

Registered* Quantity Surveyor's Detailed Cost Report

[Development cost in excess of \$3,000,000.00]

* A member of the Australian Institute of Quantity Surveyors or the Royal Institute of Chartered Surveyors

DEVELOPMENT APPLICATION

or

CONSTRUCTION CERTIFICATE [Section 61]

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☐

REFERENCE:

DATE:

10th December 2020

APPLICANT'S NAME

Built Development Group Pty Ltd

DEVELOPMENT NAME

Liverpool Civic Place

APPLICANT'S ADDRESS

Level 7, 343 George St., Sydney
NSW 2000

DEVELOPMENT ADDRESS

52 Scott Street, Liverpool
NSW 2170

OCCUPIER'S NAME

Built Development Group and Others

DESCRIPTION OF WORKS

The development consists of a 28 Level Commercial office tower (including 4 level basement carpark) with retail on ground floor known as Phase B and an 8 level Co-Living (Boarding House) with retail on ground floor known as Phase C.

TOTAL DEVELOPMENT COST	\$	121,970,550	GROSS FLOOR AREA (Commercial)	m ²	27,182
TOTAL CONSTRUCTION COST	\$	110,882,318	GROSS FLOOR AREA (Residential)	m ²	3,775
TOTAL GST	\$	11,088,232	Total GST Cost		
TOTAL SITE AREA	m ²	2,312.40	GROSS FLOOR AREA (Retail)	m ²	542
TOTAL GROSS FLOOR AREA	m ²	40,250	GROSS FLOOR AREA (Parking)	m ²	8,751
			NUMBER OF PARKING SPACES	no	151
PROFESSIONAL FEES	%	6	of construction cost		
	%	4.8	of development cost		
DEMOLITION & SITE PREPARATION	\$	346,950	total construction cost /m ² of site area		
EXCAVATION	\$	2,092,985	total construction cost /m ² of site area		
	\$	905			
CONSTRUCTION Commercial	\$	60,017,856	total construction cost /m ² of commercial area		
	\$	2,208			
CONSTRUCTION Residential	\$	9,626,250	total construction cost /m ² of residential area		
	\$	2,550			
CONSTRUCTION Retail	\$	1,075,650	total construction cost /m ² of retail area		
	\$	1,985			
FITOUT Commercial	\$	4,131,664	total construction cost /m ² of commercial area		
	\$	152			
FITOUT Residential	\$	1,830,875	total construction cost /m ² of residential area		
	\$	485			
FITOUT Retail	\$	N/A	total construction cost /m ² of retail area		
	\$				
CARPARK	\$	14,211,624	total construction cost /m ² of parking area		
	\$	1,624			
	\$	94,117	per space		

I certify that I have:

- Inspected the plans the subject of the application for development consent or construction certificate
- Prepared and attach an **elemental estimate** generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors.
- Calculated the development costs as required under Item 7 of Liverpool City Council Development Application Form: "Estimated cost of works"
- Included GST in the calculation of development cost
- Measured Gross Floor Areas in accordance with the Method of Measurement of Building Areas in the AIQS Cost Management Manual Volume 1, Appendix A2

Prepared by (name of organisation): Mr Stephen Brown

Signed:



Name: Stephen Brown

Position and Qualifications: AAQS - Member ID 1368

Date: 10th December 2020

LCP Phases B&C

Job Name :	<u>LIVERPOOL PHASES B&C</u>	<u>Job Description</u>
Client's Name:	<u>Built Development Group Pty Lt</u>	

Trd No.	Trade Description	Trade %	Cost/m2	Trade Total
1	Site Preparation	2.00	60.62	2,439,935
2	Substructure	2.58	78.21	3,147,766
3	Columns	2.04	61.88	2,490,584
4	Upper Floors	12.85	389.43	15,674,389
5	Staircases	0.75	22.58	908,750
6	Roof	0.56	16.99	683,895
7	External Walls, Windows and Doors	12.72	385.42	15,513,175
8	Internal Walls, Screens & Doors	9.66	292.64	11,778,671
9	Wall Finishes	0.97	29.36	1,181,872
10	Floor Finishes	1.54	46.61	1,875,935
11	Ceiling Finishes	1.75	53.14	2,138,890
12	Fixtures & Fittings	1.38	41.90	1,686,330
13	Special Equipment	0.11	3.48	140,000
14	Hydraulic Services	2.89	87.48	3,521,235
15	Mechanical Services	6.47	196.18	7,896,060
16	Fire Protection	2.08	62.99	2,535,500
17	Electrical Services	6.33	191.67	7,714,720
18	Transportation Services	2.72	82.48	3,320,000
19	External Works	0.56	16.95	682,220
20	Subtotal			<u>85,329,927</u>
21	Preliminaries	10.49	318.00	12,799,490
22	Professional Fees	4.83	146.28	5,887,766
23	D&C Contingency	2.13	64.61	2,600,430
24	Overhead Recovery & Margin	3.50	105.96	4,264,705
25	Total			<u>110,882,318</u>
26	GST	9.09	275.48	11,088,232
GFA: 40,250 m2.		100.00	3,030.32	121,970,550

Final Total : \$ 121,970,550

Elemental Summary

Project: Liverpool 20 Building: Phases B&C				Details:						
Code		Description	% BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
		Site Preparation	2.21	82.09				2,439,935		2,439,935
		Substructure	2.84	105.90				3,147,766		3,147,766
		Columns	2.25	83.79				2,490,584		2,490,584
		Upper Floors	14.14	527.33				15,674,389		15,674,389
		Staircases	0.82	30.57				908,750		908,750
		Roof	0.62	23.01				683,895		683,895
		External Walls, Windows and Doors	14.00	521.91				15,513,175		15,513,175
		Internal Walls, Screens & Doors	10.63	396.27				11,778,671		11,778,671
		Wall Finishes	1.07	39.76				1,181,872		1,181,872
		Floor Finishes	1.70	63.11				1,875,935		1,875,935
		Ceiling Finishes	1.93	71.96				2,138,890		2,138,890
		Fixtures & Fittings	1.53	56.73				1,686,330		1,686,330
		Special Equipment	0.13	4.71				140,000		140,000
		Hydraulic Services	3.18	118.46				3,521,235		3,521,235
		Mechanical Services	7.13	265.65				7,896,060		7,896,060
		Fire Protection	2.29	85.30				2,535,500		2,535,500
		Electrical Services	6.96	259.55				7,714,720		7,714,720
		Transportation Services	3.00	111.69				3,320,000		3,320,000
		External Works	0.62	22.95				682,220		682,220
		Preliminaries	11.55	430.61				12,799,489		12,799,489
		Subtotal								98,129,416
		Design	5.31	198.08				5,887,765		5,887,765
		D&C Contingency	2.35	87.49				2,600,430		2,600,430
		Overhead Recovery & Margin	3.85	143.48				4,264,704		4,264,704
GFA: 29,724.00 m2			100.00	3,730.40	110,882,315					

Elements

Project: Liverpool 20	Details:
Building: Phases B&C	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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Site Preparation

	DEMOLITION & EXCAVATION						
	Allowance for clearing including existing structures and at grade improvements	2,313	m2	150.00	346,950		346,950
	Bulk excavation in VENM	32,374	m2	35.00	1,133,090		1,133,090
	EO allowance for treatment of top layers of soils as "general solid"	2,313	m2	415.00	959,895		959,895

Site Preparation

2,439,935

2,439,935

Substructure

	SUBSTRUCTURE						
	Allow for piled foundation support system for building including piles, pier caps etc	2,313	m2	165.00	381,645		381,645
	Basement retention system and perimeter retaining wall complete	2,646	m2	750.00	1,984,500		1,984,500
	Capping beam to top of retention system	189	m	1,150.00	217,350		217,350
	Slab on ground, 175mm thick slab including preparation, compaction, concrete, reinforcement, formwork, blinding concrete, membrane and surface finish	2,189	m2	139.00	304,271		304,271
	Base to central Lift core and pit complete	8	no	20,000.00	160,000		160,000
	Ditto to Carpark Lifts	2	no	20,000.00	40,000		40,000
	Ditto to Co-Living Lifts	2	no	15,000.00	30,000		30,000
	Base to stairs	2	no	15,000.00	30,000		30,000

Substructure

3,147,766

3,147,766

Columns

	COLUMNS						
	Columns to Basement	532	m	1,282.00	682,024		682,024
	Columns to Hotel	399	m	919.00	366,681		366,681
	Elliptical columns from LG to L1	61	m	1,761.00	107,421		107,421
	Rectangular columns LG to UG	72	m	1,559.00	112,248		112,248
	Circular columns UG to US level 7	419	m	929.00	389,251		389,251
	Elliptical columns L7 to US L9	48	m	1,165.00	55,920		55,920
	Transfer columns at L7 to L9	48	m	935.00	44,880		44,880
	Circular L7 to L9	95	m	935.00	88,825		88,825
	Circular L9 to L20	727	m	842.00	612,134		612,134
	L20 Columns	60	m	520.00	31,200		31,200

Columns

2,490,584

2,490,584

Upper Floors

	UPPER FLOORS						
	FR suspended slab to Basements	6,174	m2	474.00	2,926,476		2,926,476
	Ditto to Lower Ground	2,187	m2	497.00	1,086,939		1,086,939
	Ditto secondary slab at RL23.33	1,293	m2	450.00	581,850		581,850
	E for transfers	2,058	m2	75.00	154,350		154,350

Elements

Project: Liverpool 20	Details:
Building: Phases B&C	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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Upper Floors

(Continued)

	EO for ramps	404	m2	45.00	18,180		18,180
	FRC UG slab to Commercial	760	m2	450.00	342,000		342,000
	FRC suspended slabs to Co-Living	3,487	m2	387.00	1,349,469		1,349,469
	Ditto to Commercial Office	23,907	m2	375.00	8,965,125		8,965,125
	EO for transfers	1	Item	250,000.00	250,000		250,000

Upper Floors

15,674,389

15,674,389

Staircases

	STAIRCASES						
	Fire stairs - RC stair with intermediate landings and standard metalwork balustrades to basement	28	m	2,750.00	77,000		77,000
	Ditto as to Co- Living	10	m	2,750.00	27,500		27,500
	Ditto do as scissor stair to ditto	27	m	5,200.00	140,400		140,400
	Ditto to Commercial Office	83	m	5,200.00	431,600		431,600
	Feature stair to Commercial Foyer	5	m	25,000.00	125,000		125,000
	Egress stairs LG to L1	39	m	2,750.00	107,250		107,250

Staircases

908,750

908,750

Roof

	ROOF						
	FRC suspended roof slab to Co Living	347	m2	495.00	171,765		171,765
	FRC suspended slab to Commercial Office	384	m2	495.00	190,080		190,080
	LMR roof Commercial Office	85	m2	650.00	55,250		55,250
	Metal framed roof over LMR and generators	262	m2	350.00	91,700		91,700
	Roof safety line system to Co-Living	93	m	275.00	25,575		25,575
	Ditto to Commercial Office	151	m	275.00	41,525		41,525
	Awning to Hotel	72	m2	1,500.00	108,000		108,000

Roof

683,895

683,895

External Walls, Windows and Doors

	EXTERNAL WALLS, WINDOWS AND DOORS						
	Glazed shopfront to Co-Living	245	m2	950.00	232,750		232,750
	EO for single glass entry door	4	no	3,500.00	14,000		14,000
	EO for auto glazed entry door	1	no	20,000.00	20,000		20,000
	Precast at ground plane to Co-Living	126	m2	550.00	69,300		69,300
	FT11 to northern facade of Co-Living	855	m2	650.00	555,750		555,750
	FT16 to ditto	94	m2	550.00	51,700		51,700
	FT17 to ditto	57	m2	475.00	27,075		27,075
	FT12 to ditto	1,845	m2	550.00	1,014,750		1,014,750
	FT13 to ditto	940	m2	325.00	305,500		305,500
	Covered walkway end closures	32	no	1,000.00	32,000		32,000
	EO for External exit doors	2	no	850.00	1,700		1,700

Elements

Project: Liverpool 20	Details:
Building: Phases B&C	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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External Walls, Windows and Doors

(Continued)

	Ditto External service doors (pairs)	2	no	1,500.00	3,000		3,000
	Roller shutters to basement	2	no	15,000.00	30,000		30,000
	Glazed shopfront to Commercial	201	m2	950.00	190,950		190,950
	Lobby glazing to ditto	618	m2	1,150.00	710,700		710,700
	EO for Auto Accessible Door adjacent front entry	2	no	15,000.00	30,000		30,000
	EO for pair glazed doors to retail tenancy	1	no	4,500.00	4,500		4,500
	Revolving entry door	1	no	90,000.00	90,000		90,000
	FT01 Curtain wall system to Commercial office	2,951	m2	1,100.00	3,246,100		3,246,100
	FT02 ditto do.	5,997	m2	950.00	5,697,150		5,697,150
	FT03 ditto do.	741	m2	950.00	703,950		703,950
	FT04 Terra Cotta cladding	617	m2	950.00	586,150		586,150
	FT05 Bronze cladding	1,141	m2	750.00	855,750		855,750
	FT06 Aluminium louvres	1,022	m2	650.00	664,300		664,300
	FT07 Window Wall Glazing	407	m2	850.00	345,950		345,950
	External clad single doors	6	no	2,550.00	15,300		15,300
	Ditto do double	3	no	4,950.00	14,850		14,850

External Walls, Windows and Doors

15,513,175

15,513,175

Internal Walls, Screens & Doors

	INTERNAL WALLS, SCREENS & DOORS						
	Lift and stair core walls to basement areas	1,361	m2	711.00	967,671		967,671
	Ditto to Commercial building	9,163	m2	711.00	6,514,893		6,514,893
	Ditto to Co-Living	852	m2	711.00	605,772		605,772
	Blockwork walls to basement	2,861	m2	225.00	643,725		643,725
	Ditto o Commercial building	5,582	m2	225.00	1,255,950		1,255,950
	Ditto to Co-Living	285	m2	225.00	64,125		64,125
	Intertenancy walls to Co-Living	2,073	m2	215.00	445,695		445,695
	Room walls ditto	1,040	m2	165.00	171,600		171,600
	Risers ditto	164	m2	185.00	30,340		30,340
	Single doors to escape stairs to basement areas	8	no	2,450.00	19,600		19,600
	Ditto to Commercial building	48	no	2,450.00	117,600		117,600
	Ditto to Co-Living	18	no	2,450.00	44,100		44,100
	Entry doors to Co-Living rooms	84	no	2,750.00	231,000		231,000
	Bathroom doors ditto	84	no	1,400.00	117,600		117,600
	Single doors to services cupboards & BOH areas in basements	17	no	2,350.00	39,950		39,950
	Ditto to Commercial building	110	no	2,350.00	258,500		258,500
	Ditto to Co-Living	11	no	2,350.00	25,850		25,850
	Double doors to service cupboards & BOH areas in Basements	14	no	3,400.00	47,600		47,600
	Toilet partitions to Commercial Building	95	no	1,450.00	137,750		137,750

Elements

Project: Liverpool 20	Details:
Building: Phases B&C	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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Internal Walls, Screens & Doors

(Continued)

	Ditto to EOT	23	no	1,450.00	33,350		33,350
	Urinal screens to Commercial	22	no	250.00	5,500		5,500
	Ditto to EOT	2	no	250.00	500		500

Internal Walls, Screens & Doors

11,778,671

11,778,671

Wall Finishes

	WALL FINISHES						
	Paint finish to basement & BOH areas	2,956	m2	12.00	35,472		35,472
	EO for tiling to EOT	290	m2	150.00	43,500		43,500
	Paint finish to Co-Living room and corridor walls	6,756	m2	15.00	101,340		101,340
	EO for tiling to bathrooms	1,522	m2	125.00	190,250		190,250
	Render and paint finish to walls of Commercial	7,622	m2	55.00	419,210		419,210
	EO for tiled walls to ditto	2,906	m2	100.00	290,600		290,600
	Paint finish to basement columns	152	no	125.00	19,000		19,000
	Set and paint Commercial floor columns	330	no	250.00	82,500		82,500

Wall Finishes

1,181,872

1,181,872

Floor Finishes

	FLOOR FINISHES						
	Sealer to carpark areas, BOH & Plant	10,950	m2	7.00	76,650		76,650
	Allowance for line marking	1	Item	15,000.00	15,000		15,000
	Tiled finish to amenities in Commercial building	850	m2	185.00	157,250		157,250
	Ditto to Co-Living	279	m2	185.00	51,615		51,615
	Floor finish to Foyer of Commercial building	401	m2	275.00	110,275		110,275
	Ditto to Co-Living	41	m2	275.00	11,275		11,275
	Carpet to Commercial Office	19,639	m2	60.00	1,178,340		1,178,340
	EO for Lobby areas	292	m2	225.00	65,700		65,700
	Floor finish to BOH corridor to amenities	305	m2	85.00	25,925		25,925
	Ditto to service corridor to Co-Living	470	m2	125.00	58,750		58,750
	Ditto to living areas in Co-Living	1,637	m2	60.00	98,220		98,220
	Ditto to Gym	59	m2	95.00	5,605		5,605
	Ditto to Co-Living room verandahs	225	m2	65.00	14,625		14,625
	Floor finish to plantroom area	24	m2	45.00	1,080		1,080
	Ditto Laundry	11	m2	125.00	1,375		1,375
	Ditto Living/Dining	50	m2	85.00	4,250		4,250

Floor Finishes

1,875,935

1,875,935

Ceiling Finishes

	CEILING FINISHES						
	Allow for paint finish to carpark soffits	8,250	m2	12.00	99,000		99,000
	Suspended plasterboard with paint finish to Commercial building amenities and BOH	1,155	m2	80.00	92,400		92,400

Elements

Project: Liverpool 20	Details:
Building: Phases B&C	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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Ceiling Finishes

(Continued)

	Ditto to Co-Living bathrooms	279	m2	80.00	22,320		22,320
	Suspended ceiling to Foyer of Commercial building	401	m2	175.00	70,175		70,175
	Ditto to Co-Living	41	m2	175.00	7,175		7,175
	Suspended drop in ceiling to Commercial building	19,639	m2	80.00	1,571,120		1,571,120
	EO for Lobby areas	292	m2	75.00	21,900		21,900
	Painted ceiling to living areas of Co- Living	1,637	m2	25.00	40,925		40,925
	Ditto to service corridor to Co-Living	470	m2	25.00	11,750		11,750
	Allow for access panels in Co-Living	106	no	275.00	29,150		29,150
	Allow for finish to Gym, Laundry & L/D ceiling	119	m2	25.00	2,975		2,975
	Allow to paint fire stairs in Commercial building	25	no	5,000.00	125,000		125,000
	Ditto in Co-Living	9	no	5,000.00	45,000		45,000

Ceiling Finishes

2,138,890

2,138,890

Fixtures & Fittings

	FIXTURES & FITTINGS						
	Wheel stops	151	no	125.00	18,875		18,875
	Allow for vanity benches to Commercial Building	75	m	1,250.00	93,750		93,750
	Ditto to Co-Living	84	no	1,000.00	84,000		84,000
	Mirrors to Commercial Building	76	no	350.00	26,600		26,600
	Ditto to Co-Living	84	no	250.00	21,000		21,000
	Toilet roll holder to Commercial Building	95	no	125.00	11,875		11,875
	Ditto to Co-Living	84	no	95.00	7,980		7,980
	Co-Living FF&E - bed base, kitchenette/joinery etc	84	each	6,500.00	546,000		546,000
	Soap dispenser to Commercial Building	76	no	115.00	8,740		8,740
	Electric hand dryer to Commercial Building	38	no	2,500.00	95,000		95,000
	Mirror ,Grab rails, Toilet roll holder , Soap dispenser, etc.to disabled WC to Commercial Building	19	no	3,000.00	57,000		57,000
	Ditto to Co-Living	1	no	3,000.00	3,000		3,000
	Metal work to carpark	8,751	m2	10.00	87,510		87,510
	Allowance for EOT facility to Commercial	1	no	250,000.00	250,000		250,000
	Allowance for BOH areas to Co Living	1	no	75,000.00	75,000		75,000
	Ditto FOH, incl GYM & Rooftop Communal area	1	no	125,000.00	125,000		125,000
	Signage to Commercial building	1	no	100,000.00	100,000		100,000
	Ditto to Co-Living	1	no	75,000.00	75,000		75,000

Fixtures & Fittings

1,686,330

1,686,330

Special Equipment

	SPECIAL EQUIPMENT						
	Allowance for garbage and recycling facilities to Commercial Building	1	no	50,000.00	50,000		50,000
	Turntable to Loading dock	1	no	90,000.00	90,000		90,000

Special Equipment

140,000

140,000

Elements

Project: Liverpool 20	Details:
Building: Phases B&C	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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Hydraulic Services

	HYDRAULIC SERVICES						
	Provision of Hydraulic Services to Basement	8,751	m2	30.00	262,530		262,530
	Ditto to Ground Floor Retail - Co-Living	175	m2	75.00	13,125		13,125
	Ditto Commercial ditto	367	m2	75.00	27,525		27,525
	Ditto to Commercial Foyer	434	m2	100.00	43,400		43,400
	Ditto to Co-Living Foyer	92	m2	100.00	9,200		9,200
	Ditto to Commercial Loading/BOH	1,208	m2	30.00	36,240		36,240
	Ditto to Co-Living BOH	92	m2	30.00	2,760		2,760
	Ditto to Co-Living Accommodation	3,591	m2	245.00	879,795		879,795
	Ditto to Commercial Office	23,841	m2	90.00	2,145,690		2,145,690
	Ditto Plant	1,699	m2	30.00	50,970		50,970
	Allowance for BWIC	1	Item	50,000.00	50,000		50,000

Hydraulic Services

3,521,235

3,521,235

Mechanical Services

	MECHANICAL SERVICES						
	Provision of Mechanical Services to Basement	8,751	m2	65.00	568,815		568,815
	Ditto to Ground Floor Retail - Co-Living	175	m2	85.00	14,875		14,875
	Ditto Commercial ditto	367	m2	85.00	31,195		31,195
	Ditto to Commercial Foyer	434	m2	305.00	132,370		132,370
	Ditto to Co-Living Foyer	92	m2	275.00	25,300		25,300
	Ditto to Commercial Loading/BOH	1,208	m2	65.00	78,520		78,520
	Ditto to Co-Living BOH	92	m2	65.00	5,980		5,980
	Ditto to Co-Living Accommodation	3,591	m2	275.00	987,525		987,525
	Ditto to Commercial Office	23,841	m2	245.00	5,841,045		5,841,045
	Ditto Plant	1,699	m2	65.00	110,435		110,435
	Allowance for BWIC	1	Item	100,000.00	100,000		100,000

Mechanical Services

7,896,060

7,896,060

Fire Protection

	FIRE PROTECTION						
	Provision of Fire Services to Basement areas	8,751	m2	62.00	542,562		542,562
	Ditto to Ground Floor Retail - Co-Living	175	m2	62.00	10,850		10,850
	Ditto Commercial ditto	367	m2	62.00	22,754		22,754
	Ditto to Commercial Foyer	434	m2	62.00	26,908		26,908
	Ditto to Co-Living Foyer	92	m2	62.00	5,704		5,704
	Ditto to Commercial Loading/BOH	1,208	m2	62.00	74,896		74,896
	Ditto to Co-Living BOH	92	m2	62.00	5,704		5,704
	Ditto to Co-Living Accommodation	3,591	m2	62.00	222,642		222,642
	Ditto to Commercial Office	23,841	m2	62.00	1,478,142		1,478,142
	Ditto Plant	1,699	m2	62.00	105,338		105,338

Elements

Project: Liverpool 20	Details:
Building: Phases B&C	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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Fire Protection

(Continued)

	Allowance for BWIC	1	Item	40,000.00	40,000		40,000
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Fire Protection

2,535,500

2,535,500

Electrical Services

	ELECTRICAL SERVICES						
	Provision of Electrical Services to Basement areas	8,751	m2	75.00	656,325		656,325
	Ditto to Ground Floor Retail - Co-Living	175	m2	125.00	21,875		21,875
	Ditto Commercial ditto	367	m2	125.00	45,875		45,875
	Ditto to Commercial Foyer	434	m2	275.00	119,350		119,350
	Ditto to Co-Living Foyer	92	m2	275.00	25,300		25,300
	Ditto to Commercial Loading/BOH	1,208	m2	150.00	181,200		181,200
	Ditto to Co-Living BOH	92	m2	150.00	13,800		13,800
	Ditto to Co-Living Accommodation	3,591	m2	295.00	1,059,345		1,059,345
	Ditto to Commercial Office	23,841	m2	225.00	5,364,225		5,364,225
	Ditto Plant	1,699	m2	75.00	127,425		127,425
	Allowance for BWIC	1	Item	100,000.00	100,000		100,000

Electrical Services

7,714,720

7,714,720

Transportation Services

	TRANSPORTATION SERVICES						
	Passenger lifts to Co-Living serving 13 levels	2	no	310,000.00	620,000		620,000
	Ditto to Commercial Office serving 8 levels	2	no	275,000.00	550,000		550,000
	Ditto do serving 11 levels travelling 19 levels	2	no	375,000.00	750,000		750,000
	Ditto do serving 12 levels travelling 20 levels	1	no	390,000.00	390,000		390,000
	Ditto as carpark lifts serving 6 levels	2	no	250,000.00	500,000		500,000
	Passenger / Goods Lift serving 24 levels	1	no	450,000.00	450,000		450,000
	BWIC	1	Item	60,000.00	60,000		60,000

Transportation Services

3,320,000

3,320,000

External Works

	EXTERNAL WORKS						
	Allowance for hard and soft scape works to building surrounds	832	m2	250.00	208,120		208,120
	Allowance for new kerb and gutter	144	m	350.00	50,400		50,400
	New external footpath / public domain	539	m2	250.00	134,750		134,750
	Allowance for tree planting	1	no	50,000.00	50,000		50,000
	Hard and soft landscaping to L7 Terrace area	396	m2	450.00	178,200		178,200
	Ditto do to Co-Living	135	m2	450.00	60,750		60,750

External Works

682,220

682,220