


# BOMADERRY BUILD TO RENT, LANDCOM ESTIMATED DEVELOPMENT COST (EDC)



Bomaderry BTR  
R0  
18 April 2024

REPORT

Document status					
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Approval for issue		
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# 1 SUMMARY

RPS AAP Consulting Pty Ltd (RPS) have been engaged by Landcom to undertake the Estimated Development Cost based on a proposed development located at the Corner of 53-57 Bolong Road / 4 and 8 Beinda Street, Bomaderry

The current scope of the works consists of the construction of 60 apartment units (Build to Rent & Affordable Housing) including civil works, external works and associated external services.

The table below provides the Estimated Development Cost for the project. Please refer to the breakdown provided in Appendix A for further detail.

**Table 1.**

Description	Total Estimated Development Cost \$
Estimated Development Cost	<b>\$29,660,653.00</b>
Goods and Services Tax (GST)	\$2,966,065.30
Total for Council Development Application Fee	<b>\$32,626,718.30</b>

The above has been calculated in accordance with the Planning Circular PS 24-002 EPA which defines estimated development cost as follows:

The Estimated Development Cost includes the design and erection of a building and associated Infrastructure, the carrying out of a work, the demolition of a building or work, fixed or mobile plant and equipment other than the following costs:

- Amounts payable, or the cost of land dedicated, or any other benefit provided, under a condition imposed under the EP&A Act, Division 7.1 or 7.2 or a planning agreement.
- Costs relating to a part of the development or project that is the subject of a separate development consent or approval,
- Land costs (including any costs of marketing and selling land),
- Costs of the ongoing maintenance or use of the development,
- GST (within the meaning of A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth).

## 2 INCLUSIONS

The Estimated Development Cost is based on a genuine estimate of the cost of carrying out the development. The following matters have been considered when undertaking this development cost.

- This cost estimate covers the full scope of the works which is included within the consent proposal. This includes all associated drawings as part of the application.
- The estimate includes all relevant costs associate with bringing the development ready for use based on its intended use.
- The estimate includes all costs necessary to operate at its maximum capacity or extent of the use described in the application.



### 3 EXCLUSIONS

As defined within the regional and state planning circular Planning Circular PS 24-002 EPA, the following items have been excluded from our capital investment value calculation:

- Amounts payable on the cost of land including Development Contributions
- Costs related to any part of the development subject to a separate development consent or approval
- Land costs including costs of purchasing, holding and marketing
- Ongoing maintenance or use of the development
- GST, and
- Finance Costs.

## 4 REPORT PARAMETERS

Please note this report is provided for the purposes of the named party only and must not be used by any third party for any other purpose whatsoever without the prior written consent of RPS AAP Consulting Pty Ltd. This report has been prepared from documentation and/or information provided to RPS AAP Consulting Pty Ltd by third parties in circumstances where RPS AAP Consulting Pty Ltd

- a) Has not performed our own independent investigations in order to ascertain the veracity and/or accuracy of the documentation and/or information so provided; and
- b) Do not, in any way, warrant the veracity and/or accuracy of the said documentation and/or information; and
- c) Do not, in any way, adopt the said documentation and information as our own.

RPS AAP Consulting Pty Ltd note this report is an expression of opinion based upon the documentation and/or information provided by third parties and RPS AAP Consulting Pty Ltd expressly disclaims any liability to the named party and any third parties where the documentation and/or information is found to be untrue and/or inaccurate in any way.

A large, light grey abstract shape with rounded corners and a diagonal cutout. The cutout is filled with a maroon color. The text 'Appendix A' is in maroon, and 'Estimated Development Cost (EDC)' is in grey.

## Appendix A

### Estimated Development Cost (EDC)



# Summary

Bomaderry DA Estimate - R3 - EDC

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**Landcom**

**Bomaderry**

## Summary



Landcom Bomaderry			Bomaderry DA Estimate - R3 - EDC		
Item	Description	Quantity	Unit	Rate	Total (AUD)
1	Bomaderry Development Approval Estimate				
2	Demolition	1	Item		90,000
3	Building	8,716	m2	2,336.59	20,365,685
4	External Works & Services	1	Item		1,166,722
5	Construction Cost Sub-total	8,716	m2	2,481	21,622,407
6	Preliminaries	16	%	21,622,407	3,459,585
7	Margin	4	%	25,081,992	1,003,280
8	Total Construction Costs	8,716	m2	2,993	26,085,272
9	Escalation (Assumes start of construction Jan 2025)	1.77	%	26,085,272	461,709
10	Total Construction Costs (Incl. Escalation)	8,716	m2	3,046	26,546,981
11	Professional Fees (Landcom provided)	1	Item	1,786,323	1,786,323
12	Authority Fees	0.5	%		Excluded
13	Development Contributions	1	Item		Excluded
14	Project Sub-Total	8,716	m2	3,251	28,333,304
15	Contingencies	5	%	26,546,981	1,327,349
16	Total Project Costs	8,716	m2	3,403	29,660,653
17	Cost/Unit	60	nr		494,344
18					
19					
20					

# Detail

Bomaderry DA Estimate - R3 - EDC

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**Landcom**

**Bomaderry**

Landcom	Bomaderry DA Estimate - R3 - EDC
Bomaderry	

Item	Description	Quantity	Unit	Rate	Total (AUD)
	<b>Demolition - Elemental Summary</b>				
2.1	Allowance for demolition of existing buildings; 2nr small dwellings	2	nr	35,000.00	70,000
2.2	Contamination Removal (In ground)				Excluded
2.3	Retain existing trees and provide barriers	15	nr	500.00	7,500
2.4	Remove existing trees (allowance)	1	Item	10,000.00	10,000
2.5	Allowance for demolition of existing boundary walls and the like	1	Item	2,500.00	2,500
	<b>Total - Demolition</b>				<b>90,000</b>

Item	Description	Quantity	Unit	Rate	Total (AUD)
	<b>Building - Elemental Summary</b>				
3.1	Substructure	8,716	m2	106.84	931,235
3.2	Columns	8,716	m2	12.61	109,883
3.3	Upper Floors	8,716	m2	256.70	2,237,366
3.4	Staircases	8,716	m2	23.86	208,000
3.5	Roof	8,716	m2	138.21	1,204,625
3.6	External doors	8,716	m2	26.96	235,000
3.7	External Walls & Windows	8,716	m2	541.57	4,720,297
3.8	Internal Walls	8,716	m2	232.24	2,024,208
3.9	Internal Doors & Screens	8,716	m2	47.79	416,500
3.10	Wall Finishes	8,716	m2	53.53	466,605
3.11	Floor Finishes	8,716	m2	105.61	920,473
3.12	Ceiling Finishes	8,716	m2	77.54	675,840
3.13	Fitments & Fixtures	8,716	m2	220.48	1,921,730
3.14	Hydraulic Services	8,716	m2	95.30	830,636
3.15	Mechanical Services	8,716	m2	95.23	830,000
3.16	Fire Protection	8,716	m2	42.18	367,630
3.17	Electrical Services	8,716	m2	195.18	1,701,186
3.18	Vertical Transport	8,716	m2	41.30	360,000
3.19	BWIC/T&C/As-Builts	5	%	4,089,451	204,473
3.20	<b>Total - Building</b>				<b>20,365,685</b>

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**Bomaderry**
**Bomaderry DA Estimate - R3 - EDC**

Item	Description	Quantity	Unit	Rate	Total (AUD)
	<b>Building</b>				
	<b>Substructure</b>				
3.1.1	<u>Subgrade Works</u>				
3.1.2	Allowance for subgrade works, assumed compacted sand bed incl. proof rolling of subgrade and waterproof membrane	3,063	m2	8.00	24,502
3.1.3					
3.1.4	<u>Piling</u>				
3.1.5	Allowance for 900mm dia. piling to column foundation, assumed 3m deep				Excl.
3.1.6					
3.1.7	<u>Concrete</u>				
3.1.8	Concrete to 180mm thick slab on ground, assumed 40MPa	552	m3	400.00	220,800
3.1.9	Concrete to edge beams, assumed 600mm W x 600mm D, assumed 40MPa	131	m3	400.00	52,400
3.1.10	Concrete to internal beams, assumed 600mm W x 600mm D, assumed 40MPa	265	m3	400.00	106,000
3.1.11					
3.1.12	<u>Formwork</u>				
3.1.13	Allowance for edge formwork to ground floor slab	363	m	100.00	36,300
3.1.14	Allowance for edge formwork to ground floor beams	1,317	m2	140.00	184,380
3.1.15					
3.1.16	<u>Reinforcement</u>				
3.1.17	Allowance for reinforcement to ground floor slab, assumed 60kg/m3	33.1	t	2,900.00	71,993
3.1.18	Allowance for reinforcement to edge beams, assumed 180kg/m3	23.5	t	2,900.00	51,113
3.1.19	Allowance for reinforcement to internal beams, assumed 180kg/m3	47.7	t	2,900.00	103,748
3.1.20	Allowance for Earthwork requirements	1	Item	50,000.00	50,000
3.1.21	Provisional Allowance for Excavating in Rock	1	Item	30,000.00	30,000
	<b>Total - Substructure</b>				<b>931,235</b>
	<b>Columns</b>				
3.2.1	<u>Concrete</u>				28
3.2.2	Concrete to columns, 250 x 600mm wide	42	m3	400.00	16,800
3.2.3	Concrete to columns, 250 x 800mm wide	4	m3	400.00	1,600
3.2.4	<u>Formwork</u>				

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**Bomaderry DA Estimate - R3 - EDC**

Item	Description	Quantity	Unit	Rate	Total (AUD)
	<b>Building</b>				
3.2.5	Formwork to concrete columns	501	m2	140.00	70,140
3.2.6	<u>Reinforcement</u>				
3.2.7	Reinforcement to concrete columns, assumed 220kg/m3	9.8	t	2,900.00	21,315
	<b>Total - Columns</b>				<b>109,883</b>
	<b>Upper Floors</b>				
3.3.1	<b>Concrete Slabs</b>				
3.3.2	First Floor Slabs	577	m3	400.00	230,800
3.3.3	Second Floor Slabs	425	m3	400.00	170,000
3.3.4	Third Floor Slabs	188	m3	400.00	75,200
3.3.5	<b>Concrete Beams</b>				
3.3.6	First Floor	161	m3	400.00	64,400
3.3.7	Second Floor Beams	36	m3	400.00	14,400
3.3.8	<b>Reinforcement</b>				
3.3.9	Reo First Floor Slabs	34,620	kg	2.90	75,299
3.3.10	PT First Floor Slab	4,328	kg	7.50	24,342
3.3.11	Reo First Floor Beams	12,880	kg	2.90	28,014
3.3.12	PT First Floor Beams	1,932	kg	7.50	10,868
3.3.13	Reo Second Floor Slabs	76,500	kg	2.90	166,388
3.3.14	Reo Second Floor Beams	6,480	Kg	2.90	14,094
3.3.15	Reo Third Floor Slabs	33,840	kg	2.90	73,602
3.3.16	<b>Formwork</b>				
3.3.17	Soffits of Slabs	5,957	m2	140.00	833,980
3.3.18	Sides of Slabs	2,131	m	140.00	298,340
3.3.19	Soffits of Beams	384	m2	140.00	53,760
3.3.20	Sides of Beams	742	m2	140.00	103,880
	<b>Total - Upper Floors</b>				<b>2,237,366</b>
	<b>Staircases</b>				
3.4.1	Allowance for Fetaure stair from Gr to 1st floor (incl handrails and balustrade etc)	2	nos	13,000.00	26,000



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Item	Description	Quantity	Unit	Rate	Total (AUD)
	<b>Building</b>				
3.4.2	Allowance for staircase from Gr to L2 (incl. handrails and balustrade etc)	4	nos	17,500.00	70,000
3.4.3	Allowance for Stairs to double storey 2 beds	14	nos	8,000.00	112,000
	<b>Total - Staircases</b>				<b>208,000</b>
	<b>Roof</b>				
3.5.1	Roof (R2) Colorbond roof decking, including truss framing, membrane, insulation, stormwater	2,016	m2	425.00	856,800
3.5.2	Roof (R1), UV stable liquid applied polyurethane roof covering including roof slab, membrane, insulation, stormwater	748	m2	440.00	329,168
3.5.3	Roof (R3) Clear polycarbonate roof, stormwater	133	m2	140.00	18,656
	<b>Total - Roof</b>				<b>1,204,625</b>
	<b>External doors</b>				
3.6.1	<b>Ground Floor Doors</b>				
3.6.2	Allowance for single fire rated doors	8	no	3,500.00	28,000
3.6.3	Allowance for standard double doors to waste rooms	2	no	3,500.00	7,000
3.6.4	Allowance for entrance doors to common lobbies	2	no	5,000.00	10,000
3.6.5	Allowance for double metal doors to plant areas	5	no	4,000.00	20,000
3.6.6	<b>Level 1 Doors</b>				
3.6.7	Entrance lobby door & screen	2	no	10,000.00	20,000
3.6.8	<b>Apts External Doors</b>				
3.6.9	Allowance for external doors to units	60	no	2,500.00	150,000
	<b>Total - External doors</b>				<b>235,000</b>
	<b>External Walls &amp; Windows</b>				
3.7.1	<u><b>External Wall</b></u>				
3.7.2	Allow for perimeter wall - external 92mm steel stud system with proprietary cladding system (measured separately); external stud side with sarking and 1x16mm Gyprock Fyrchek MR plasterboard, internal stud side 2x16mm Gyprock Fyrchek plasterboard	2,071	m2	335.00	693,785
3.7.3	Allow for 140mm thk blockwall (to Ground Floor Car Park)	343	m2	185.00	63,455
3.7.4	Allow for 190mm thk blockwall (to Ground Floor Car Park)	619	m2	240.00	148,560
3.7.5	E/O [W6] GB Aspect 200 thk fair faced concrete blockwork; honed limestone (to Lift Walls and Block B Stairwell. Measured Separately)	254	m2	150.00	38,100

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Item	Description	Quantity	Unit	Rate	Total (AUD)
	<b>Building</b>				
3.7.6					
3.7.7	<u>Shear Wall</u>				
3.7.8	Allowance for concrete to shear wall, 200mm thk	251	m3	400.00	100,400
3.7.9	Allowance for formwork to shear wall	2,509	m2	150.00	376,350
3.7.10	Allowance for reinforcement to shear wall, assumed 180kg/m3	45.2	t	2,900.00	98,310
3.7.11	Allowance for fire rated plasterboard sheet to one side	1,035	m2	65.00	67,275
3.7.12					
3.7.13	<u>Compressed Fibre Cement Wall Cladding</u>				
3.7.14	[W1] Cemintel Barestone Compressed fibre-cement cladding; pre-finished in original colour	2,167	m2	270.00	585,090
3.7.15	[W2] Cemintel Barestone Compressed fibre-cement cladding; pre-finished in ash colour	1,424	m2	270.00	384,480
3.7.16					
3.7.17	<u>External Wall Finishes</u>				
3.7.18	[W5] Natural Concrete Finish (to Ground Floor 190 blockwalls)	1,238	m2	45.00	55,710
3.7.19					
3.7.20	<u>External Windows</u>				
3.7.21	[G1] Double glazed aluminium window system (South Elevation)	116	m2	850.00	98,600
3.7.22	Single glazed aluminium window system (North, East and West Elevations)	628	m2	650.00	408,200
3.7.23	E/O for Single Swing Glazed Door to Balconies	32	No	1,000.00	32,000
3.7.24	[G2] Louvre window system	270	m2	700.00	189,000
3.7.25	[G3] Double glazed aluminium sliding door system (South Elevation)	166	m2	1,000.00	166,000
3.7.26	Single glazed aluminium sliding door system (North, East and West Elevations)	347	m2	800.00	277,600
3.7.27	Allow for hinged mesh flyscreens to balcony swing glazed doors	77	m2	90.00	6,912
3.7.28	Allow for sliding mesh flyscreens to sliding glazed doors (allow for 50%)	257	m2	80.00	20,520
3.7.29					
3.7.30	<u>Sun Shading</u>				
3.7.31	<u>[S1] HEKA Aluminium hood horizontal shading; in powdercoat finish</u>				
3.7.32	- 750mm wide	56	m	650.00	36,400
3.7.33	- 1100mm wide	22	m	900.00	19,800

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Item	Description	Quantity	Unit	Rate	Total (AUD)
	<b>Building</b>				
3.7.34	- 1200mm wide	35	m	1,000.00	35,000
3.7.35					
3.7.36	<u>Privacy Screen</u>				
3.7.37	[S2] LOCKERS 3mm thk perforated aluminium privacy screen (vertical slotted holes at 40% open area); in powdercoat finish	123	m2	500.00	61,500
3.7.38	[S3] ALTERIA privacy screen; 50 x 100mm aluminium batten	786	m2	500.00	393,000
3.7.39					
3.7.40	<u>Balustrade and Handrails</u>				
3.7.41	[BAL1] LOCKERS 3mm thk x 1000mm high perforated aluminium mesh balustrade (vertical slotted holes at 40% open area) and aluminium handrails; in powdercoat finish (to apartment balconies)	330	m	700.00	231,000
3.7.42	[W4] 1000mm high balustrade in Colorbond Custom Orb Accent 21 metal cladding to steel frame and aluminium handrails; Dune Matt (to Outdoor Circulation)	205	m	650.00	133,250
3.7.43					
	<b>Total - External Walls &amp; Windows</b>				<b>4,720,297</b>
	<b>Internal Walls</b>				
3.8.1	<u>Apartment Internal Partitions</u>				
3.8.2	<b>2 Bed Mezzanine Apartment</b>	14	no		
3.8.3	Internal Partitions	574	m2	150.00	86,100
3.8.4	e/o MR walls	497	m2	30.00	14,910
3.8.5	<b>Studio Apartments</b>	8	no		
3.8.6	Internal Partitions	153	m2	150.00	22,950
3.8.7	e/o MR walls	118	m2	30.00	3,540
3.8.8	<b>1 Bed Apartments</b>	17	no		
3.8.9	Internal Partitions	629	m2	150.00	94,350
3.8.10	e/o MR walls	188	m2	30.00	5,640
3.8.11	<b>2 Bed Apartment</b>	19	no		
3.8.12	Internal Partitions	1,433	m2	150.00	214,950
3.8.13	e/o MR walls	506	m2	30.00	15,180
3.8.14	<b>3 Bed Apartment</b>	2	no		
3.8.15	Internal Partitions	158	m2	150.00	23,700

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Item	Description	Quantity	Unit	Rate	Total (AUD)
	<b>Building</b>				
3.8.16	e/o MR walls	68	m2	30.00	2,040
3.8.17	<b>Shear Walls</b>				
3.8.18	Allowance for concrete to shear wall, 200mm thk	314	m3	400.00	125,600
3.8.19	Allowance for formwork to shear wall	3,139	m2	150.00	470,850
3.8.20	Allowance for reinforcement to shear wall, assumed 180kg/m3	56.5	t	2,900.00	122,888
3.8.21	Allowance for plasterboard sheet to both sides	3,139	m2	90.00	282,510
3.8.22	<b>Brick Walls</b>				
3.8.23	Allowance for 230mm thick brick wall between with fire rated plasterboard sheet to both face	394	m2	430.00	169,420
3.8.24	<b>Block Walls</b>				
3.8.25	Allowance for painted 230mm thick blockwall (to Ground Floor Car Park)	838	m2	360.00	301,680
3.8.26	<b>Lift shaft</b>				
3.8.27	Allowance for lift walls	194	m2	350.00	67,900
	<b>Total - Internal Walls</b>				<b>2,024,208</b>
	<b>Internal Doors &amp; Screens</b>				
3.9.1	<b>Apartment Internal Doors &amp; Screen</b>				
3.9.2	<b>2 Bed Mezzanine Apartment</b>	14	no		
3.9.3	Single leaf doors	28	no	1,500.00	42,000
3.9.4	Sliding Doors	28	no	2,000.00	56,000
3.9.5	Shower Screen	28	no	1,000.00	28,000
3.9.6	<b>Studio Apartment</b>	8	no		
3.9.7	Sliding Doors	8	no	2,000.00	16,000
3.9.8	Shower Screen	8	no	1,000.00	8,000
3.9.9	<b>1 Bed Apartment</b>	17	no		
3.9.10	Single leaf doors	17	no	1,500.00	25,500
3.9.11	Sliding Doors	17	no	2,000.00	34,000
3.9.12	Shower Screen	17	no	1,000.00	17,000
3.9.13	<b>2 Bed Apartment</b>	19	no		
3.9.14	Single leaf doors	38	no	1,500.00	57,000

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Bomaderry DA Estimate - R3 - EDC

Item	Description	Quantity	Unit	Rate	Total (AUD)
	<b>Building</b>				
3.9.15	Sliding Doors	38	no	2,000.00	76,000
3.9.16	Shower Screen	38	no	1,000.00	38,000
3.9.17	<b>3 Bed Apartment</b>	2	no		
3.9.18	Single leaf doors	10	no	1,500.00	15,000
3.9.19	Shower Screen	4	no	1,000.00	4,000
3.9.20					
3.9.21					
3.9.22					
	<b>Total - Internal Doors &amp; Screens</b>				<b>416,500</b>
	<b>Wall Finishes</b>				
3.10.1	<b>Apartment Wall Finishes</b>				
3.10.2	<b>2 Bed Mezzanine Apartment</b>	14	no		
3.10.3	Wall tiling to bathrooms (PC Supply rate @ \$50/m2); Full Height to Showers, Half Height to remaining bathroom	432	m2	210.00	90,720
3.10.4	Kitchen Spashback	30	m2	210.00	6,300
3.10.5	Laundry Splashback	7	m2	210.00	1,470
3.10.6	Paint	2,412	m2	15.00	36,180
3.10.7	<b>Studio Apartment</b>	8			
3.10.8	Wall tiling to bathrooms (PC Supply rate @ \$50/m2); Full Height to Showers, Half Height to remaining bathroom	133	m2	210.00	27,930
3.10.9	Kitchen Spashback	26	m2	210.00	5,460
3.10.10	Laundry Splashback	4	m2	210.00	840
3.10.11	Paint	595	m2	15.00	8,925
3.10.12	<b>1 Bed Apartment</b>	17	no		
3.10.13	Wall tiling to bathrooms (PC Supply rate @ \$50/m2); Full Height to Showers, Half Height to remaining bathroom	268	m2	210.00	56,280
3.10.14	Kitchen Spashback	46	m2	210.00	9,660
3.10.15	Laundry Splashback	8	m2	210.00	1,680
3.10.16	Paint	1,433	m2	15.00	21,495
3.10.17	<b>2 Bed Apartment</b>	19	no		
3.10.18	Wall tiling to bathrooms (PC Supply rate @ \$50/m2); Full Height to Showers, Half Height to remaining bathroom	585	m2	210.00	122,850

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Item	Description	Quantity	Unit	Rate	Total (AUD)
	<b>Building</b>				
3.10.19	Kitchen Spashback	31	m2	210.00	6,510
3.10.20	Laundry Splashback	16	m2	210.00	3,360
3.10.21	Paint	3,047	m2	15.00	45,705
3.10.22	<b>3 Bed Apartment</b>	2	no		
3.10.23	Wall tiling to bathrooms (PC Supply rate @ \$50/m2); Full Height to Showers, Half Height to remaining bathroom	59	m2	210.00	12,390
3.10.24	Kitchen Spashback	7	m2	210.00	1,470
3.10.25	Laundry Splashback	2	m2	210.00	420
3.10.26	Paint	464	m2	15.00	6,960
3.10.27					
	<b>Total - Wall Finishes</b>				<b>466,605</b>
	<b>Floor Finishes</b>				
3.11.1	<b>Apartment Internal Floor Finishes</b>				
3.11.2	<b>2 Bed Mezzanine Apartment</b>	14	no		
3.11.3	Carpet to bedrooms including underlay	352	m2	55.00	19,342
3.11.4	Floor tiling to bathrooms, en-suites and laundries	143	m2	160.00	22,803
3.11.5	Waterproof membrane	143	m2	50.00	7,126
3.11.6	Porcelain Ceramic (Terrazo look alike)	629	m2	170.00	106,930
3.11.7	Skirtings	598	m	35.00	20,930
3.11.8	<b>Studio Apartment</b>	8	no		
3.11.9	Carpet to bedrooms including underlay	70	m2	55.00	3,824
3.11.10	Floor tiling to bathrooms, en-suites and laundries	46	m2	160.00	7,437
3.11.11	Waterproof membrane	46	m2	50.00	2,324
3.11.12	Porcelain Ceramic (Terrazo look alike)	158	m2	170.00	26,860
3.11.13	Skirtings	213	m	35.00	7,455
3.11.14	<b>1 Bed Apartment</b>	17	no		
3.11.15	Carpet to bedrooms including underlay	235	m2	55.00	12,950
3.11.16	Floor tiling to bathrooms, en-suites and laundries	87	m2	160.00	13,872
3.11.17	Waterproof membrane	87	m2	50.00	4,335
3.11.18	Porcelain Ceramic (Terrazo look alike)	517	m2	170.00	87,885

Item	Description	Quantity	Unit	Rate	Total (AUD)
	<b>Building</b>				
3.11.19	Skirtings	410	m	35.00	14,350
3.11.20	<b>2 Bed Apartment</b>	19	no		
3.11.21	Carpet to bedrooms including underlay	473	m2	55.00	26,000
3.11.22	Floor tiling to bathrooms, en-suites and laundries	181	m2	160.00	28,880
3.11.23	Waterproof membrane	181	m2	50.00	9,025
3.11.24	Porcelain Ceramic (Terrazo look alike)	812	m2	170.00	138,115
3.11.25	Skirtings	745	m	35.00	26,075
3.11.26	<b>3 Bed Apartment</b>	2	no		
3.11.27	Carpet to bedrooms including underlay	73	m2	55.00	4,011
3.11.28	Floor tiling to bathrooms, en-suites and laundries	23	m2	160.00	3,680
3.11.29	Waterproof membrane	23	m2	50.00	1,150
3.11.30	Porcelain Ceramic (Terrazo look alike)	97	m2	170.00	16,425
3.11.31	Skirtings	82	m	35.00	2,870
3.11.32	<b>External Terrace Finishes</b>				
3.11.33	Concrete Paving	730	m2	180.00	131,400
3.11.34	<b>Outdoor Circulation</b>				
3.11.35	Concrete Paving	969	m2	180.00	174,420
3.11.36					
	<b>Total - Floor Finishes</b>				<b>920,473</b>
	<b>Ceiling Finishes</b>				
3.12.1	<b>Apartment Ceiling Finishes</b>				
3.12.2	<b>2 Bed Mezzanine Apartment</b>	14	no		
3.12.3	Gyprock Aqua Check including painting	143	m2	150.00	21,378
3.12.4	Set plasterboard ceiling including painting	980	m2	130.00	127,400
3.12.5	Curtain pelmets				Excl.
3.12.6	Ceiling access panels	42	no	450.00	18,900
3.12.7	<b>Studio Apartment</b>	8	no		
3.12.8	Gyprock Aqua Check including painting	46	m2	150.00	6,972



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Item	Description	Quantity	Unit	Rate	Total (AUD)
	<b>Building</b>				
3.12.9	Set plasterboard ceiling including painting	228	m2	130.00	29,640
3.12.10	Curtain pelmets				Excl.
3.12.11	Ceiling access panels	16	no	450.00	7,200
3.12.12	<b>1 Bed Apartment</b>	17	no		
3.12.13	Gyprock Aqua Check including painting	87	m2	150.00	13,005
3.12.14	Set plasterboard ceiling including painting	753	m2	130.00	97,890
3.12.15	Curtain pelmets				Excl.
3.12.16	Ceiling access panels	34	no	450.00	15,300
3.12.17	<b>2 Bed Apartment</b>	19	no		
3.12.18	Gyprock Aqua Check including painting	181	m2	150.00	27,075
3.12.19	Set plasterboard ceiling including painting	1,286	m2	130.00	167,180
3.12.20	Curtain pelmets				Excl.
3.12.21	Ceiling access panels	76	no	450.00	34,200
3.12.22	<b>3 Bed Apartment</b>	2	no		
3.12.23	Gyprock Aqua Check including painting	23	m2	150.00	3,450
3.12.24	Set plasterboard ceiling including painting	170	m2	130.00	22,100
3.12.25	Curtain pelmets				Excl.
3.12.26	Ceiling access panels	10	no	450.00	4,500
3.12.27	<b>Balcony Soffit Linings</b>				
3.12.28	Villaboard soffit linings	531	m2	150.00	79,650
3.12.29					
	<b>Total - Ceiling Finishes</b>				<b>675,840</b>
	<b>Fitments &amp; Fixtures</b>				
3.13.1	<b>Fixtures &amp; Fittings</b>				
3.13.2	<u><b>2 Bed Mezzanine Apartment</b></u>	14	no		
3.13.3	<b>Joinery</b>				
3.13.4	Kitchen (incl benchtop & Island)	109	m	2,500.00	272,500
3.13.5	Laundry storage	14	no	1,500.00	21,000

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Item	Description	Quantity	Unit	Rate	Total (AUD)
	<b>Building</b>				
3.13.6	Wardrobes	65	m	750.00	48,750
3.13.7	Bathroom shaving cabinets with mirror	60	m	500.00	29,960
3.13.8	Writing Desk				Excl.
3.13.9	<b>Toilet Accessories &amp; Fitments</b>				
3.13.10	Allowance for toilet accessories	28	no	500.00	14,000
3.13.11	<b>Appliances</b>				
3.13.12	Electric cook-top	14	no	600.00	8,400
3.13.13	Dishwasher				Excl.
3.13.14	Microwave				Excl.
3.13.15	Oven	14	no	650.00	9,100
3.13.16	Range-hood	14	no	500.00	7,000
3.13.17	Washing machine				Excl.
3.13.18	Dryer				Excl.
3.13.19	<b>Sundry Fitments</b>				
3.13.20	Blinds / curtains	337	m2	75.00	25,275
3.13.21	Letterbox	14	no	150.00	2,100
3.13.22	<u><b>Studio Apartment</b></u>	8	no		
3.13.23	<b>Joinery</b>				
3.13.24	Kitchen (incl benchtop & Island)	64	m	2,500.00	160,800
3.13.25	Laundry storage	8	no	1,500.00	12,000
3.13.26	Wardrobes	15	m	750.00	11,280
3.13.27	Bathroom shaving cabinets with mirror	16	m	500.00	7,920
3.13.28	Writing Desk				Excl.
3.13.29	<b>Toilet Accessories &amp; Fitments</b>				
3.13.30	Allowance for toilet accessories	8	no	500.00	4,000
3.13.31	<b>Appliances</b>				
3.13.32	Electric cook-top	8	no	600.00	4,800
3.13.33	Dishwasher				Excl.
3.13.34	Microwave				Excl.
3.13.35	Oven	8	no	650.00	5,200

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Item	Description	Quantity	Unit	Rate	Total (AUD)
	<b>Building</b>				
3.13.36	Range-hood	8	no	500.00	4,000
3.13.37	Washing machine				Excl.
3.13.38	Dryer				Excl.
3.13.39	<b>Sundry Fitments</b>				
3.13.40	Blinds / curtains	77	m2	75.00	5,775
3.13.41	Letterbox	8	no	150.00	1,200
3.13.42	<u><b>1 Bed Apartment</b></u>	17	no		
3.13.43	<b>Joinery</b>				
3.13.44	Kitchen (incl benchtop & Island)	155	m	2,500.00	387,500
3.13.45	Laundry storage	17	no	1,500.00	25,500
3.13.46	Wardrobes	26	m	750.00	19,125
3.13.47	Bathroom shaving cabinets with mirror	29	m	500.00	14,535
3.13.48	Writing Desk				Excl.
3.13.49	<b>Toilet Accessories &amp; Fitments</b>				
3.13.50	Allowance for toilet accessories	17	no	500.00	8,500
3.13.51	<b>Appliances</b>				
3.13.52	Electric cook-top	17	no	600.00	10,200
3.13.53	Dishwasher				Excl.
3.13.54	Microwave				Excl.
3.13.55	Oven	17	no	650.00	11,050
3.13.56	Range-hood	17	no	500.00	8,500
3.13.57	Washing machine				Excl.
3.13.58	Dryer				Excl.
3.13.59	<b>Sundry Fitments</b>				
3.13.60	Blinds / curtains	263	m2	75.00	19,725
3.13.61	Letterbox	17	no	150.00	2,550
3.13.62	<u><b>2 Bed Apartment</b></u>	19	no		
3.13.63	<b>Joinery</b>				
3.13.64	Kitchen (incl benchtop & Island)	191	m	2,500.00	477,500
3.13.65	Laundry storage	19	no	2,000.00	38,000

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Item	Description	Quantity	Unit	Rate	Total (AUD)
	<b>Building</b>				
3.13.66	Wardrobes	59	m	750.00	44,175
3.13.67	Bathroom shaving cabinets with mirror	61	m	500.00	30,400
3.13.68	Writing Desk				Excl.
3.13.69	Living Joinery				Excl.
3.13.70	<b>Toilet Accessories &amp; Fitments</b>				
3.13.71	Allowance for toilet accessories	38	no	500.00	19,000
3.13.72	<b>Appliances</b>				
3.13.73	Electric cook-top	19	no	600.00	11,400
3.13.74	Dishwasher				Excl.
3.13.75	Microwave				Excl.
3.13.76	Oven	19	no	650.00	12,350
3.13.77	Range-hood	19	no	500.00	9,500
3.13.78	Washing machine				Excl.
3.13.79	Dryer				Excl.
3.13.80	<b>Sundry Fitments</b>				
3.13.81	Blinds / curtains	341	m2	75.00	25,575
3.13.82	Letterbox	19	no	150.00	2,850
3.13.83	<b><u>3 Bed Apartment</u></b>	2	no		
3.13.84	<b>Joinery</b>				
3.13.85	Kitchen (incl benchtop & Island)	15	m	2,500.00	37,500
3.13.86	Laundry storage	2	no	2,500.00	5,000
3.13.87	Wardrobes	13	m	750.00	9,750
3.13.88	Bathroom shaving cabinets with mirror	7	m	500.00	3,410
3.13.89	Writing Desk				Excl.
3.13.90	Living Joinery				Excl.
3.13.91	<b>Toilet Accessories &amp; Fitments</b>				
3.13.92	Allowance for toilet accessories	4	no	500.00	2,000
3.13.93	<b>Appliances</b>				
3.13.94	Electric cook-top	2	no	600.00	1,200
3.13.95	Dishwasher				Excl.

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Item	Description	Quantity	Unit	Rate	Total (AUD)
	<b>Building</b>				
3.13.96	Microwave				Excl.
3.13.97	Oven	2	no	650.00	1,300
3.13.98	Range-hood	2	no	500.00	1,000
3.13.99	Washing machine				Excl.
3.13.100	Dryer				Excl.
3.13.101	<b>Sundry Fitments</b>				
3.13.102	Blinds / curtains	51	m2	75.00	3,825
3.13.103	Letterbox	2	no	150.00	300
3.13.104	<b>Ground Floor Fixtures</b>				
3.13.105	Bike Racks	7	no	350.00	2,450
3.13.106	Storage Cages	21	no	1,000.00	21,000
3.13.107					
	<b>Total - Fitments &amp; Fixtures</b>				<b>1,921,730</b>
	<b>Hydraulic Services</b>				
3.14.1	Allowance to hydraulic services to residences	4,532	m2	150.00	679,800
3.14.2	Allowance for hydraulic services to carpark (including associated areas)	2,379	m2	60.00	142,743
3.14.3	Allowance for hydraulic services to communal space	54	m2	150.00	8,093
	<b>Total - Hydraulic Services</b>				<b>830,636</b>
	<b>Mechanical Services</b>				
3.15.1	<b>Mechanical to Apartments (Split system) - Each Unit to have one condenser and one indoor unit</b>				
3.15.2	Studio Apartments	8	no	7,500.00	60,000
3.15.3	1 Bed Apartments	17	no	7,500.00	127,500
3.15.4	2 Bed Apartments	19	no	7,500.00	142,500
3.15.5	2 Bed Mezz Apartments	14	no	12,500.00	175,000
3.15.6	3 Bed Apartments	2	no	12,500.00	25,000
3.15.7					
3.15.8	<b>Allowance for extract systems for units</b>				
3.15.9	Studio Apartments	8	no	5,000.00	40,000

# Detail

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Item	Description	Quantity	Unit	Rate	Total (AUD)
	<b>Building</b>				
3.15.10	1 Bed Apartments	17	no	5,000.00	85,000
3.15.11	2 Bed Apartments	19	no	5,000.00	95,000
3.15.12	2 Bed Mezz Apartments	14	no	5,000.00	70,000
3.15.13	3 Bed Apartments	2	no	5,000.00	10,000
	<b>Total - Mechanical Services</b>				<b>830,000</b>
	<b>Fire Protection</b>				
3.16.1	Allowance for fire protection to car park (incl associated areas)	2,433	m2	50.00	121,650
3.16.2	Allowance for fire protection to residences	4,532	m2	50.00	226,600
3.16.3	Allowance for fire protection to common areas	969	m2	20.00	19,380
	<b>Total - Fire Protection</b>				<b>367,630</b>
	<b>Electrical Services</b>				
3.17.1	<b>Power, Lighting, Data and Communications</b>				
3.17.2	<b>Common Areas</b>				
3.17.3	Allowance for electrical services to car park (incl associated areas)	2,433	m2	80.00	194,640
3.17.4	Allowance for electrical services to common areas	969	m2	150.00	145,350
3.17.5	<b>Electrical Services to Apartments</b>				
3.17.6	Studio Apartments	8	no	12,504.80	100,038
3.17.7	1 Bed Apartments	17	no	18,034.80	306,592
3.17.8	2 Bed Apartments	19	no	23,632.00	449,008
3.17.9	2 Bed Mezz Apartments	14	no	25,438.00	356,132
3.17.10	3 Bed Apartments	2	no	28,212.80	56,426
3.17.11	Allowance for electrical services to balcony/terrace areas	730	m2	100.00	73,000
3.17.12	Allowance for electric car charger				Excluded
3.17.13	Allowance for connection to car chargers	1	Item	5,000.00	5,000
3.17.14	Allowance for PV Cells (199KV) (Infrastructure only) PV Cells will be installed.	1	Item	15,000.00	15,000
3.17.15					
	<b>Total - Electrical Services</b>				<b>1,701,186</b>

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Item	Description	Quantity	Unit	Rate	Total (AUD)
	<b>Building</b>				
	<b>Vertical Transport</b>				
3.18.1	<u>Vertical Transport</u>				
3.18.2	Allowance for vertical transportation	2	nos	180,000.00	360,000
	<b>Total - Vertical Transport</b>				<b>360,000</b>
	<b>Total - Building</b>				<b>20,365,685</b>



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Item	Description	Quantity	Unit	Rate	Total (AUD)
	<b>External Works &amp; Services - Elemental Summary</b>				
4.1	External Services	1	item		547,028
4.2	External Works	1	item		606,043
4.3	Sediment Control & Erosion	1	item		13,652
	<b>Total - External Works &amp; Services</b>				<b>1,166,722</b>

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Item	Description	Quantity	Unit	Rate	Total (AUD)
	<b>External Works &amp; Services</b>				
	<b>External Services</b>				
4.1.1	External services				
4.1.2	Stormwater Inlet Pits (Internal within buildings) - assumed heavy duty covers	9	nr	650.00	5,850
4.1.3	Stormwater Inlet Pits (Internal within buildings)	18	nr	500.00	9,000
4.1.4	New Stormwater Drainage (Laid in Concrete Slab to falls); 150mm diameter	61	m	35.00	2,143
4.1.5	New Stormwater Drainage (Laid in Concrete Slab to falls); 300mm diameter	64	m	50.00	3,202
4.1.6	New Stormwater Drainage; 150mm PVC Piping, Trench, Backfill etc	39	m	125.00	4,930
4.1.7	New Stormwater Drainage; 225mm PVC Piping, Trench, Backfill etc	87	m	155.00	13,448
4.1.8	New Stormwater Drainage; 300mm PVC Piping, Trench, Backfill etc	72	m	200.00	14,354
4.1.9	New Stormwater Drainage; 375mm PVC Piping, Trench, Backfill etc	52	m	225.00	11,592
4.1.10	Onsite Stormwater Detention System; allowance for underground tank	1	Item	49,980.00	49,980
4.1.11	Rainwater Tanks	6	no	6,000.00	36,000
4.1.12	Waste treatment system	1	Item	25,000.00	25,000
4.1.13	Connection to shoalhaven sewer main	1	Item	10,000.00	10,000
4.1.14	Potable Water Connection	1	Item	10,000.00	10,000
4.1.15	Gas Connection	1	Item		Excluded
4.1.16	Telecomms connection	1	Item	10,000.00	10,000
4.1.17	External Lighting	58	no	285.00	16,530
4.1.18	Hydraulic Booster	1	no	25,000.00	25,000
4.1.19	<b>Electrical Services</b>				
4.1.20	Allowance for Kiosk/Sub 1000kVA (Increased from 500kVA)	1	item	300,000.00	300,000
	<b>Total - External Services</b>				<b>547,028</b>
	<b>External Works</b>				
4.2.1	<b>Hardstandings</b>				
4.2.2	<u>Site Preparation</u>				
4.2.3	Site Preparation	3,733	m2	5.00	18,666
4.2.4	<u>External Paved Footpaths</u>				
4.2.5	External paved footpaths to Ground Floor and Level 1 Courtyard	596	m2	225.00	134,100

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Item	Description	Quantity	Unit	Rate	Total (AUD)
	<b>External Works &amp; Services</b>				
4.2.6	<u>Concrete Footpaths</u>				
4.2.7	Concrete footpaths to Ground Floor	39	m2	180.00	7,045
4.2.8	<u>Concrete Stairs</u>				
4.2.9	Concrete stairs to Ground Floor	8	no	1,500.00	12,000
4.2.10	Curved concrete stairs to Ground Floor	5	m2	350.00	1,876
4.2.11	<u>GRP Permeable Footpath Surface</u>				
4.2.12	GRP Permeable Footpath Surface to Ground Floor	108	m2	80.00	8,666
4.2.13	<u>Sandstone Retaining Wall</u>				
4.2.14	Sandstone Retaining Wall; 528mm W x 500mm H to Perimeter of Ground Floor External Works	132	m	600.00	79,308
4.2.15	<u>Walls</u>				
4.2.16	Walls to Vegie Gardens	158	m		
4.2.17	<u>Ground Floor - Vegie Gardens</u>				
4.2.18	Vegie Gardens (TOW:8.40 - RL: 8.35) - Height: 0.05m	20.51	m	250.00	5,128
4.2.19	Vegie Gardens (TOW:8.60 - RL:8.50) - Height: 0.1m	16.77	m	100.00	1,677
4.2.20	Vegie Gardens (TOW:8.85 - RL: 8.35) - Height: 0.5m	9.91	m	250.00	2,478
4.2.21	Vegie Gardens (TOW:9.15 - RL: 8.35) - Height: 0.8m	15.08	m	280.00	4,222
4.2.22	Vegie Gardens (TOW:10.55 - RL: 8.35) - Height: 2.2m	25.34	m	450.00	11,403
4.2.23					
4.2.24	<u>Level 1 - Vegie Gardens</u>				
4.2.25	Vegie Gardens (TOW:11.15 - RL:10.35) - Height: 0.8m	14.01	m	280.00	3,923
4.2.26	Vegie Gardens (TOW:11.55 - RL:10.35) - Height: 1.2m	21.18	m	300.00	6,354
4.2.27	Vegie Gardens (TOW:13.50 - RL:12.70) - Height: 0.8m	14.01	m	280.00	3,923
4.2.28	Vegie Gardens (TOW:13.90 - RL:12.70) - Height: 1.2m	21.18	m	300.00	6,354
4.2.29					
4.2.30	Walls to Unspecified Gardens	19	m	200.00	3,800
4.2.31	Unclear Walls (Assumed)	5	m	200.00	926
4.2.32	<b>Soft Landscaping &amp; Planters</b>				
4.2.33	<u>Lawn</u>				
4.2.34	Lawn to Ground Floor External Works	897	m2	22.50	20,183
4.2.35	<u>Groundcovers</u>				

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Item	Description	Quantity	Unit	Rate	Total (AUD)
	<b>External Works &amp; Services</b>				
4.2.36	Groundcovers to Ground Floor and Level 1 External Works (unclear on this assume stock tube)	1,418	m2	50.00	70,900
4.2.37	<u>Vegie Gardens</u>				
4.2.38	External Vegie Gardens to Ground Floor and Level 1 works	452	m2	50.00	22,600
4.2.39	<u>Unspecified Garden</u>				
4.2.40	Unspecified Garden to Ground Floor and Level 1 works	81	m2	50.00	4,050
4.2.41	<u>Irrigation</u>				
4.2.42	Allowance for irrigation	4,611	m2	15.00	69,165
4.2.43	<b>Furniture</b>				
4.2.44	Astra Street Furniture, Paris Flat Bench - Plinth Mount Concrete Plinth	20	no	2,500.00	50,000
4.2.45	<b>Signage</b>				
4.2.46	Allowance for site signage in Bolong Street	1	no	5,000.00	5,000
4.2.47	<b>Miscellaneous</b>				
4.2.48	Raised Planters 1050 Above Balcony Deck Corten (OSD under)	3	no	5,000.00	15,000
4.2.49	<b>Outside Boundary Traffic Improvements</b>				
4.2.50	<u>Road and Vehicle Access</u>				
4.2.51	Road and Vehicle Access works to Ground Floor	182	m2	150.00	27,297
4.2.52	Provisional Allowance for further Road and Access Works	1	Item	10,000.00	10,000
	<b>Total - External Works</b>				<b>606,043</b>
	<b>Sediment Control &amp; Erosion</b>				
4.3.1					
4.3.2	<u>Sediment Control &amp; Erosion</u>				
4.3.3	Temporary Contractor Vehicle Access Point/Grating	2	nr	1,500.00	3,000
4.3.4	Geotech Inlet Filters	17	nr	100.00	1,700
4.3.5	Mesh & Gravel Inlet Filters	13	nr	300.00	3,900
4.3.6	Silt/Fence	337	m	15.00	5,052
	<b>Total - Sediment Control &amp; Erosion</b>				<b>13,652</b>
	<b>Total - External Works &amp; Services</b>				<b>1,166,722</b>

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