



HIGH LEVEL COST ESTIMATE REPORT

MERIMBULA SENIORS, LAKEWOOD DRIVE MERIMBULA

14-09-2022

Item	Number of Apartments	Area per Apartment	Total Building Area	Cost per m2	Total cost
Quality finishes	89	100m2	8900m2	\$3150	\$28,035,000
Add for sloping site (1%)					\$560,700
Fitout					
Commercial Kitchen					\$330,000
Commercial Bar Facilities					\$310,000
Resident Amenity / Communal Areas					\$3,025,500
Office / Staff Facilities					\$400,000
Pool					\$200,000
Indicative Estimated Building Cost (ex GST)					\$32,861,200
External works and Services (Nominal 20% of Building Cost)					\$6,572,240
Car Parking					\$250,000
Landscaping					\$200,000
Indicative Estimated Construction Cost (ex GST)					\$39,883,440

Note: Please note this is a high-level, Indicative cost estimate for DA Submission purposes only. A number of assumptions have been made as fully detailed, construction documentation will be developed post DA Approval. To be read in conjunction with the full DA Submission documentation package for assessment only and may not be an accurate reflection of the final total cost without further detail.

ELK Designs

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