Office, Corridor, Bathroom, Shower, Cleaner and DDA	1,097	m2	215.00	235,855.00
7.18.5	Allowance for feature lighting supply to to Lobby	153	m2	215.00	32,895.00
7.18.6	Lighting externally mounted off buildings	2	item	50,000.00	100,000.00
7.18.7	Allowance for submetering for each tenancy	4	No.	15,000.00	60,000.00
7.18.8	Battery charging bays	2	item	80,000.00	160,000.00
7.18.9	<u><b>Security</b></u>				
7.18.10	Allowance for installation of basic CCTV system	1	item		Excluded
7.18.11	Allowance for access control system	1	item		Excluded
7.18.12	<u><b>Solar Panels</b></u>				
7.18.13	Provisional sum for solar panels	1	Item	100,000.00	100,000.00
7.18.14	<u><b>Builders Work in Connection</b></u>				
7.18.15	BWIC (3%)	1	item	43,238.70	43,238.70
					<b>1,484,528.70</b>



# DETAILED SUMMARY



Client: Aliro Group

Project: 13 Endeavour Rd, Caringbah NSW 2229

Details:

DA Cost Plan Rev1

MBM2459-0006

Date - 8/10/2024

Code	Description	Page	% of Cost	Cost/m2	Total (excl GST)
<b>8</b>	<b>Building 5 - Block 2</b>				
8.1	Substructure	41	1.38		1,839,414.50
8.2	Columns	41	1.26		1,675,410.00
8.3	Upper Floors	41	0.18		237,107.20
8.4	Stairs	41	0.03		37,800.00
8.5	Roof	41	1.81		2,407,205.00
8.6	External Walls, Windows and Doors	42	1.57		2,086,410.00
8.7	Internal Walls, Windows and Doors	43	0.45		604,230.00
8.8	Floor Finishes	43	0.20		272,690.00
8.9	Ceiling Finishes	44	0.05		70,520.00
8.10	Wall Finishes	44	0.14		180,160.00
8.11	Fitments	44	0.07		90,000.00
8.12	Joinery	45	0.10		132,000.00
8.13	Signage	45	0.02		22,400.00
8.14	Hydraulic Services	45	0.13		170,970.00
8.15	Mechanical Services	46	0.20		272,322.00
8.16	Fire Services	46	0.67		897,987.13
8.17	Lift Services	46	0.31		410,000
8.18	Electrical, Communication and Security Services	47	0.75		1,000,892.20
					<b>12,407,518</b>





# REPORT DETAILS



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Details: DA Cost Plan Rev1  
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Date - 8/10/2024

Code	Description	Quantity	Unit	Rate	Amount
<b>8.1</b>	<b>Substructure</b>				
8.1.1	Slab details are not indicated on drawings. Thickness of slab is allowance only.		note		
8.1.2	External under-covered slab is included in External Work Trade		note		
8.1.3	<b>Bulk Excavation</b>				
8.1.4	Allowance for bulk excavation has been made in Earthworks trade	1	item		Included
8.1.5	<b>Detailed Excavation</b>				
8.1.6	Allowance for detailed excavation for slab on ground and footings	6,497	m2	13.50	87,710
8.1.7	<b>Footings</b>				
8.1.8	Allowance for pad footings	6,497	m2	80.00	519,760.00
8.1.9	<b>Reinforced Concrete Ground Floor Slab</b>				
8.1.10	Assumed 150mm thick reinforced concrete slab including concrete, reinforcement, formwork and the like etc.	6,497	m2	165.00	1,072,005.00
8.1.11	Allowance for damp proof membrane and 50mm thick sand binding layer including geotextile fabric and drainage layer to slab on ground	6,497	m2	5.00	32,485.00
8.1.12	Allowance for termite treatment to form a complete and continuous termite barrier in strict accordance with the local authority requirements	6,497	m2	5.00	32,485.00
8.1.13	Allowance for smooth concrete top top surfaces	6,497	m2	10.00	64,970.00
8.1.14	<b>Lift Pit</b>				
8.1.15	Lift pits	2	No	15,000.00	30,000.00
					<b>1,839,414.50</b>
<b>8.2</b>	<b>Columns</b>				
8.2.1	Note: Column types are not indicated on drawings. Column sizes are allowance only.				
8.2.2	<b>Columns</b>				
8.2.3	Allowance for steel columns to facade	1	item	347,100.00	347,100.00
8.2.4	Allowance for steel columns internally	1	item	1,176,000.00	1,176,000.00
8.2.5	Allowance for connections and attachments	1	item	152,310.00	152,310.00
					<b>1,675,410.00</b>
<b>8.3</b>	<b>Upper Floors</b>				
8.3.1	<b>Composite Floor Slab</b>				
8.3.2	140mm thick Bondek Slab with SL92 top mesh and 50kg/m2 structural steelwork	421	m2	563.20	237,107.20
					<b>237,107.20</b>
<b>8.4</b>	<b>Stairs</b>				
8.4.1	<b>Internal Stairs</b>				
8.4.2	1400W Steel Warehouse Staircases, including steel members, balustrades, handrails, stair nosing, treads and tactile, etc	4.2	m/rise	4,500.00	18,900.00
8.4.3	1200W assumed Concrete Office Staircases, including concrete structure, balustrades, handrails, stair nosing, treads and tactile, etc	4.2	m/rise	4,500.00	18,900.00
					<b>37,800.00</b>
<b>8.5</b>	<b>Roof</b>				
8.5.1	<b>Structural Steel Framing</b>				



# REPORT DETAILS



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Code	Description	Quantity	Unit	Rate	Amount
<b>8.5</b>	<b>Roof</b>				
8.5.2	Structural steel frame to Main Roof and Canopy including beams, purlins, rafters and bracing	7,391	m2	110.00	813,010.00
8.5.3	<b><u>Metal Sheetting</u></b>				
8.5.4	Zincalume ultra roof cladding to main roof including joint, insulation, mesh, sarking and the like	6,307	m2	120.00	756,840.00
8.5.5	E/O for skylight and frame	430	m2	700.00	301,000.00
8.5.6	Zincalume ultra roof cladding to canopy including joint, insulation, mesh, sarking and the like	1,084	m2	120.00	130,080.00
8.5.7	<b><u>Capping and Flashing</u></b>				
8.5.8	Fascia and Barge Capping	327	m	100.00	32,700.00
8.5.9	Ridge Capping	98	m	100.00	9,800.00
8.5.10	Flashing to Main Roof and Skylight	1,327	m	80.00	106,160.00
8.5.11	<b><u>Plumbing</u></b>				
8.5.12	Eaves Gutter	195	m	200.00	39,000.00
8.5.13	Box Gutter	195	m	450.00	87,750
8.5.14	Allowance for downpipes, rainwater head and the like	7,391	m2	5.00	36,955.00
8.5.15	<b><u>Accessories</u></b>				
8.5.16	Allow for roof access & fall arrest system including access stair and hatch	1	item	73,910.00	73,910.00
8.5.17	Provisional allowance for platform/walkways to PV system	1	Item	20,000.00	20,000.00
					<b>2,407,205.00</b>
<b>8.6</b>	<b>External Walls, Windows and Doors</b>				
8.6.1	<b><u>Structural Steel Framing</u></b>				
8.6.2	Structural steel frame to External Walls including columns, beams, struts, rafters and bracing, etc (10kg/m2) [Included in Column trade and items below]	1	item		Included
8.6.3	<b><u>Precast Concrete Panel</u></b>				
8.6.4	2700H precast concrete panel (Non fire-rated)	704	m2	480.00	337,920.00
8.6.5	<b><u>Metal Cladding System</u></b>				
8.6.6	Metal cladding panel in Wallaby fixed to structural steel external wall framing with exposed internal face	1,258	m2	350.00	440,300.00
8.6.7	E/O allowance for mechanical louvres in wallaby	23	m2	230.00	5,290.00
8.6.8	Metal cladding panel in Monument fixed to structural steel external wall framing with exposed internal face	1,322	m2	350.00	462,700.00
8.6.9	<b><u>Signage Cladding</u></b>				
8.6.10	Aluminium Cladding fixed to structural steel external wall framing ready for signage	21	m2	800.00	16,800.00
8.6.11	<b><u>External Glazing</u></b>				
8.6.12	Reflective Grey Tint Glazing in black powdercoated aluminium framing fixed to structural steel external wall framing	248	m2	800.00	198,400.00
8.6.13	Tinted Dark Grey Glazing in black powdercoated aluminium framing fixed to structural steel external wall framing	70	m2	800.00	56,000.00
8.6.14	E/O allowance for Feature Aluminium Framing	1	item	10,000.00	10,000.00
8.6.15	Aluminium framed polycarbonate panel in translucent/white	55	m2	850.00	46,750.00
8.6.16	<b><u>Glazed Doors</u></b>				



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Code	Description	Quantity	Unit	Rate	Amount
<b>8.6</b>	<b>External Walls, Windows and Doors</b>				
8.6.17	E/O allowance for sliding glazed door including frame and hardware	2	no	10,000.00	20,000.00
8.6.18	<b><u>Solid Core Doors</u></b>				
8.6.19	Single leaf solid core door including frame and hardware	10	no	2,500.00	25,000.00
8.6.20	<b><u>Aluminium Battens</u></b>				
8.6.21	Fixed aluminium vertical battens in timber finish fixed to structural steel external wall framing	75	m	350.00	26,250.00
8.6.22	<b><u>Brick Cladding System</u></b>				
8.6.23	Brick Stack Bond Cladding fixed to precast concrete panel	615	m2	400.00	246,000.00
8.6.24	<b><u>Painting to External Walls</u></b>				
8.6.25	Light/Shale grey painting to precast concrete pane [Included in Precast concrete panel]	436	m2		Included
8.6.26	<b><u>Roller Shutter</u></b>				
8.6.27	5000W x 5000H Roller Shutter Door assumed galvanized with spray painted finish externally including motor with manual chain	1	no	20,000.00	20,000.00
8.6.28	6000W x 5000H Roller Shutter Door assumed galvanized with spray painted finish externally including motor with manual chain	7	no	25,000.00	175,000.00
8.6.29					
					<b>2,086,410.00</b>
<b>8.7</b>	<b>Internal Walls, Windows and Doors</b>				
8.7.1	<b><u>Intertennancy Walls</u></b>				
8.7.2	2400H precast concrete panel (Non fire-rated)	157	m2	480.00	75,360.00
8.7.3	Plasterboard linings fixed to both sides of wall girts above precast concrete panel	737	m2	120.00	88,440
8.7.4	Structural Steel Wall Girts and Bridging	1	item		
8.7.5	E/O for 4-hour fire-rated compartmentation (240/240/240)		note		EXCLUDED
8.7.6	<b><u>Partition Walls</u></b>				
8.7.7	Stud wall with plasterboard to both sides throughout	856	m2	120.00	102,720.00
8.7.8	E/O allowance for moisture resistant plasterboard to Bathrooms & DDA	732	m2	30.00	21,960
8.7.9	<b><u>Concrete Walls</u></b>				
8.7.10	RC Lift Core Walls	169	m2	450.00	76,050.00
8.7.11	<b><u>Internal Glazing</u></b>				
8.7.12	Glazed window with metal frame to Mezzanine Office	11	m2	800.00	8,800.00
8.7.13	Glazing Wall to Air Lock and Meeting Room	188	m2	800.00	150,400
8.7.14	Single leaf hinged glazed door including frame and hardware	3	no	2,500.00	7,500
8.7.15	Glazed sliding doors including frame and hardware to Air Lock	10	m2	800.00	8,000
8.7.16	<b><u>Internal Doors</u></b>				
8.7.17	Single leaf solid core door including frame and hardware	26	no	2,500.00	65,000.00
					<b>604,230.00</b>
<b>8.8</b>	<b>Floor Finishes</b>				
8.8.1	<b><u>Carpet</u></b>				
8.8.2	Open Office and Meeting Room	316	m2	120.00	37,920.00



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Code	Description	Quantity	Unit	Rate	Amount
<b>8.8</b>	<b>Floor Finishes</b>				
8.8.3	<u>Tiling &amp; Waterproofing</u>				
8.8.4	Lobby	70	m2	200.00	14,000
8.8.5	Lunch Room and Corridor	105	m2	200.00	21,000
8.8.6	DDA, Cleaner, Shower and Bathroom	102	m2	200.00	20,400
8.8.7	<u>Concrete Sealer</u>				
8.8.8	Warehouse	6,188	m2	25.00	154,700.00
8.8.9	<u>Skirting</u>				
8.8.10	Allowance for skirting throughout except warehouse area and outdoor area	489	m	30.00	14,670.00
8.8.11	<u>Linemarking</u>				
8.8.12	Allowance for linemarking to Warehouse	1	item	10,000.00	10,000.00
					<b>272,690.00</b>
<b>8.9</b>	<b>Ceiling Finishes</b>				
8.9.1	<u>Ceiling Tiles</u>				
8.9.2	Open Office and Meeting Room	316	m2	100.00	31,600.00
8.9.3	<u>Plasterboard Ceiling</u>				
8.9.4	Plasterboard Ceiling to Lobby and Corridor	175	m2	100.00	17,500.00
8.9.5	Moisture resistant plasterboard ceiling to Cleaner, DDA, Shower and Bathroom	102	m2	120.00	12,240.00
8.9.6	<u>Sundries</u>				
8.9.7	Allowance for cornices to Open Office, Corridor, Lunch Room and Meeting Room	259	m	20.00	5,180.00
8.9.8	Allowance for bulkheads	1	item		Excluded
8.9.9	Allowance for access panels (assumed qty)	8	no	500.00	4,000.00
					<b>70,520.00</b>
<b>8.10</b>	<b>Wall Finishes</b>				
8.10.1	<u>Render &amp; Paint</u>				
8.10.2	Render and paint to concrete walls	313	m2	80.00	25,040.00
8.10.3	Painting to plasterboard walls	3,184	m2	25.00	79,600
8.10.4	<u>Tiling &amp; Waterproofing</u>				
8.10.5	Tiling and Waterproofing to DDA, Shower & Bathrooms	472	m2	160.00	75,520.00
8.10.6	<u>Feature Wall Finishes</u>				
8.10.7	Featuring Wall to Lobby	1	Item		Excluded
					<b>180,160.00</b>
<b>8.11</b>	<b>Fitments</b>				
8.11.1	<u>Warehouse</u>				
8.11.2	Warehouse racks [Excluded as advised by Aliro]	1	Item		Excluded
8.11.3	Internal bollards to Roller Shutter Doors	16	no	500.00	8,000.00
8.11.4	<u>Bathroom Accessories</u>				
8.11.5	Toilet Paper Holder	14	no	100.00	1,400.00
8.11.6	Robe Hook	18	no	20.00	360.00



# REPORT DETAILS



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Code	Description	Quantity	Unit	Rate	Amount
<b>8.11</b>	<b>Fitments</b>				
8.11.7	Grab Rail	12	no	500.00	6,000.00
8.11.8	Soap Dispenser	16	no	60.00	960.00
8.11.9	Paper Towel Dispenser	16	no	80.00	1,280.00
8.11.10	Shower Curtain and Track	4	no	800.00	3,200.00
8.11.11	Mirror	16	no	350.00	5,600.00
8.11.12	Shower Shelf	4	no	500.00	2,000.00
8.11.13	Shower Bench	2	no	600.00	1,200.00
8.11.14	Toilet Cubicles	10	no	2,000.00	20,000.00
8.11.15	Hand Dryer	1	Item		Excluded
8.11.16	<b>Kitchen Accessories</b>				
8.11.17	Whitegoods, including fridge, dishwasher, etc	1	Item	40,000.00	40,000.00
					<b>90,000.00</b>
<b>8.12</b>	<b>Joinery</b>				
8.12.1	Vanity Joinery	12	m	2,500.00	30,000.00
8.12.2	Printing Joinery	5	m	3,000.00	15,000
8.12.3	Locker Joinery	3	m	3,000.00	9,000
8.12.4	Breakout/Tea Area Benchtop Joinery	6	m	3,000.00	18,000
8.12.5	Breakout/Tea Area Overhead Cabinet	6	m	3,000.00	18,000
8.12.6	Lunch Room Benchtop Joinery	7	m	3,000.00	21,000.00
8.12.7	Lunch Room Overhead Cabinet	7	m	3,000.00	21,000.00
8.12.8	Allowance for miscellaneous joinery not documented on drawings	1	Item		Excluded
					<b>132,000.00</b>
<b>8.13</b>	<b>Signage</b>				
8.13.1	Provisional allowance for door signage to all doors	44	No.	350.00	15,400.00
8.13.2	Provisional allowance for wayfinding signage	2	No.	3,500.00	7,000.00
8.13.3	Provisional allowance for building signage [Excluded as advised by Aliro]	1	Item		Excluded
					<b>22,400.00</b>
<b>8.14</b>	<b>Hydraulic Services</b>				
8.14.1	<b>Hydraulic Fixtures</b>				
8.14.2	Allowance for supply and installation of the following hydraulic fixtures including hydraulic reticulation				
8.14.3	<b>Bathroom &amp; DDA</b>				
8.14.4	WC Suites	10	no	3,000.00	30,000.00
8.14.5	Disabled WC Suites	4	no	3,000.00	12,000.00
8.14.6	Urinal	4	no	2,000.00	8,000.00
8.14.7	Shower Sets	4	no	1,500.00	6,000.00
8.14.8	Basins & Tapware	16	no	2,500.00	40,000.00
8.14.9	Cleaner's Sink and Tapset	2	no	2,500.00	5,000
8.14.10	Floorwaste	18	no	600.00	10,800.00



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<b>8.14</b>	<b>Hydraulic Services</b>				
8.14.11	Outdoor Tapset	2	no	2,500.00	5,000
8.14.12	<u>Tea Point/Breakout</u>				
8.14.13	Kitchen Sink & Tapware	4	no	2,500.00	10,000
8.14.14	<u>Hot Water Units</u>				
8.14.15	Allowance for hot water units to individual tennancy	2	no	20,000.00	40,000.00
8.14.16	<u>Water Connections</u>				
8.14.17	Allowance for connection to mains including water supply, sewage, stormwater, etc (included in Site Infrastructure trade)	1	item		Included
8.14.18	<u>Builders Work in Connection</u>				
8.14.19	Allowance for building works in connection with hydraulic installation (2.5%)	1	Item	4,170.00	4,170.00
					<b>170,970.00</b>
<b>8.15</b>	<b>Mechanical Services</b>				
8.15.1	<u>Mechanical Services</u>				
8.15.2	Air-conditioning system to Lobby, Corridor, Open Office, Lunch Room and Meeting Room	491	m2	480.00	235,680.00
8.15.3	Mechanical venting for Bathrooms, Cleaner, Shower and DDA	16	no	1,500.00	24,000.00
8.15.4	Allowance for EMS/BMS	1	item		Included
8.15.5	Rooftop Ventilation Fan with structural support	4	no	1,500.00	6,000.00
8.15.6	<u>Builders Work in Connection</u>				
8.15.7	Allowance for building works in connection with mechanical installation (2.5%)	1	Item	6,642.00	6,642.00
					<b>272,322.00</b>
<b>8.16</b>	<b>Fire Services</b>				
8.16.1	<u>Warehouse</u>				
8.16.2	ESFR sprinklers and distribution pipework to warehouse	6,188	m2	70.00	433,160.00
8.16.3	Fire detection, alarm and occupant warning system	6,188	m2	60.00	371,280.00
8.16.4	<u>Lobby and Mezzanine Office</u>				
8.16.5	Ordinary hazard sprinklers and distribution pipework	491	m2	60.00	29,460.00
8.16.6	Fire hose reels, fire hydrants and portable extinguishers	491	m2	10.00	4,910.00
8.16.7	Fire detection, alarm and occupant warning system	491	m2	25.00	12,275.00
8.16.8	Fire Indicator Panel in a weatherproof cupboard	1	item	25,000.00	25,000.00
8.16.9	<u>Builders Work in Connection</u>				
8.16.10	BWIC (2.5%)	1	Item	21,902.13	21,902.13
					<b>897,987.13</b>
<b>8.17</b>	<b>Lift Services</b>				
8.17.1	Passenger Lift (2 stops, GF to FF)	2	no	200,000.00	400,000.00
8.17.2	Allowance for interior finish to lift car	2	no		Included
8.17.3	Allowance for lift protection blankets	2	no		Included
8.17.4	<u>Builders Work in Connection</u>				
8.17.5	BWIC (2.5%)	1	item	10,000.00	10,000.00



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Code	Description	Quantity	Unit	Rate	Amount
8.17	Lift Services				
					410,000
8.18	Electrical, Communication and Security Services				
8.18.1	Electrical Services				
8.18.2	Allowance for electrical reticulation and installation of light fittings throughout	6,852	m2	25.00	171,300
8.18.3	Allowance for lighting supply to Warehouse	6,188	m2	70.00	433,160.00
8.18.4	Allowance for lighting supply to to Mezzanine Office, Lunch Room, Corridor & Wet Area	522	m2	215.00	112,230.00
8.18.5	Allowance for feature lighting supply to to Lobby	70	m2	215.00	15,050
8.18.6	Provisional allowance for external lighting	1	item	50,000.00	50,000.00
8.18.7	Allowance for new individual switchboard and meters to tennancy	2	no	15,000.00	30,000
8.18.8	Battery charging bays (included in Site Infrastructure trade)	1	Item	80,000.00	80,000.00
8.18.9	Security				
8.18.10	Allowance for installation of basic CCTV system	1	Item		Excluded
8.18.11	Allowance for access control system	1	Item		Excluded
8.18.12	Solar Panels				
8.18.13	Provisional allowance for solar panels (as per area shown on drawings)	1	item	80,000.00	80,000.00
8.18.14	Builders Work in Connection				
8.18.15	BWIC (3%)	1	item	29,152.20	29,152.20
					1,000,892.20



# DETAILED SUMMARY



Client: Aliro Group  
Project: 13 Endeavour Rd, Caringbah NSW 2229

Details: DA Cost Plan Rev1  
MBM2459-0006  
Date - 8/10/2024

Code	Description	Page	% of Cost	Cost/m2	Total (excl GST)
<b>9</b>	<b>Building 6</b>				
9.1	Substructure	49	0.52		697,642.50
9.2	Columns	49	0.19		251,350.00
9.3	Upper Floors	49	0.14		187,545.60
9.4	Stairs	49	0.05		72,000.00
9.5	Roof	49	0.77		1,021,090.00
9.6	External Walls, Windows and Doors	50	0.78		1,041,040.00
9.7	Internal Walls, Windows and Doors	51	0.17		231,420.00
9.8	Floor Finishes	51	0.08		106,755.00
9.9	Ceiling Finishes	51	0.04		53,960.00
9.10	Wall Finishes	52	0.07		93,190.00
9.11	Fitments	52	0.05		70,140.00
9.12	Joinery	52	0.06		75,600.00
9.13	Signage	53	0.01		17,850.00
9.14	Hydraulic Services	53	0.10		133,660.00
9.15	Mechanical Services	53	0.17		223,368.00
9.16	Fire Services	53	0.26		341,770.88
9.17	Lift Services				n/a
9.18	Electrical, Communication and Security Services	54	0.38		511,832.75
					<b>5,130,215</b>





# REPORT DETAILS



Client: Aliro Group  
Project: 13 Endeavour Rd, Caringbah NSW 2229

Details: DA Cost Plan Rev1  
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Code	Description	Quantity	Unit	Rate	Amount
<b>9.1</b>	<b>Substructure</b>				
9.1.1	Slab details are not indicated on drawings. Thickness of slab is allowance only.		note		
9.1.2	External under-covered slab is included in External Work Trade		note		
9.1.3	<b>Bulk Excavation</b>				
9.1.4	Allowance for bulk excavation has been made in Earthworks trade	1	item		Included
9.1.5	<b>Detailed Excavation</b>				
9.1.6	Allowance for detailed excavation for slab on ground and footings	2,505	m2	13.50	33,818
9.1.7	<b>Footings</b>				
9.1.8	Allowance for pad footings	2,505	m2	80.00	200,400.00
9.1.9	<b>Reinforced Concrete Ground Floor Slab</b>				
9.1.10	Assumed 150mm thick reinforced concrete slab including concrete, reinforcement, formwork and the like etc.	2,505	m2	165.00	413,325.00
9.1.11	Allowance for damp proof membrane and 50mm thick sand binding layer including geotextile fabric and drainage layer to slab on ground	2,505	m2	5.00	12,525.00
9.1.12	Allowance for termite treatment to form a complete and continuous termite barrier in strict accordance with the local authority requirements	2,505	m2	5.00	12,525.00
9.1.13	Allowance for smooth concrete top top surfaces	2,505	m2	10.00	25,050.00
					<b>697,642.50</b>
<b>9.2</b>	<b>Columns</b>				
9.2.1	Note: Column types are not indicated on drawings. Column sizes are allowance only.		note		
9.2.2	Allowance for steel columns to facade	1	item	228,500.00	228,500.00
9.2.3	Allowance for connections and attachments	1	item	22,850.00	22,850.00
					<b>251,350.00</b>
<b>9.3</b>	<b>Upper Floors</b>				
9.3.1	<b>Composite Floor Slab</b>				
9.3.2	140mm thick Bondek Slab with SL92 top mesh and 50kg/m2 structural steelwork	333	m2	563.20	187,545.60
					<b>187,545.60</b>
<b>9.4</b>	<b>Stairs</b>				
9.4.1	<b>Internal Stairs</b>				
9.4.2	1400W Steel Staircases, including steel members, balustrades, handrails, stair nosing, treads and tactile, etc	16	m/rise	4,500.00	72,000.00
					<b>72,000.00</b>
<b>9.5</b>	<b>Roof</b>				
9.5.1	<b>Structural Steel Framing</b>				
9.5.2	Structural steel frame to Main Roof and Canopy including beams, purlins, rafters and bracing	2,683	m2	110.00	295,130.00
9.5.3	<b>Metal Sheetting</b>				
9.5.4	Zincalume ultra roof cladding to main roof including joint, insulation, mesh, sarking and the like	2,562	m2	120.00	307,440.00
9.5.5	E/O for skylight and frame	261	m2	700.00	182,700.00
9.5.6	Zincalume ultra roof cladding to canopy including joint, insulation, mesh, sarking and the like	122	m2	120.00	14,640.00



# REPORT DETAILS



Client: Aliro Group  
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Code	Description	Quantity	Unit	Rate	Amount
<b>9.5</b>	<b>Roof</b>				
9.5.7	<b>Capping and Flashing</b>				
9.5.8	Fascia and Barge Capping	209	m	100.00	20,900.00
9.5.9	Ridge Capping	48	m	100.00	4,800.00
9.5.10	Flashing to Main Roof and Skylight	871	m	80.00	69,680.00
9.5.11	<b>Plumbing</b>				
9.5.12	Eaves Gutter	77	m	200.00	15,400.00
9.5.13	Box Gutter	45	m	450.00	20,250.00
9.5.14	Allowance for downpipes, rainwater head and the like	2,684	m2	5.00	13,420.00
9.5.15	<b>Accessories</b>				
9.5.16	Allow for roof access & fall arrest system including access stair and hatch (1No.)	1	item	26,730.00	26,730.00
9.5.17	Provisional allowance for walkways to PV system	1	item	50,000.00	50,000.00
					<b>1,021,090.00</b>
<b>9.6</b>	<b>External Walls, Windows and Doors</b>				
9.6.1	<b>Structural Steel Framing</b>				
9.6.2	Structural steel frame to External Walls including columns, beams, struts, rafters and bracing, etc (10kg/m2) [Included in Column trade and items below]	1	item		Included
9.6.3	<b>Precast Concrete Panel</b>				
9.6.4	2700H precast concrete panel (Non fire-rated)	338	m2	480.00	162,240.00
9.6.5	<b>Metal Cladding System</b>				
9.6.6	Metal cladding panel in Wallaby fixed to structural steel external wall framing with exposed internal face	732	m2	350.00	256,200.00
9.6.7	Metal cladding panel in Monument fixed to structural steel external wall framing with exposed internal face	308	m2	350.00	107,800.00
9.6.8	<b>External Glazing</b>				
9.6.9	Clear Glazing in black powdercoated aluminium framing fixed to structural steel external wall framing	343	m2	800.00	274,400
9.6.10	Tinted Grey Glazing in black powdercoated aluminium framing fixed to structural steel external wall framing	24	m2	800.00	19,200
9.6.11	E/O allowance for Feature Aluminium Framing	1	item	10,000.00	10,000.00
9.6.12	Aluminium framed polycarbonate panel in translucent/white	43	m2	850.00	36,550.00
9.6.13	<b>Glazed Doors</b>				
9.6.14	E/O allowance for single leaf hinged glazed door including frame and hardware	4	no	2,500.00	10,000.00
9.6.15	<b>Solid Core Doors</b>				
9.6.16	Single leaf solid core door including frame and hardware	7	no	2,500.00	17,500.00
9.6.17	<b>Aluminium Battens</b>				
9.6.18	Fixed aluminium vertical battens in timber finish fixed to structural steel external wall framing	41	m	350.00	14,350.00
9.6.19	<b>Brick Cladding System</b>				
9.6.20	Brick Stack Bond Cladding fixed to precast concrete panel	32	m2	400.00	12,800.00
9.6.21	<b>Painting to External Walls</b>				
9.6.22	Light grey painting to precast concrete panel	390	m2		Included



# REPORT DETAILS



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Code	Description	Quantity	Unit	Rate	Amount
<b>9.6</b>	<b>External Walls, Windows and Doors</b>				
9.6.23	<u>Roller Shutter</u>				
9.6.24	4000W x 5000H Roller Shutter Door assumed galvanized with spray painted finish externally including motor with manual chain	8	no	15,000.00	120,000.00
9.6.25					
					<b>1,041,040.00</b>
<b>9.7</b>	<b>Internal Walls, Windows and Doors</b>				
9.7.1	<u>Intertenancy Walls</u>				
9.7.2	2400H precast concrete panel (Non fire-rated)	126	m2	480.00	60,480.00
9.7.3	Plasterboard linings fixed to both sides of wall girts above precast concrete panel	409	m2	120.00	49,080
9.7.4	Structural Steel Wall Girts and Bridging	1	item		Included
9.7.5	E/O for 4-hour fire-rated compartmentation (240/240/240)	1	item		Excluded
9.7.6	<u>Partition Walls</u>				
9.7.7	Stud wall with plasterboard to both sides to Mezzanine Office	438	m2	120.00	52,560.00
9.7.8	Stud wall with plasterboard to both sides to Lobby & DDA	249	m2	120.00	29,880.00
9.7.9	E/O allowance for moisture resistant plasterboard to Bathrooms & DDA	134	m2	30.00	4,020.00
9.7.10	<u>Internal Glazing</u>				
9.7.11	Glazed window with metal frame	13	m2	800.00	10,400.00
9.7.12	<u>Internal Doors</u>				
9.7.13	Single leaf solid core door including frame and hardware	10	no	2,500.00	25,000.00
					<b>231,420.00</b>
<b>9.8</b>	<b>Floor Finishes</b>				
9.8.1	<u>Carpet</u>				
9.8.2	Open Office and Meeting Room	208	m2	120.00	24,960.00
9.8.3	<u>Tiling &amp; Waterproofing</u>				
9.8.4	DDA and Bathroom	39	m2	200.00	7,800
9.8.5	<u>Concrete Sealer</u>				
9.8.6	Lobby & Warehouse	2,207	m2	25.00	55,175.00
9.8.7	<u>Skirting</u>				
9.8.8	Allowance for skirting throughout except warehouse area	294	m	30.00	8,820.00
9.8.9	<u>Linemarking</u>				
9.8.10	Allowance for linemarking to Warehouse	1	item	10,000.00	10,000.00
					<b>106,755.00</b>
<b>9.9</b>	<b>Ceiling Finishes</b>				
9.9.1	<u>Ceiling Tiles</u>				
9.9.2	Open Office and Meeting Room	208	m2	100.00	20,800.00
9.9.3	<u>Plasterboard Ceiling</u>				
9.9.4	Plasterboard Ceiling to Lobby	222	m2	100.00	22,200.00
9.9.5	Moisture resistant plasterboard ceiling to DDA and Bathroom	39	m2	120.00	4,680.00
9.9.6	<u>Sundries</u>				



# REPORT DETAILS



Client: Aliro Group  
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Code	Description	Quantity	Unit	Rate	Amount
<b>9.9</b>	<b>Ceiling Finishes</b>				
9.9.7	Allowance for cornices to Lobby, Open Office and Meeting Room	164	m	20.00	3,280.00
9.9.8	Allowance for bulkheads	1	item		
9.9.9	Allowance for access panels (assumed 3no per tennancy)	6	no	500.00	3,000.00
					<b>53,960.00</b>
<b>9.10</b>	<b>Wall Finishes</b>				
9.10.1	<b>Render &amp; Paint</b>				
9.10.2	Render and paint to concrete walls	252	m2	80.00	20,160.00
9.10.3	Painting to plasterboard walls	1,942	m2	25.00	48,550
9.10.4	<b>Tiling &amp; Waterproofing</b>				
9.10.5	Tiling and Waterproofing to DDA & Bathrooms	153	m2	160.00	24,480.00
					<b>93,190.00</b>
<b>9.11</b>	<b>Fitments</b>				
9.11.1	<b>Warehouse</b>				
9.11.2	Warehouse racks [Excluded as advised bu Aliro]	1	Item		Excluded
9.11.3	Internal bollards to Roller Shutter Doors	8	no	500.00	4,000
9.11.4	<b>Bathroom Accessories</b>				
9.11.5	Toilet Paper Holder	6	no	600.00	3,600
9.11.6	Robe Hook	8	no	500.00	4,000
9.11.7	Grab Rail	6	no	350.00	2,100
9.11.8	Soap Dispenser	6	no	100.00	600
9.11.9	Paper Towel Dispenser	6	no	20.00	120
9.11.10	Shower Curtain and Track	2	no	500.00	1,000
9.11.11	Mirror	6	no	60.00	360
9.11.12	Shower Shelf	2	no	80.00	160
9.11.13	Shower Bench	2	no	2,000.00	4,000.00
9.11.14	Toilet Cubicles	4	no	800.00	3,200.00
9.11.15	Hand Dryer	1	Item		Excluded
9.11.16	<b>Kitchen Accessories</b>				
9.11.17	Whitegoods, including fridge, dishwasher, etc	1	Item	40,000.00	40,000.00
9.11.18	<b>Bike Storage</b>				
9.11.19	Allowance for wall-mounted bike racks	1	Item	7,000.00	7,000.00
					<b>70,140.00</b>
<b>9.12</b>	<b>Joinery</b>				
9.12.1	Vanity Joinery	4	m	3,000.00	12,000.00
9.12.2	Printing Joinery	8	m	3,000.00	24,000
9.12.3	Tea Bench Benchtop Joinery	12	m	3,000.00	36,000.00
9.12.4	Tea Bench Overhead Cabinet	12	m	300.00	3,600.00
9.12.5	Allowance for miscellaneous joinery not documented on drawings	1	Item		Excluded
					<b>75,600.00</b>



# REPORT DETAILS



Client: Aliro Group  
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Code	Description	Quantity	Unit	Rate	Amount
<b>9.13</b>	<b>Signage</b>				
9.13.1	Provisional allowance for door signage to all doors	31	No.	350.00	10,850.00
9.13.2	Provisional allowance for signage and wayfinding directions throughout	2	no	3,500.00	7,000.00
9.13.3	Provisional allowance for external building signage		note		EXCLUDED
					<b>17,850.00</b>
<b>9.14</b>	<b>Hydraulic Services</b>				
9.14.1	<b>Hydraulic Fixtures</b>				
9.14.2	Allowance for supply and installation of the following hydraulic fixtures including hydraulic reticulation				
9.14.3	<b>Bathroom &amp; DDA</b>				
9.14.4	WC Suites	4	no	3,000.00	12,000.00
9.14.5	Disabled WC Suites	2	no	3,000.00	6,000.00
9.14.6	Shower Sets	2	no	1,500.00	3,000.00
9.14.7	Basins & Tapware	6	no	2,500.00	15,000.00
9.14.8	Floorwaste	4	no	600.00	2,400.00
9.14.9	<b>Tea Point/Breakout</b>				
9.14.10	Kitchen Sink & Tapware	4	no	3,000.00	12,000.00
9.14.11	<b>Hot Water Units</b>				
9.14.12	Allowance for hot water units to individual tenancy	4	no	20,000.00	80,000.00
9.14.13	<b>Water Connections</b>				
9.14.14	Allowance for connection to mains including water supply, sewage, stormwater, etc (included in Site Infrastructure trade)		note		Included
9.14.15	<b>Builders Work in Connection</b>				
9.14.16	Allowance for building works in connection with hydraulic installation (2.5%)	1	Item	3,260.00	3,260.00
					<b>133,660.00</b>
<b>9.15</b>	<b>Mechanical Services</b>				
9.15.1	<b>Mechanical Services</b>				
9.15.2	Air-conditioning system to Lobby, Open Office and Meeting Room	429	m2	480.00	205,920.00
9.15.3	Mechanical venting for Bathrooms and DDA	4	no	1,500.00	6,000.00
9.15.4	Allowance for EMS/BMS	1	item		Excluded
9.15.5	Rooftop Ventilation Fan with structural support	4	no	1,500.00	6,000.00
9.15.6	No allowance has been made for additional mechanical costs within warehouse including air-conditioning	1	item		Excluded
9.15.7	<b>Builders Work in Connection</b>				
9.15.8	BWIC (2.5%)	1	item	5,448.00	5,448.00
					<b>223,368.00</b>
<b>9.16</b>	<b>Fire Services</b>				
9.16.1	<b>Warehouse</b>				
9.16.2	ESFR sprinklers and distribution pipework to warehouse	1,986	m2	70.00	139,020.00
9.16.3	Fire detection, alarm and occupant warning system	1,986	m2	60.00	119,160.00
9.16.4	<b>Lobby &amp; Mezzanine Office</b>				



# REPORT DETAILS



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Code	Description	Quantity	Unit	Rate	Amount
<b>9.16</b>	<b>Fire Services</b>				
9.16.5	Ordinary hazard sprinklers and distribution pipework	529	m2	60.00	31,740.00
9.16.6	Fire hose reels, fire hydrants and portable extinguishers	529	m2	10.00	5,290.00
9.16.7	Fire detection, alarm and occupant warning system	529	m2	25.00	13,225.00
9.16.8	Fire Indicator Panel in a weatherproof cupboard	1	item	25,000.00	25,000.00
9.16.9	<u><b>Builders Work in Connection</b></u>				
9.16.10	Allowance for building works in connection with fire installation (2.5%)	1	Item	8,335.88	8,335.88
					<b>341,770.88</b>
<b>9.18</b>	<b>Electrical, Communication and Security Services</b>				
9.18.1	<u><b>Electrical Services</b></u>				
9.18.2	Allowance for electrical reticulation and installation of light fittings throughout	2,700	m2	25.00	67,500
9.18.3	Allowance for lighting supply to Warehouse	1,986	m2	70.00	139,020.00
9.18.4	Allowance for lighting supply to Lobby, DDA & Mezzanine Office	467	m2	215.00	100,405.00
9.18.5	Provisional allowance for external lighting	1	item	50,000.00	50,000.00
9.18.6	Allowance for new individual switchboard and meters to tennancy	2	No.	15,000.00	30,000.00
9.18.7	Battery charging bays (included in Site Infrastructure trade)	1	item	50,000.00	50,000.00
9.18.8	<u><b>Security</b></u>				
9.18.9	Allowance for installation of basic CCTV system	1	item		Excluded
9.18.10	Allowance for access control system	1	item		Excluded
9.18.11	<u><b>Solar Panels</b></u>				
9.18.12	Provisional allowance for solar panels (as per area shown on drawings)	1	Item	60,000.00	60,000.00
9.18.13	<u><b>Builders Work in Connection</b></u>				
9.18.14	BWIC (3%)	1	item	14,907.75	14,907.75
					<b>511,832.75</b>



# DETAILED SUMMARY



Client: Aliro Group

Project: 13 Endeavour Rd, Caringbah NSW 2229

Details:

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Code	Description	Page	% of Cost	Cost/m2	Total (excl GST)
<b>10</b>	<b>Building 7</b>				
10.1	Substructure	56	0.84		1,120,405.50
10.2	Columns	56	0.55		729,850.00
10.3	Upper Floors	56	0.32		426,342.40
10.4	Stairs	56	0.08		103,500.00
10.5	Roof	56	1.18		1,570,865.00
10.6	External Walls, Windows and Doors	57	0.96		1,278,630.00
10.7	Internal Walls, Windows and Doors	58	0.53		700,870.00
10.8	Floor Finishes	58	0.17		229,335.00
10.9	Ceiling Finishes	58	0.12		161,420.00
10.10	Wall Finishes	59	0.22		298,795.00
10.11	Fitments	59	0.15		193,500.00
10.12	Joinery	59	0.23		306,000.00
10.13	Signage	60	0.03		33,600.00
10.14	Hydraulic Services	60	0.21		277,980.00
10.15	Mechanical Services	60	0.50		660,879.00
10.16	Fire Services	60	0.43		578,812.38
10.17	Lift Services				n/a
10.18	Electrical, Communication and Security Services	61	0.71		951,318.30
					<b>9,622,103</b>



# REPORT DETAILS



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Details: DA Cost Plan Rev1  
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Code	Description	Quantity	Unit	Rate	Amount
<b>10.1</b>	<b>Substructure</b>				
10.1.1	<u>Bulk Excavation</u>				
10.1.2	Allowance for bulk excavation has been made in Earthworks trade	1	item		Included
10.1.3	<u>Detailed Excavation</u>				
10.1.4	Allowance for detailed excavation for slab on ground and footings	4,023	m2	13.50	54,311
10.1.5	<u>Footings</u>				
10.1.6	Allowance for pad footings	4,023	m2	80.00	321,840.00
10.1.7	<u>Reinforced Concrete Ground Floor Slab</u>				
10.1.8	Assumed 150mm thick reinforced concrete slab including concrete, reinforcement, formwork and the like etc.	4,023	m2	165.00	663,795.00
10.1.9	Allowance for damp proof membrane and 50mm thick sand binding layer including geotextile fabric and drainage layer to slab on ground	4,023	m2	5.00	20,115.00
10.1.10	Allowance for termite treatment to form a complete and continuous termite barrier in strict accordance with the local authority requirements	4,023	m2	5.00	20,115.00
10.1.11	Allowance for smooth concrete top top surfaces	4,023	m2	10.00	40,230.00
					<b>1,120,405.50</b>
<b>10.2</b>	<b>Columns</b>				
10.2.1	Note: Column types are not indicated on drawings. Column sizes are allowance only.				
10.2.2	<u>Columns</u>				
10.2.3	Allowance for steel columns to facade	1	item	245,000.00	245,000.00
10.2.4	Allowance for concrete columns to internal building areas	1	item	418,500.00	418,500.00
10.2.5	Allowance for connections and attachments	1	item	66,350.00	66,350.00
					<b>729,850.00</b>
<b>10.3</b>	<b>Upper Floors</b>				
10.3.1	<u>Composite Floor Slab</u>				
10.3.2	140mm thick Bondek Slab with SL92 top mesh and 50kg/m2 structural steelwork	757	m2	563.20	426,342.40
					<b>426,342.40</b>
<b>10.4</b>	<b>Stairs</b>				
10.4.1	<u>Internal Stairs</u>				
10.4.2	1400W Steel Staircases, including steel members, balustrades, handrails, stair nosing, treads and tactile, etc	23	m/rise	4,500.00	103,500.00
					<b>103,500.00</b>
<b>10.5</b>	<b>Roof</b>				
10.5.1	<u>Structural Steel Framing</u>				
10.5.2	Structural steel frame to Main Roof and Canopy including beams, purlins, rafters and bracing	4,286	m2	110.00	471,460.00
10.5.3	<u>Metal Sheetting</u>				
10.5.4	Zincalume ultra roof cladding to main roof including joint, insulation, mesh, sarking and the like	4,098	m2	120.00	491,760.00
10.5.5	E/O for skylight and frame	434	m2	700.00	303,800.00
10.5.6	Zincalume ultra roof cladding to canopy including joint, insulation, mesh, sarking and the like	189	m2	120.00	22,680





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Code	Description	Quantity	Unit	Rate	Amount
<b>10.5</b>	<b>Roof</b>				
10.5.7	<b>Capping and Flashing</b>				
10.5.8	Fascia and Barge Capping	256	m	100.00	25,600.00
10.5.9	Ridge Capping	69	m	100.00	6,900.00
10.5.10	Flashing to Main Roof and Skylight	1,339	m	80.00	107,120.00
10.5.11	<b>Plumbing</b>				
10.5.12	Eaves Gutter	130	m	200.00	26,000.00
10.5.13	Box Gutter	70	m	450.00	31,500.00
10.5.14	Allowance for downpipes, rainwater head and the like	4,287	m2	5.00	21,435.00
10.5.15	<b>Accessories</b>				
10.5.16	Allow for roof access & fall arrest system including access stair and hatch	1	item	42,610.00	42,610.00
10.5.17	Provisional allowance for walkways to PV system	1	item	20,000.00	20,000.00
					<b>1,570,865.00</b>
<b>10.6</b>	<b>External Walls, Windows and Doors</b>				
10.6.1	<b>Structural Steel Framing</b>				
10.6.2	Structural steel frame to External Walls including columns, beams, struts, rafters and bracing, etc (10kg/m2) [Included in Column trade and items below]	1	item		Included
10.6.3	<b>Precast Concrete Panel</b>				
10.6.4	2700H precast concrete panel (Non fire-rated)	336	m2	480.00	161,280.00
10.6.5	<b>Metal Cladding System</b>				
10.6.6	Metal cladding panel in Wallaby fixed to structural steel external wall framing with exposed internal face	793	m2	350.00	277,550.00
10.6.7	Metal cladding panel in Monument fixed to structural steel external wall framing with exposed internal face	320	m2	350.00	112,000.00
10.6.8	<b>External Glazing</b>				
10.6.9	Clear Glazing in black powdercoated aluminium framing fixed to structural steel external wall framing	516	m2	800.00	412,800.00
10.6.10	Tinted Grey Glazing in black powdercoated aluminium framing fixed to structural steel external wall framing	35	m2	800.00	28,000.00
10.6.11	E/O allowance for Feature Aluminium Framing	1	item	10,000.00	10,000.00
10.6.12	Aluminium framed polycarbonate panel in translucent/white	39	m2	850.00	33,150.00
10.6.13	<b>Glazed Doors</b>				
10.6.14	E/O allowance for single leaf hinged glazed door including frame and hardware	6	no	2,500.00	15,000.00
10.6.15	<b>Solid Core Doors</b>				
10.6.16	Single leaf solid core door including frame and hardware	8	no	2,500.00	20,000.00
10.6.17	<b>Aluminium Battens</b>				
10.6.18	Fixed aluminium vertical battens in timber finish fixed to structural steel external wall framing	40	m	350.00	14,000.00
10.6.19	<b>Brick Cladding System</b>				
10.6.20	Brick Stack Bond Cladding fixed to precast concrete panel	27	m2	550.00	14,850.00
10.6.21	<b>Painting to External Walls</b>				
10.6.22	Light/Shale grey painting to precast concrete pane [Included in Precast concrete panel]	395	m2		Included



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Code	Description	Quantity	Unit	Rate	Amount
<b>10.6</b>	<b>External Walls, Windows and Doors</b>				
10.6.23	<u>Roller Shutter</u>				
10.6.24	4000W x 5000H Roller Shutter Door assumed galvanized with spray painted finish externally including motor with manual chain	12	no	15,000.00	180,000.00
10.6.25					
					<b>1,278,630.00</b>
<b>10.7</b>	<b>Internal Walls, Windows and Doors</b>				
10.7.1	<u>Intertennancy Walls</u>				
10.7.2	2400H precast concrete panel (Non fire-rated)	443	m2	480.00	212,640.00
10.7.3	Plasterboard linings fixed to both sides of wall girts above precast concrete panel	1,403	m2	120.00	168,360
10.7.4	Structural Steel Wall Girts and Bridging	1	item		Included
10.7.5	E/O for 4-hour fire-rated compartmentation (240/240/240)	1	item		Excluded
10.7.6	<u>Partition Walls</u>				
10.7.7	Stud wall with plasterboard to both sides to Mezzanine Office	995	m2	120.00	119,400.00
10.7.8	Stud wall with plasterboard to both sides to Lobby & DDA	692	m2	120.00	83,040.00
10.7.9	E/O allowance for moisture resistant plasterboard to Bathrooms & DDA	401	m2	30.00	12,030.00
10.7.10	<u>Internal Glazing</u>				
10.7.11	Glazed window with metal frame	38	m2	800.00	30,400.00
10.7.12	<u>Internal Doors</u>				
10.7.13	Single leaf solid core door including frame and hardware	30	no	2,500.00	75,000.00
					<b>700,870.00</b>
<b>10.8</b>	<b>Floor Finishes</b>				
10.8.1	<u>Carpet</u>				
10.8.2	Open Office and Meeting Room	623	m2	120.00	74,760.00
10.8.3	<u>Tiling &amp; Waterproofing</u>				
10.8.4	DDA and Bathroom	115	m2	185.00	21,275
10.8.5	<u>Concrete Sealer</u>				
10.8.6	Lobby & Warehouse	3,876	m2	25.00	96,900.00
10.8.7	<u>Skirting</u>				
10.8.8	Allowance for skirting throughout except warehouse area	880	m	30.00	26,400.00
10.8.9	<u>Linemarking</u>				
10.8.10	Allowance for linemarking to Warehouse	1	item	10,000.00	10,000.00
					<b>229,335.00</b>
<b>10.9</b>	<b>Ceiling Finishes</b>				
10.9.1	<u>Ceiling Tiles</u>				
10.9.2	Open Office and Meeting Room	623	m2	100.00	62,300.00
10.9.3	<u>Plasterboard Ceiling</u>				
10.9.4	Plasterboard Ceiling to Lobby	665	m2	100.00	66,500
10.9.5	Moisture resistant plasterboard ceiling to DDA and Bathroom	115	m2	120.00	13,800.00
10.9.6	<u>Sundries</u>				



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Code	Description	Quantity	Unit	Rate	Amount
<b>10.9</b>	<b>Ceiling Finishes</b>				
10.9.7	Allowance for cornices to Lobby, Open Office and Meeting Room	491	m	20.00	9,820.00
10.9.8	Allowance for bulkheads	1	item		Excluded
10.9.9	Allowance for access panels (assumed 3no per tennancy)	18	no	500.00	9,000
					<b>161,420.00</b>
<b>10.10</b>	<b>Wall Finishes</b>				
10.10.1	<b>Render &amp; Paint</b>				
10.10.2	Render and paint to concrete walls	886	m2	80.00	70,880.00
10.10.3	Painting to plasterboard walls	6,179	m2	25.00	154,475.00
10.10.4	<b>Tiling &amp; Waterproofing</b>				
10.10.5	Tiling and Waterproofing to DDA & Bathrooms	459	m2	160.00	73,440.00
					<b>298,795.00</b>
<b>10.11</b>	<b>Fitments</b>				
10.11.1	<b>Warehouse</b>				
10.11.2	Warehouse racks [Excluded as advised bu Aliro]	1	Item		Excluded
10.11.3	Internal bollards to Roller Shutter Doors	24	no	500.00	12,000
10.11.4	<b>Bathroom Accessories</b>				
10.11.5	Toilet Paper Holder	18	no	100.00	1,800
10.11.6	Robe Hook	24	no	20.00	480
10.11.7	Grab Rail	18	no	500.00	9,000
10.11.8	Soap Dispenser	18	no	60.00	1,080
10.11.9	Paper Towel Dispenser	18	no	80.00	1,440
10.11.10	Shower Curtain and Track	6	no	800.00	4,800
10.11.11	Mirror	18	no	350.00	6,300
10.11.12	Shower Shelf	6	no	500.00	3,000
10.11.13	Shower Bench	6	no	600.00	3,600.00
10.11.14	Toilet Cubicles	12	no	2,000.00	24,000.00
10.11.15	Hand Dryer	1	Item		Excluded
10.11.16	<b>Kitchen Accessories</b>				
10.11.17	Whitegoods, including fridge, dishwasher, etc	1	Item	120,000.00	120,000.00
10.11.18	<b>Bike Storage</b>				
10.11.19	Allowance for wall-mounted bike rack system	6	no	1,000.00	6,000.00
					<b>193,500.00</b>
<b>10.12</b>	<b>Joinery</b>				
10.12.1	Vanity Joinery	12	m	3,000.00	36,000.00
10.12.2	Printing Joinery	22	m	3,000.00	66,000
10.12.3	Tea Bench Benchtop Joinery	34	m	3,000.00	102,000.00
10.12.4	Tea Bench Overhead Cabinet	34	m	3,000.00	102,000.00
10.12.5	Allowance for joinery not indicated on drawings (Scope TBC)	1	Item		Excluded
					<b>306,000.00</b>



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Code	Description	Quantity	Unit	Rate	Amount
<b>10.13</b>	<b>Signage</b>				
10.13.1	Provisional allowance for door signage to all doors	36	No.	350.00	12,600.00
10.13.2	Provisional allowance for wayfinding signage	6	No.	3,500.00	21,000.00
10.13.3	Provisional allowance for external building signage		note		EXCLUDED
					<b>33,600.00</b>
<b>10.14</b>	<b>Hydraulic Services</b>				
10.14.1	<u>Hydraulic Fixtures</u>				
10.14.2	Allowance for supply and installation of the following hydraulic fixtures including hydraulic reticulation				
10.14.3	<u>Bathroom &amp; DDA</u>				
10.14.4	WC Suites	12	no	3,000.00	36,000
10.14.5	Disabled WC Suites	6	no	3,000.00	18,000
10.14.6	Shower Sets	6	no	1,500.00	9,000
10.14.7	Basins & Tapware	18	no	2,500.00	45,000
10.14.8	Floorwaste	12	no	600.00	7,200
10.14.9	<u>Tea Point/Breakout</u>				
10.14.10	Kitchen Sink & Tapware	12	no	3,000.00	36,000
10.14.11	<u>Hot Water Units</u>				
10.14.12	Allowance for hot water units to individual tenancy	6	no	20,000.00	120,000
10.14.13	<u>Water Connections</u>				
10.14.14	Allowance for connection to mains including water supply, sewage, stormwater, etc (included in Site Infrastructure trade)		item		Included
10.14.15	<u>Builders Work in Connection</u>				
10.14.16	Allowance for building works in connection with hydraulic installation (2.5%)	1	Item	6,780.00	6,780.00
					<b>277,980.00</b>
<b>10.15</b>	<b>Mechanical Services</b>				
10.15.1	<u>Mechanical Services</u>				
10.15.2	Air-conditioning system to Lobby, Open Office and Meeting Room	1,287	m2	480.00	617,760.00
10.15.3	Mechanical venting for Bathrooms and DDA	12	no	1,500.00	18,000.00
10.15.4	Allowance for EMS/BMS	1	item		Included
10.15.5	Rooftop Ventilation Fan with structural support	6	no	1,500.00	9,000.00
10.15.6	No allowance has been made for additional mechanical costs within warehouse including air-conditioning	1	item		Excluded
10.15.7	<u>Builders Work in Connection</u>				
10.15.8	BWIC (2.5%)	1	item	16,119.00	16,119.00
					<b>660,879.00</b>
<b>10.16</b>	<b>Fire Services</b>				
10.16.1	<u>Warehouse</u>				
10.16.2	ESFR sprinklers and distribution pipework to warehouse	3,211	m2	70.00	224,770.00
10.16.3	Fire detection, alarm and occupant warning system	3,211	m2	60.00	192,660.00
10.16.4	<u>Lobby &amp; Mezzanine Office</u>				



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Code	Description	Quantity	Unit	Rate	Amount
<b>10.16</b>	<b>Fire Services</b>				
10.16.5	Ordinary hazard sprinklers and distribution pipework	1,287	m2	60.00	77,220.00
10.16.6	Fire hose reels, fire hydrants and portable extinguishers	1,287	m2	10.00	12,870.00
10.16.7	Fire detection, alarm and occupant warning system	1,287	m2	25.00	32,175.00
10.16.8	Fire Indicator Panel in a weatherproof cupboard	1	item	25,000.00	25,000.00
10.16.9	<b><u>Builders Work in Connection</u></b>				
10.16.10	BWIC (2.5%)	1	Item	14,117.38	14,117.38
					<b>578,812.38</b>
<b>10.18</b>	<b>Electrical, Communication and Security Services</b>				
10.18.1	<b><u>Electrical Services</u></b>				
10.18.2	Allowance for electrical reticulation and installation of light fittings throughout	4,705	m2	25.00	117,625
10.18.3	Allowance for lighting supply to Warehouse	3,211	m2	70.00	224,770.00
10.18.4	Allowance for lighting supply to Lobby, DDA & Mezzanine Office	1,401	m2	215.00	301,215.00
10.18.5	Provisional allowance for external lighting	1	Item	50,000.00	50,000.00
10.18.6	Allowance for new individual switchboard and meters to tennancy	6	no	15,000.00	90,000
10.18.7	Battery charging bays (included in Site Infrastructure trade)	1	Item	80,000.00	80,000.00
10.18.8	<b><u>Security</u></b>				
10.18.9	Allowance for installation of basic CCTV system	1	item		Included
10.18.10	Allowance for access control system	1	item		Excluded
10.18.11	<b><u>Solar Panels</u></b>				
10.18.12	Provisional allowance for solar panels (as per area shown on drawings)	1	item	60,000.00	60,000.00
10.18.13	<b><u>Builders Work in Connection</u></b>				
10.18.14	BWIC (2.5%)	1	item	27,708.30	27,708.30
					<b>951,318.30</b>



# DETAILED SUMMARY



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Code	Description	Page	% of Cost	Cost/m2	Total (excl GST)
<b>11</b>	<b>Building 8</b>				
11.1	Substructure	63	0.30		405,217.50
11.2	Columns	63	0.40		533,500.00
11.3	Upper Floors	63	0.10		138,947.60
11.4	Stairs	63	0.03		36,000.00
11.5	Roof	63	0.43		575,345.00
11.6	External Walls, Windows and Doors	64	0.63		843,760.00
11.7	Internal Walls, Windows and Doors	65	0.13		175,120.00
11.8	Floor Finishes	65	0.06		85,120.00
11.9	Ceiling Finishes	65	0.04		53,960.00
11.10	Wall Finishes	66	0.06		77,690.00
11.11	Fitments	66	0.05		65,500.00
11.12	Joinery	66	0.08		108,000.00
11.13	Signage	67	0.01		11,200.00
11.14	Hydraulic Services	67	0.07		92,660.00
11.15	Mechanical Services	67	0.17		220,293.00
11.16	Fire Services	67	0.16		213,307.63
11.17	Lift Services				n/a
11.18	Electrical, Communication and Security Services	68	0.34		451,557.15
					<b>4,087,178</b>



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Code	Description	Quantity	Unit	Rate	Amount
<b>11.1</b>	<b>Substructure</b>				
11.1.1	<u>Bulk Excavation</u>				
11.1.2	Allowance for bulk excavation has been made in Earthworks trade	1	item		Included
11.1.3	<u>Detailed Excavation</u>				
11.1.4	Allowance for detailed excavation for slab on ground and footings	1,455	m2	13.50	19,643
11.1.5	<u>Footings</u>				
11.1.6	Allowance for pad footings	1,455	m2	80.00	116,400.00
11.1.7	<u>Reinforced Concrete Ground Floor Slab</u>				
11.1.8	Assumed 150mm thick reinforced concrete slab including concrete, reinforcement, formwork and the like etc.	1,455	m2	165.00	240,075.00
11.1.9	Allowance for damp proof membrane and 50mm thick sand binding layer including geotextile fabric and drainage layer to slab on ground	1,455	m2	5.00	7,275.00
11.1.10	Allowance for termite treatment to form a complete and continuous termite barrier in strict accordance with the local authority requirements	1,455	m2	5.00	7,275.00
11.1.11	Allowance for smooth concrete top top surfaces	1,455	m2	10.00	14,550.00
					<b>405,217.50</b>
<b>11.2</b>	<b>Columns</b>				
11.2.1	Note: Column types are not indicated on drawings. Column sizes are allowance only.				
11.2.2	<u>Columns</u>				
11.2.3	Allowance for steel columns to facade	1	item	182,000.00	182,000.00
11.2.4	Allowance for concrete columns to internal building areas	1	item	303,000.00	303,000.00
11.2.5	Allowance for connections and attachments	1	item	48,500.00	48,500.00
					<b>533,500.00</b>
<b>11.3</b>	<b>Upper Floors</b>				
11.3.1	<u>Composite Floor Slab</u>				
11.3.2	140mm thick Bondek Slab with SL92 top mesh and 50kg/m2 structural steelwork	253	m2	549.20	138,947.60
					<b>138,947.60</b>
<b>11.4</b>	<b>Stairs</b>				
11.4.1	<u>Internal Stairs</u>				
11.4.2	1400W Steel Staircases, including steel members, balustrades, handrails, stair nosing, treads and tactile, etc	8	m/rise	4,500.00	36,000.00
					<b>36,000.00</b>
<b>11.5</b>	<b>Roof</b>				
11.5.1	<u>Structural Steel Framing</u>				
11.5.2	Structural steel frame to Main Roof and Canopy including beams, purlins, rafters and bracing	1,559	m2	110.00	171,490.00
11.5.3	<u>Metal Sheeting</u>				
11.5.4	Zincalume ultra roof cladding to main roof including joint, insulation, mesh, sarking and the like	1,440	m2	120.00	172,800.00
11.5.5	E/O for skylight and frame	128	m2	700.00	89,600.00
11.5.6	Zincalume ultra roof cladding to canopy including joint, insulation, mesh, sarking and the like	64	m2	120.00	7,680.00



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Code	Description	Quantity	Unit	Rate	Amount
<b>11.5</b>	<b>Roof</b>				
11.5.7	Zincalume ultra roof cladding to Pump House Roof including joint, sarking and insulation	55	m2	120.00	6,600.00
11.5.8	<b>Capping and Flashing</b>				
11.5.9	Fascia and Barge Capping	162	m	100.00	16,200.00
11.5.10	Flashing to Main Roof and Skylight	468	m	100.00	46,800.00
11.5.11	<b>Plumbing</b>				
11.5.12	Eaves Gutter	54	m	200.00	10,800.00
11.5.13	Box Gutter	24	m	450.00	10,800.00
11.5.14	Allowance for downpipes, rainwater head and the like	1,559	m2	5.00	7,795.00
11.5.15	<b>Accessories</b>				
11.5.16	Allow for roof access & fall arrest system including access stair and hatch (1No.)	1	item	14,780.00	14,780.00
11.5.17	Provisional allowance for walkways to PV system	1	item	20,000.00	20,000.00
					<b>575,345.00</b>
<b>11.6</b>	<b>External Walls, Windows and Doors</b>				
11.6.1	<b>Precast Concrete Panel</b>				
11.6.2	2700H precast concrete panel (Non fire-rated)	247	m2	480.00	118,560.00
11.6.3	<b>Metal Cladding System</b>				
11.6.4	Metal cladding panel in Wallaby fixed to structural steel external wall framing with exposed internal face	649	m2	350.00	227,150.00
11.6.5	Metal cladding panel in Monument fixed to structural steel external wall framing with exposed internal face	122	m2	350.00	42,700.00
11.6.6	<b>External Glazing</b>				
11.6.7	Clear Glazing in black powdercoated aluminium framing fixed to structural steel external wall framing	273	m2	800.00	218,400.00
11.6.8	Tinted Grey Glazing in black powdercoated aluminium framing fixed to structural steel external wall framing	17	m2	800.00	13,600.00
11.6.9	E/O allowance for Feature Aluminium Framing	1	item	10,000.00	10,000.00
11.6.10	Aluminium framed polycarbonate panel in translucent/white	50	m2	850.00	42,500.00
11.6.11	<b>Glazed Doors</b>				
11.6.12	E/O allowance for single leaf hinged glazed door including frame and hardware	2	no	2,500.00	5,000.00
11.6.13	<b>Solid Core Doors</b>				
11.6.14	Single leaf solid core door including frame and hardware	5	no	2,500.00	12,500.00
11.6.15	<b>Aluminium Battens</b>				
11.6.16	Fixed aluminium vertical battens in timber finish fixed to structural steel external wall framing	40	m	350.00	14,000.00
11.6.17	<b>Brick Cladding System</b>				
11.6.18	Brick Stack Bond Cladding fixed to precast concrete panel	63	m2	400.00	25,200.00
11.6.19	<b>Masonry Walls</b>				
11.6.20	Allow for 3m high Masonry walls to Pump house (No detail provided - allowance only)	87	m2	450.00	39,150.00
11.6.21	<b>Painting to External Walls</b>				
11.6.22	Light grey painting to precast concrete panel	265	m2		Included





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Code	Description	Quantity	Unit	Rate	Amount
<b>11.6</b>	<b>External Walls, Windows and Doors</b>				
11.6.23	Render and paint to Pump house masonry walls	87	m2		Included
11.6.24	<u><b>Roller Shutter</b></u>				
11.6.25	4000W x 5000H Roller Shutter Door assumed galvanized with spray painted finish externally including motor with manual chain	5	no	15,000.00	75,000.00
11.6.26					
					<b>843,760.00</b>
<b>11.7</b>	<b>Internal Walls, Windows and Doors</b>				
11.7.1	<u><b>Intertennancy Walls</b></u>				
11.7.2	2400H precast concrete panel (Non fire-rated)	81	m2	480.00	38,880.00
11.7.3	Plasterboard linings fixed to both sides of wall girts above precast concrete panel	243	m2	120.00	29,160
11.7.4	Structural Steel Wall Girts and Bridging	1	item	100.00	100.00
11.7.5	E/O for 4-hour fire-rated compartmentation (240/240/240)		note		EXCLUDED
11.7.6	<u><b>Partition Walls</b></u>				
11.7.7	Stud wall with plasterboard to both sides to Mezzanine Office	332	m2	120.00	39,840.00
11.7.8	Stud wall with plasterboard to both sides to Lobby & DDA	231	m2	120.00	27,720.00
11.7.9	E/O allowance for moisture resistant plasterboard to Bathrooms & DDA	134	m2	30.00	4,020.00
11.7.10	<u><b>Internal Glazing</b></u>				
11.7.11	Glazed window with metal frame	13	m2	800.00	10,400.00
11.7.12	<u><b>Internal Doors</b></u>				
11.7.13	Single leaf solid core door including frame and hardware	10	no	2,500.00	25,000.00
					<b>175,120.00</b>
<b>11.8</b>	<b>Floor Finishes</b>				
11.8.1	<u><b>Carpet</b></u>				
11.8.2	Open Office and Meeting Room	208	m2	120.00	24,960.00
11.8.3	<u><b>Tiling &amp; Waterproofing</b></u>				
11.8.4	DDA and Bathroom	39	m2	185.00	7,215
11.8.5	<u><b>Concrete Sealer</b></u>				
11.8.6	Lobby, Warehouse and Pumphouse	1,365	m2	25.00	34,125.00
11.8.7	<u><b>Skirting</b></u>				
11.8.8	Allowance for skirting throughout except warehouse area	294	m	30.00	8,820.00
11.8.9	<u><b>Linemarking</b></u>				
11.8.10	Allowance for linemarking to Warehouse	1	item	10,000.00	10,000.00
					<b>85,120.00</b>
<b>11.9</b>	<b>Ceiling Finishes</b>				
11.9.1	<u><b>Ceiling Tiles</b></u>				
11.9.2	Open Office and Meeting Room	208	m2	100.00	20,800.00
11.9.3	<u><b>Plasterboard Ceiling</b></u>				
11.9.4	Plasterboard Ceiling to Lobby	222	m2	100.00	22,200
11.9.5	Moisture resistant plasterboard ceiling to DDA and Bathroom	39	m2	120.00	4,680.00



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<b>11.9</b>	<b>Ceiling Finishes</b>				
11.9.6	<u>Sundries</u>				
11.9.7	Allowance for cornices to Lobby, Open Office and Meeting Room	164	m	20.00	3,280.00
11.9.8	Allowance for bulkheads	1	item		Excluded
11.9.9	Allowance for access panels (assumed 3no per tennancy)	6	no	500.00	3,000
					<b>53,960.00</b>
<b>11.10</b>	<b>Wall Finishes</b>				
11.10.1	<u>Render &amp; Paint</u>				
11.10.2	Render and paint to concrete walls	162	m2	80.00	12,960.00
11.10.3	Painting to plasterboard walls	1,610	m2	25.00	40,250
11.10.4	<u>Tiling &amp; Waterproofing</u>				
11.10.5	Tiling and Waterproofing to DDA & Bathrooms	153	m2	160.00	24,480.00
					<b>77,690.00</b>
<b>11.11</b>	<b>Fitments</b>				
11.11.1	<u>Warehouse</u>				
11.11.2	Warehouse racks [Excluded as advised bu Aliro]	1	Item		Excluded
11.11.3	Internal bollards to Roller Shutter Doors	10	no	500.00	5,000
11.11.4	<u>Bathroom Accessories</u>				
11.11.5	Toilet Paper Holder	6	no	100.00	600
11.11.6	Robe Hook	8	no	20.00	160
11.11.7	Grab Rail	6	no	500.00	3,000
11.11.8	Soap Dispenser	6	no	60.00	360
11.11.9	Paper Towel Dispenser	6	no	80.00	480
11.11.10	Shower Curtain and Track	2	no	800.00	1,600
11.11.11	Mirror	6	no	350.00	2,100
11.11.12	Shower Shelf	2	no	500.00	1,000
11.11.13	Shower Bench	2	no	600.00	1,200.00
11.11.14	Toilet Cubicles	4	no	2,000.00	8,000.00
11.11.15	Hand Dryer	1	Item		Excluded
11.11.16	<u>Kitchen Accessories</u>				
11.11.17	Whitegoods, including fridge, dishwasher, etc	1	Item	40,000.00	40,000.00
11.11.18	<u>Bike Storage</u>				
11.11.19	Allowance for wall-mounted bike racks	2	no	1,000.00	2,000.00
					<b>65,500.00</b>
<b>11.12</b>	<b>Joinery</b>				
11.12.1	Vanity Joinery	4	m	3,000.00	12,000.00
11.12.2	Printing Joinery	8	m	3,000.00	24,000
11.12.3	Tea Bench Benchtop Joinery	12	m	3,000.00	36,000.00
11.12.4	Tea Bench Overhead Cabinet	12	m	3,000.00	36,000.00
11.12.5	Allowance for joinery not indicated on drawings (Scope TBC)	1	Item		Excluded



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Code	Description	Quantity	Unit	Rate	Amount
11.12	Joinery				
					108,000.00
11.13	Signage				
11.13.1	Provisional allowance for door signage to all doors	12	No.	350.00	4,200.00
11.13.2	Provisional allowance for signage and wayfinding directions throughout	2	no	3,500.00	7,000.00
11.13.3	Provisional allowance for building signage [Excluded as advised by Aliro]	1	Item		Excluded
					11,200.00
11.14	Hydraulic Services				
11.14.1	<u>Hydraulic Fixtures</u>				
11.14.2	Allowance for supply and installation of the following hydraulic fixtures including hydraulic reticulation				
11.14.3	<u>Bathroom &amp; DDA</u>				
11.14.4	WC Suites	4	no	3,000.00	12,000
11.14.5	Disabled WC Suites	2	no	3,000.00	6,000
11.14.6	Shower Sets	2	no	1,500.00	3,000
11.14.7	Basins & Tapware	6	no	2,500.00	15,000
11.14.8	Floorwaste	4	no	600.00	2,400
11.14.9	<u>Tea Point/Breakout</u>				
11.14.10	Kitchen Sink & Tapware	4	no	3,000.00	12,000
11.14.11	<u>Hot Water Units</u>				
11.14.12	Allowance for hot water units to individual tennancy	2	no	20,000.00	40,000
11.14.13	<u>Water Connections</u>				
11.14.14	Allowance for connection to mains including water supply, sewage, stormwater, etc (included in Site Infrastructure trade)		item		Included
11.14.15	<u>Builders Work in Connection</u>				
11.14.16	BWIC (2.5%)	1	item	2,260.00	2,260.00
					92,660.00
11.15	Mechanical Services				
11.15.1	<u>Mechanical Services</u>				
11.15.2	Air-conditioning system to Lobby, Open Office and Meeting Room	429	m2	480.00	205,920.00
11.15.3	Mechanical venting for Bathrooms and DDA	4	no	1,500.00	6,000.00
11.15.4	Allowance for EMS/BMS	1	item		Included
11.15.5	Rooftop Ventilation Fan with structural support	2	no	1,500.00	3,000.00
11.15.6	<u>Builders Work in Connection</u>				
11.15.7	Allowance for building works in connection with mechanical installation (2.5%)	1	item	5,373.00	5,373.00
					220,293.00
11.16	Fire Services				
11.16.1	<u>Warehouse</u>				
11.16.2	ESFR sprinklers and distribution pipework to warehouse	1,095	m2	70.00	76,650.00
11.16.3	Fire detection, alarm and occupant warning system	1,095	m2	60.00	65,700.00



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Code	Description	Quantity	Unit	Rate	Amount
<b>11.16</b>	<b>Fire Services</b>				
11.16.4	<u>Lobby &amp; Mezzanine Office</u>				
11.16.5	Ordinary hazard sprinklers and distribution pipework	429	m2	60.00	25,740.00
11.16.6	Fire hose reels, fire hydrants and portable extinguishers	429	m2	10.00	4,290.00
11.16.7	Fire detection, alarm and occupant warning system	429	m2	25.00	10,725.00
11.16.8	Fire Indicator Panel in a weatherproof cupboard	1	item	25,000.00	25,000.00
11.16.9	<u>Builders Work in Connection</u>				
11.16.10	BWIC (2.5%)	1	Item	5,202.63	5,202.63
					<b>213,307.63</b>
<b>11.18</b>	<b>Electrical, Communication and Security Services</b>				
11.18.1	<u>Electrical Services</u>				
11.18.2	Allowance for electrical reticulation and installation of light fittings throughout	1,654	m2	25.00	41,350
11.18.3	Allowance for lighting supply to Warehouse	1,095	m2	70.00	76,650.00
11.18.4	Allowance for lighting supply to Lobby, DDA & Mezzanine Office	467	m2	215.00	100,405.00
11.18.5	Provisional allowance for external lighting	1	Item	50,000.00	50,000.00
11.18.6	Allowance for new individual switchboard and meters to tennancy	2	no	15,000.00	30,000
11.18.7	Battery charging bays (included in Site Infrastructure trade)	1	Item	80,000.00	80,000.00
11.18.8	<u>Security</u>				
11.18.9	Allowance for installation of basic CCTV system	1	item		Included
11.18.10	Allowance for access control system	1	item		Excluded
11.18.11	<u>Solar Panels</u>				
11.18.12	Provisional allowance for solar panels (as per area shown on drawings)	1	item	60,000.00	60,000.00
11.18.13	<u>Builders Work in Connection</u>				
11.18.14	BWIC (2.5%)	1	item	13,152.15	13,152.15
					<b>451,557.15</b>



# DETAILED SUMMARY



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Code	Description	Page	% of Cost	Cost/m2	Total (excl GST)
12	Hard Landscaping				
12.1	Hard Landscaping	70	5.33		7,106,890.00
					7,106,890



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Code	Description	Quantity	Unit	Rate	Amount
<b>12.1</b>	<b>Hard Landscaping</b>				
12.1.1	Allowance for heavy vehicle road for trucks incl. appropriate DG sub-base	13,189	m2	140.00	1,846,460.00
12.1.2	Allowance for light duty vehicle road for SRV, HRV, MRV	20,276	m2	150.00	3,041,400.00
12.1.3	Pedestrian concrete footpaths incl. subsoil drainage	2,779	m2	120.00	333,480.00
12.1.4	Bicycle paths incl. subsoil drainage	782	m2	150.00	117,300.00
12.1.5	Extra over for ramps	2	No.	25,000.00	50,000.00
12.1.6	Kerb and gutter	1	item		Included
12.1.7	Allowance for linemarking incl. pedestrian crossings, disabled logos etc	1	Item	80,000.00	80,000.00
12.1.8	Allowance for concrete wheelstops	503	No.	250.00	125,750.00
12.1.9	Allowance for retaining walls incl. subsoil drainage (avg 1.0m)	910	m2	750.00	682,500.00
12.1.10	Provisional allowance for feature estate signage wall	1	item	250,000.00	250,000
12.1.11	Provisional allowance for wayfinding signage	1	item	150,000.00	150,000.00
12.1.12	Provisional allowance for signage to buildings	1	item		Excluded
12.1.13	Allowance for fencing incl. gates etc	1	item		Excluded
12.1.14	Allowance for boom gate into site	5	No.	30,000.00	150,000.00
12.1.15	Palisade fence [Excluded as advised by Aliro]	1,952	m		Excluded
12.1.16	Allowance for internal fencing	1	item	180,000.00	180,000.00
12.1.17	Allowance for furniture including seating, shade structures, bike racks, handrails etc	1	item	100,000.00	100,000.00
12.1.18	Roadworks/ crossings	1	item		Excluded
12.1.19	Traffic upgrades including roundabouts, traffic lights (unless notified otherwise)	1	item		Excluded
12.1.20	Services upgrades/ modification (lighting, stormwater etc)	1	item		Excluded

**7,106,890.00**



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Code	Description	Page	% of Cost	Cost/m2	Total (excl GST)
13	Soft Landscaping				
13.1	Soft Landscaping	72	0.51		677,150.00
					677,150



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Code	Description	Quantity	Unit	Rate	Amount
<b>13.1</b>	<b>Soft Landscaping</b>				
13.1.1	The current measure is based on site plans presented B02-AR-200, B03-AR-300, B04-AR-400, B05-AR-500, B06-AR-600.		note		
13.1.2	<b>Soft Landscaping</b>		Head2		
13.1.3	Soft landscaping incl. shrubs, planters, soil and trees (based off area)	9,110	m2	65.00	592,150.00
13.1.4	Allowance for feature plant walls [Included in Building cost]	1	item		Included
13.1.5	Allowance for green walls (No detail or height provided) - total length approximately 13m	5	item	10,000.00	50,000
13.1.6	Allowance for establishment and maintenance (6 mths)	1	item	35,000.00	35,000.00
					<b>677,150.00</b>





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Code	Description	Page	% of Cost	Cost/m2	Total (excl GST)
14	Site Infrastructure				
14.1	Site Infrastructure	74	6.56		8,739,700.00
					8,739,700



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Code	Description	Quantity	Unit	Rate	Amount
<b>14.1</b>	<b>Site Infrastructure</b>				
14.1.1	Allowance for external connections & bringing service to site boundary	1	item	20,000.00	20,000.00
14.1.2	Allowance for reticulation to connection points at each stage of the development	1	item	90,000.00	90,000.00
14.1.3	Allowance for external connections & bringing services to site boundary	1	item	10,000.00	10,000.00
14.1.4	Allowance for water reticulation to connection points at each stage of the development	1	item	36,000.00	36,000.00
14.1.5	Allowance for sewer drainage to connection points at each stage of the development	1	item	40,500.00	40,500.00
14.1.6	Fire hydrant booster assembly allowance	1	item	30,000.00	30,000.00
14.1.7	<u><b>Stormwater / Sewer</b></u>				
14.1.8	Proposed stormwater box culvert	315	m	2,080.00	655,200.00
14.1.9	Proposed stormwater pipe including pipework, excavation and backfill	2,308	m	1,250.00	2,885,000.00
14.1.10	Proposed stormwater inlet pit	78	No.	3,500.00	273,000.00
14.1.11	Proposed stormwater junction pit	27	No.	5,000.00	135,000.00
14.1.12	Treatment filter chamber / device	7	No.	120,000.00	840,000.00
14.1.13	Bioretention basin / rain garden	6	No.	50,000.00	300,000.00
14.1.14	Allowance for sewer pipe incl. pipework, excavation and backfill	1	item	400,000.00	400,000.00
14.1.15	Provision for connections and stormwater drainage	1	item	45,000.00	45,000.00
14.1.16	Gas Services	1	item		Excluded
14.1.17	<u><b>Electrical Services</b></u>				
14.1.18	Allowance for 1000kva substation	3	No.	250,000.00	750,000.00
14.1.19	Allowance for MSSB	3	No.	100,000.00	300,000.00
14.1.20	Allowance for MDB	2	No.	50,000.00	100,000.00
14.1.21	Electrical easement to be relocated	1	item	150,000.00	150,000.00
14.1.22	Site security including; gates, CCTV, alarms etc	1	item	250,000.00	250,000.00
14.1.23	Manual transfer switch	1	item		Included
14.1.24	Backup Generator	1	item		Excluded
14.1.25	Provisional allowance for communication services	1	item	100,000.00	100,000.00
14.1.26	EV Charger bays	22	No.	15,000.00	330,000.00
14.1.27	<u><b>Fire Services / Hydraulic Services</b></u>				
14.1.28	Provision for sprinkler infrastructure incl tanks	1	item	300,000.00	300,000.00
14.1.29	Provision for hydrant infrastructure including ring main	1	item	450,000.00	450,000.00
14.1.30	Diesel sprinkler pumps	2	No.	50,000.00	100,000.00
14.1.31	Provision for external hydrants	1	item	150,000.00	150,000.00
					<b>8,739,700.00</b>

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We operate as a single entity and are able to utilise specialised skills from any office to deliver a successful outcome for your project or development.

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