



Cabramatta East Precinct Development Cost Plan 2

Moon Investments

2468-0001

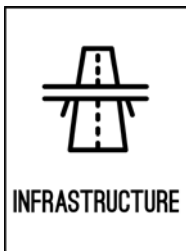
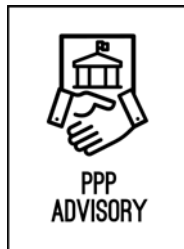


QUANTITY SURVEYING | BUILDING CONSULTANCY |
TAX & ASSET SERVICES | PPP ADVISORY | INFRASTRUCTURE |
FACILITIES MANAGEMENT ADVISORY | EXPERT WITNESS

Cabramatta East Precinct Development

Moon Investments

Cost Plan2 - Revised



Project Number: 2468-0001	Reviewed By: Gary Tayfield	Prepared By: Tony Chow
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Document Title	Issued To:	Issue Date:
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Cost Plan 01	Moon Investments	25 June 2019
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Cost Plan 02	Moon Investments	17 May 2023
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SUMMARY



Client: Moon Investments

Project: Cabramatta East Precinct Development

Details:

Cost Plan 2

2468-0001

Date - 17/05/2023

Code	Description	Page	% of Cost	Cost/m2	Total
1	GENERAL	4			0
2	EXCLUSIONS AND ASSUMPTIONS	5			0
3	SCHEDULE OF AREAS	6			0
4	DEMOLITION	7	0.97		2,094,316
5	BASEMENT CARPARK	7	14.32		30,836,335
6	GROUND FLOOR RETAIL / TAB / TAVERN / PLANT ROOM	10	3.83		8,248,340
7	BUILDING B LEVEL1 CHILDCARE	12	1.09		2,348,280
8	BUILDING C LEVEL1 MEDICAL / RESTAURANT/GYM	15	1.95		4,209,811
9	BUILDING A	17	15.22		32,779,338
10	BUILDING B	21	20.26		43,640,245
11	BUILDING C	21	20.65		44,480,372
12	EXTERNAL WORKS AT GROUND LEVEL	21	1.75		3,768,546
13	CIVIL SERVICES	22	0.78		1,680,000
14	TRADE COST		80.82		174,085,583
15	PRELIMINARIES & MARGIN (20%)		16.16		34,817,117
16	ESTIMATED CONSTRUCTION COST		96.98		208,902,700
17	PROFESSIONAL & DESIGN FEES		3.02		6,500,000
18	ESTIMATED COST		100.00		215,402,700

Project Total (excl GST): 215,402,700



REPORT DETAILS



Client: Moon Investments
Project: Cabramatta East Precinct Development

Details: Cost Plan 2
2468-0001
Date - 17/05/2023

Code	Description	Quantity	Unit	Rate	Amount
1	GENERAL				
1.1	COST PLAN - NO. 2				
1.2					
1.3	FOR				
1.4					
1.5	Moon Investments				
1.6					
1.7	Prepared by: Tony Chow				
1.8	Reviewed by: Gary Tayfield / David Madden				
1.9					
1.10	Document Issue Schedule				
1.11					
1.12	Cost Plan No. 1 - Issued 24/6/2019				
1.13	Cost Plan No. 2 - Issued 17/5/2023				
1.14					
1.15	INTRODUCTION				
1.16	This cost plan has been developed to determine the estimated project cost of the proposed works at Corner of Cabramatta Road and Broomfield Street, NSW		note		
1.17	This cost plan is based on our professional opinion and the source material listed below.		note		
1.18					
1.19	CONSULTANTS				
1.20	<u>Architect:</u>				
1.21	Plus Architecture Sydney		note		
1.22	Level 3, 66 Clarence Street, Sydney , NSW 2000		note		
1.23					
1.24	<u>Quantity Surveyor:</u>				
1.25	MBMpl Pty Ltd		note		
1.26	Level 7, 68 Pitt Street, Sydney 2000		note		
1.27					
1.28	<u>Services / Structural Engineer:</u>				
1.29	TBA		note		
1.30					
1.31	DOCUMENTS USED				
1.32	<u>Architectural Information received on 27-3-2023</u>				
1.33	DA0096 BASEMENT 3 Rev P6				
1.34	DA0097 BASEMENT 2 Rev P6				
1.35	DA0098 BASEMENT 1 Rev P6				
1.36	DA0099 GROUND FLOOR PLAN Rev P6				
1.37	DA0100 MEZZANINE Rev P6				



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Code	Description	Quantity	Unit	Rate	Amount
1.38	DA0101 LEVEL 1 Rev P6				
1.39	DA0102 LEVEL 2 Rev P6				
1.40	DA0103 LEVEL 3 Rev P6				
1.41	DA0104 LEVEL 4 Rev P6				
1.42	DA0105 LEVEL 5 Rev P6				
1.43	DA0106 LEVEL 6 Rev P6				
1.44	DA0107 LEVEL 7 Rev P6				
1.45	DA0108 LEVEL 8 Rev P6				
1.46	DA0109 LEVEL 9 Rev P6				
1.47	DA0110 LEVEL 10 Rev P6				
1.48	DA0111 LEVEL 11 Rev P6				
1.49	DA0112 LEVEL 12 Rev P6				
1.50	DA0113 LEVEL 13 Rev P6				
1.51	DA0114 LEVEL 14 Rev P6				
1.52	DA0115 LEVEL 15 Rev P6				
1.53	DA0116 LEVEL 16 Rev P6				
1.54	DA0117 LEVEL 17 Rev P6				
1.55	DA0118 LEVEL 18 Rev P6				
1.56	DA0119 ROOF Rev P6				
1.57	DA0200 OVERALL ELEVATION - WEST B+C Rev P6				
1.58	DA0201 OVERALL ELEVATION - SOUTH C Rev P6				
1.59	DA0202 OVERALL ELEVATION - SOUTH A+B Rev P6				
1.60	DA0203 OVERALL ELEVATION - EAST B+C Rev P6				
1.61	DA0204 ELEVATION - TOWER A Rev P6				
1.62	DA0205 ELEVATION - TOWER B Rev P6				
1.63	DA0206 ELEVATION - TOWER C SHEET 1 Rev P6				
1.64	DA0207 ELEVATION - TOWER C SHEET 2 Rev P6				
1.65	DA0220 SECTION E-W TOWER C Rev P6				
1.66	DA0221 SECTION N-S TOWER B+C Rev P6				
1.67	DA0222 SECTION E-W TOWER A+B Rev P6				
1.68	DA0223 SECTION N-S TOWER A Rev P6				

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2	EXCLUSIONS AND ASSUMPTIONS				
2.1	Exclusions				
2.2	Contaminated material (demolition) & GSW		item		EXCL
2.3	Piles or pier foundations		item		EXCL
2.4	Fit out to Retail areas (backbone services only)		item		EXCL
2.5	Fit out to Childcare (backbone services only)		item		EXCL
2.6	Fit out to Restaurant (backbone services only)		item		EXCL

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Code	Description	Quantity	Unit	Rate	Amount
2.7	Fit out to GYM (backbone services only)		item		EXCL
2.8	FFE & Loose furniture		item		EXCL
2.9	Window blinds and curtains		item		EXCL
2.10	Floor finishes in basement carpark		item		EXCL
2.11	Painting to slab soffits in basement		item		EXCL
2.12	Painting to walls / columns in basement		item		EXCL
2.13	Standby generator if required		item		EXCL
2.14	New kerbs along council footpath		item		EXCL
2.15	Council contributions (LSL; S94 contribution)		item		EXCL
2.16	Authority fees		item		EXCL
2.17	Legal costs		item		EXCL
2.18	Financial holding and interest cost		item		EXCL
2.19	Works beyond the site boundary		item		EXCL
2.20	Contingencies		item		EXCL
2.21	Escalation beyond April 2023		item		EXCL
2.22	GST 10%		item		EXCL
2.23	Other exclusions as noted in the cost plan		item		EXCL
2.24	Assumptions				
2.25	Assumptions as noted in the cost plan		note		
2.26	Assumed existing street kerb remains		note		

0

3	SCHEDULE OF AREAS				
3.1	SCHEDULE OF AREAS				
3.2	SITE	12,560	m2		
3.3					
3.4	BASEMENT CARPARK (B1,B2& B3) (GBA)	21,407	m2		
3.5	GROUND FLOOR RETAIL / TAB / TAVERN/ PLANT ROOM (GBA)	3,358	m2		
3.6	BUILDING B LEVEL1 CHILDCARE	1,173	m2		
3.7	BUILDING C LEVEL1 MEDICAL CENTRE / RESTAURANT /GMY	1,808	m2		
3.8	RESIDENTIAL Building A (GBA)	11,087	m2		
3.9	RESIDENTIAL Building B (GBA)	14,896	m2		
3.10	RESIDENTIAL Building C (GBA)	14,923	m2		
3.11	TOTAL GBA	68,652	m2		
3.12					
3.13	RESIDENTIAL Building A -Roof Terrace	394	m2		
3.14	RESIDENTIAL Building B -Roof Terrace	885	m2		
3.15	RESIDENTIAL Building C -Roof Terrace	1,493	m2		
3.16	TOTAL Terrace Area	2,772	m2		
3.17					

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Code	Description	Quantity	Unit	Rate	Amount
3.18	NO OF UNITS Building A	96	no		
3.19	NO OF UNITS Building B	136	no		
3.20	NO OF UNITS Building C	128	no		
3.21	TOTAL NO OF UNITS	360	no		

0

4	DEMOLITION				
4.1	DEMOLITION				
4.2	Approx quantities estimated from Google earth		note		
4.3	Demolish seventh-day Adventist Church Brick building metal roof; No.70	324	m2		NA
4.4	Demolish single storey Board house tile roof ; No.72	107	m2		NA
4.5	Demolish three storey brick building metal roof ; No.96	2,562	m2	230.00	589,260
4.6	Demolish single storey brick building metal roof ; No.84	2,118	m2	230.00	487,140
4.7	Demolish single storey brick building metal roof ; No.86	304	m2	230.00	69,920
4.8	Demolish single storey brick commercial premises metal roof-lot1	74	m2		NA
4.9	Demolish single storey brick commercial premises metal roof-lot2	74	m2		NA
4.10	Demolish two storey brick commercial premises metal roof-lot3	148	m2		NA
4.11	Demolish two storey brick commercial premises metal roof-lot4	136	m2		NA
4.12	Demolish two storey brick commercial premises metal roof-lot5	159	m2	230.00	36,570
4.13	Demolish two storey brick commercial premises metal roof-lot6	159	m2	230.00	36,570
4.14	Demolish two storey brick commercial premises metal roof-lot7	119	m2	230.00	27,370
4.15	Demolish two storey brick commercial premises metal roof- building A	1,283	m2	230.00	295,090
4.16	Demolish two storey brick commercial premises metal roof- building B	1,319	m2	230.00	303,370
4.17	Demolish single storey brick commercial premises metal roof- building C	97	m2		NA
4.18	Demolish two storey brick commercial premises metal roof- building D	670	m2		NA
4.19	Demolish two storey brick commercial premises metal roof- building E	609	m2		NA
4.20	Demolish single storey brick commercial premises metal roof- building F	130	m2		NA
4.21	Remove existing concrete pavement	1,689	m2	52.00	87,828
4.22	Remove existing bitumen pavement	2,460	m2	40.00	98,400
4.23	Remove existing gravel pavement	835	m2	40.00	33,400
4.24	Remove existing garden area	1,146	m2	23.00	26,358
4.25	Remove existing brick wall	16	m	190.00	3,040

2,094,316

5	BASEMENT CARPARK				
5.1	SITE STABILISATION				
5.2	Allowance for shoring system	4,502	m2	800.00	3,601,600
5.3	Allow for shoring system separate different stages	522	m2	800.00	417,600
5.4	Allow for removal of the above shoring wall for stages (if required) after the completion of the whole basement	522	m2	150.00	78,300
5.5	BULK EARTHWORKS				

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Code	Description	Quantity	Unit	Rate	Amount
5.6	Excavation for basement and dispose off site	71,494	m3	65.00	4,647,110
5.7	Extra over excavation for rock-assumed 30%	21,448	m3	40.00	857,928
5.8	SUBSTRUCTURE				
5.9	Assumed piling foundation is not required		Note		
5.10	Provision for RC pad & strip foundations	7,335	m2	120.00	880,200
5.11	Lift pit - 3m x 3m on plan	4	no	21,779.00	87,116
5.12	Lift pit - 3m x 6m on plan	1	no	30,626.00	30,626
5.13	Lift pit - 3m x 8m on plan	2	no	40,524.00	81,048
5.14	RC slab on ground	7,335	m2	200.00	1,467,000
5.15	COLUMNS				
5.16	RC columns assumed size 300 x 1000mm;	995	m	800.00	796,000
5.17	STAIRCASES				
5.18	RC staircases complete including nosings and balustrading; FSA & FSB	59	mrise	3,800.00	224,200
5.19	UPPER FLOORS				
5.20	PT suspended slabs (B1 to B2)	13,829	m2	375.00	5,185,820
5.21	RC suspended ramps	554	m2	437.00	242,098
5.22	EXTERNAL ENVELOPE				
5.23	Shoring wall measured above		m2		Included
5.24	Allow roller shutter to carpark entry	2	no	14,050.00	28,100
5.25	ROOF				
5.26	PT suspended slabs -ground level	6,877	m2	357.00	2,455,114
5.27	Extra for transfer if required	6,877	m2	120.00	825,240
5.28	Waterproofing-(excluding building footprint)		m2		Measured in external
5.29	Drainage		m2		Measured in external
5.30	INTERNAL WALLS				
5.31	RC lift shaft / stair walls	2,173	m2	662.00	1,438,526
5.32	Masonry walls	2,505	m2	260.00	651,300
5.33	Glazed partition to residential lobby & retail lobby	157	m2	700.00	109,900
5.34	Extra for sliding door	11	no	3,000.00	33,000
5.35	Chain wire mesh storage cage 2800mm high	132	no	800.00	105,600
5.36	Extra for gate	132	no	200.00	26,400
5.37	INTERNAL DOORS				
5.38	Single leaf fire rated door & frame	28	no	1,800.00	50,400
5.39	Double leaf fire rated door & frame	17	no	3,200.00	54,400
5.40	Double leaf service cupboard door & frame	8	no	2,800.00	22,400
5.41	Roller shutter	33	m2	650.00	21,450
5.42	Toilet cubicle and door	7	no	2,800.00	19,600
5.43	WALL FINISHES				
5.44	Note: assumed walls will not be painted		note		
5.45	CEILING FINISHES				

REPORT DETAILS



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Code	Description	Quantity	Unit	Rate	Amount
5.46	Note: assumed slab soffits will not be painted		note		
5.47	Allow ceiling to residential / retail lobby area	379	m2	150.00	56,850
5.48	FLOOR FINISHES				
5.49	Allow floor finishes residential / retail lobby area	379	m2	180.00	68,220
5.50	Concrete sealer	20,785	m2	10.00	207,850
5.51	Line marking	4,517	m	4.00	18,068
5.52	Parking bay numbers	386	no	10.00	3,860
5.53	Disabled parking sign	44	no	85.00	3,740
5.54	Directional arrows	76	no	50.00	3,800
5.55	Hatched areas carspace	44	no	300.00	13,200
5.56	FITMENTS				
5.57	Signage	3	floor	3,500.00	10,500
5.58	Mirrors, bollards, column protection, etc	3	floor	15,000.00	45,000
5.59	Turntable	1	item		Excluded
5.60	Bicycle rack	63	no	200.00	12,600
5.61	Vanity counter to male / female toilet	2	no	7,200.00	14,400
5.62	VERTICAL TRANSPORTATION				
5.63	Lift and escalations will measured in Ground floor Retail & Level 1 Retails		Note		
5.64	ELECTRICAL SERVICES				
5.65	Power & lighting (excludes HV / Substation)	21,407	m2	72.00	1,541,304
5.66	BWIC (3%)	1	item	46,239.12	46,239
5.67	MECHANICAL SERVICES				
5.68	Mechanical ventilation	21,407	m2	78.00	1,669,746
5.69	BWIC (3%)	1	item	50,092.38	50,092
5.70	FIRE PROTECTION SERVICES				
5.71	Fire sprinkler system	21,407	m2	90.00	1,926,630
5.72	Fire drencher to B2 to B1	62	m2	800.00	49,600
5.73	BWIC (3%)	1	item	59,286.90	59,287
5.74	HYDRAULIC SERVICES				
5.75	WC suites (PC \$550)	8	no	550.00	4,400
5.76	Basins (PC \$350)	10	no	350.00	3,500
5.77	Tap to basins (PC \$150)	10	no	150.00	1,500
5.78	Urinal	2	no	750.00	1,500
5.79	Labour to install fixtures	20	no	200.00	4,000
5.80	Plumbing reticulation (water supply pipes, waste pipes, soil and vent pipework)	20	no	2,500.00	50,000
5.81	Rain water tanks 254m3	1	no	158,646.00	158,646
5.82	Fire service water tank 42m3	1	no	77,331.00	77,331
5.83	Grease arrestor	2	no	65,000.00	130,000
5.84	Fire hose reels and hydrants	18	no	4,500.00	81,000
5.85	Provision for water points	3	floor	6,000.00	18,000

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Code	Description	Quantity	Unit	Rate	Amount
5.86	Provision for sub-soil drainage	1	item	50,000.00	50,000
5.87	BWIC (3%)	1	item	17,396.31	17,396
					30,836,335
6	GROUND FLOOR RETAIL / TAB / TAVERN / PLANT ROOM				
6.1	Fitout by tenants		Note		
6.2	COLUMNS				
6.3	RC columns size 300 x 1000mm;	426	m	761.00	324,186
6.4	UPPER FLOORS				
6.5	PT suspended slabs Ground Level		m2		measured in basement roof
6.6	Allow for slab on ground	389	m2	200.00	77,800
6.7	STAIRCASES				
6.8	RC staircases complete including nosings and balustrading	12	mrise	3,800.00	45,600
6.9	ROOF				
6.10	Roof slabs		m2		NA
6.11	Landscaping - Included within External Works		Note		
6.12	EXTERNAL ENVELOPE				
6.13	Glazed shopfronts	829	m2	1,050.00	870,450
6.14	Extra over for double doors	14	no	2,800.00	39,200
6.15	Extra for single door	14	no	1,400.00	19,600
6.16	Full height aluminum framed glazing folder doors system	616	m2	1,100.00	677,600
6.17	Louvre wall system	85	m2	700.00	59,500
6.18	Solid walls including render and paint finishes	2,222	m2	555.00	1,233,210
6.19	EXTERNAL DOORS				
6.20	Single leaf fire rated door & frame	10	no	1,800.00	18,000
6.21	Double leaf fire rated door & frame	2	no	2,500.00	5,000
6.22	INTERNAL WALLS				
6.23	RC lift shaft walls	1,143	m2	632.00	722,376
6.24	Blockwork walls	2,657	m2	280.00	743,960
6.25	INTERNAL DOORS				
6.26	Single leaf fire rated door & frame	17	no	1,800.00	30,600
6.27	Double leaf fire rated door & frame	5	no	2,300.00	11,500
6.28	Toilet cubicle and door	7	no	2,600.00	18,200
6.29	WALL FINISHES				
6.30	Wall finishes		m2		By tenants
6.33	Wall tile to Childcare		m2		By Tenants
6.34	CEILING FINISHES				
6.35	Ceiling to retails /shop	1,818	m2		By Tenants
6.36	Ceiling to TAB /Game Room	210	m2		By Tenants

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Code	Description	Quantity	Unit	Rate	Amount
6.37	Ceiling to Tavern	55	m2		By Tenants
6.38	Ceiling to Tavern -Kitchen	55	m2		By Tenants
6.39	Ceiling to Tavern -Toilet	54	m2	120.00	6,480
6.40	Ceiling to Bike storage -paint soffit	126	m2	20.00	2,520
6.41	Ceiling to Substation	68	m2		Nil
6.42	Ceiling to plant rooms & BOH	127	m2		Nil
6.43	FLOOR FINISHES				
6.44	Floor finishes to retails /shop	1,818	m2		By Tenants
6.45	Floor finishes to TAB /Game Room	210	m2		By Tenants
6.46	Floor finishes to Tavern	480	m2		By Tenants
6.47	Floor finishes to Tavern -Kitchen	55	m2		By Tenants
6.48	Floor finishes to Tavern -Toilet	54	m2	180.00	9,720
6.49	Floor finishes to Bike storage -epoxy paint	126	m2	30.00	3,780
6.50	Floor finishes to Substation -epoxy paint	68	m2	30.00	2,040
6.51	Floor finishes to plant rooms & BOH -epoxy paint	127	m2	30.00	3,810
6.52	FITMENTS				
6.53	FEE	1	item		By tenants
6.54	Signage	1	item	25,000.00	25,000
6.55	Kitchen equipment to Tarven-Kitchen	1	item		By tenants
6.56	ELECTRICAL SERVICES				
6.57	Power supply to retails /shop	1,818	m2	200.00	363,600
6.58	Power supply to TAB /Game Room	210	m2	200.00	42,000
6.59	Power supply to Tavern	480	m2	200.00	96,000
6.60	Power supply to Tavern -Kitchen	55	m2	200.00	11,000
6.61	Power supply to Tavern -Toilet	54	m2	200.00	10,800
6.62	Power supply to Bike storage	126	m2	200.00	25,200
6.63	Power supply to Substation	68	m2	200.00	13,600
6.64	Power supply to plant rooms & BOH	127	m2	200.00	25,400
6.65	BWIC (3%)	1	item	17,628.00	17,628
6.66	MECHANICAL SERVICES				
6.67	Air conditioning to retails /shop	1,818	m2	360.00	654,480
6.68	Air conditioning to TAB /Game Room	210	m2	360.00	75,600
6.69	Air conditioning to Tavern	480	m2	360.00	172,800
6.70	Air conditioning to Tavern -Kitchen	55	m2	360.00	19,800
6.71	Air conditioning to Tavern -Toilet	54	m2	360.00	19,440
6.72	Mechanical ventilation to Bike storage	126	m2	95.00	11,970
6.73	Mechanical ventilation to Substation	68	m2	95.00	6,460
6.74	Mechanical ventilation to plant rooms & BOH	127	m2	95.00	12,065
6.75	BWIC (3%)	1	item	29,178.45	29,178
6.76	FIRE PROTECTION SERVICES				

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6.77	Fire sprinkler system to retails /shop	1,818	m2	120.00	218,160
6.78	Fire sprinkler system to TAB /Game Room	210	m2	120.00	25,200
6.79	Fire sprinkler system to Tavern	480	m2	120.00	57,600
6.80	Fire sprinkler system to Tavern -Kitchen	55	m2	120.00	6,600
6.81	Fire sprinkler system to Tavern -Toilet	54	m2	120.00	6,480
6.82	Fire sprinkler system to Bike storage	126	m2	120.00	15,120
6.83	Fire sprinkler system to Substation	68	m2	120.00	8,160
6.84	Fire sprinkler system to plant rooms & BOH	127	m2	120.00	15,240
6.85	BWIC (3%)	1	item	10,576.80	10,577
6.86	HYDRAULIC SERVICES				
6.87	Allow for water supply point -retail / shops	14	point	3,500.00	49,000
6.88	Allow for drainage point t -retail / shops	14	point	5,000.00	70,000
6.89	Allow for hydraulic services to Tarven kitchen- water and drainage point	1	item	50,000.00	50,000
6.90	<u>Tarven toilet</u>				
6.91	WC suites	8	no		By tenants
6.92	Basins	9	no		By tenants
6.93	Tap to basins	9	no		By tenants
6.94	Urinal including divider	5	no		By tenants
6.95	Labour to install fixtures	22	no		By tenants
6.96	Plumbing reticulation (water supply pipes, waste pipes, soil and vent pipework)	22	no	2,500.00	55,000
6.97	Floor drain/ waste including drainage pipe	3	no	880.00	2,640
6.98	Provision for hot water supply (nos of toilet)	3	no	2,200.00	6,600
6.99	BWIC (3%)	1	item	5,070.00	5,070
6.100	TRANSPORTATION				
6.101	Retails lift from B3 to Level 1 (the other in Level 1 Childcare and Medical)	2	no	155,000.00	310,000
6.102	Moving walks - Inclined B2 to B1	2	way	187,000.00	374,000
6.103	Moving walks - Inclined B1 to G	2	way	187,000.00	374,000
6.104	BWIC (3%)	1	item	31,740.00	31,740
					8,248,340
7	BUILDING B LEVEL1 CHILDCARE				
7.1	Fitout by tenants		Note		
7.2	COLUMNS				
7.3	RC columns size 300 x 1000mm;	90	m	761.00	68,490
7.4	UPPER FLOORS				
7.5	PT suspended floor structure	1,213	m2	370.00	448,805
7.6	STAIRCASES				
7.7	RC staircases complete including nosings and balustrading	5	mrise	3,800.00	19,000
7.8	ROOF				
7.9	Roof slabs		m2		NA

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7.10	EXTERNAL ENVELOPE				
7.11	Glazed sliding / operable doors	291	m2	1,100.00	320,100
7.12	Solid walls including render and paint finishes	325	m2	555.00	180,375
7.13	Metal screen	140	m2	400.00	56,000
7.14	Solid balustrade / frame attached to planter box	90	m	750.00	67,500
7.15	Planter box	38	m	1,000.00	38,000
7.16	EXTERNAL DOORS				
7.17	Single leaf fire rated door & frame	2	no	1,800.00	3,600
7.19	INTERNAL WALLS				
7.20	RC lift shaft walls	372	m2	632.00	235,104
7.21	Partition	412	m2	150.00	61,800
7.22	Glazed partition	22	m2	700.00	15,400
7.23	Glazed partition- sliding	40	m2	850.00	34,000
7.24	INTERNAL DOORS				
7.25	Single leaf fire rated door & frame	21	no	1,800.00	37,800
7.26	Double leaf fire rated door & frame	1	no	2,300.00	2,300
7.27	Double leaf fire rated cupboard door & frame	4	no	2,000.00	8,000
7.28	WALL FINISHES				
7.29	Wall finishes		m2		By tenants
7.30	CEILING FINISHES				
7.31	Ceiling to Cover Outdoor Space	558	m2		By Tenants
7.32	Ceiling to Activity Rooms	227	m2		By Tenants
7.33	Ceiling to Reception	72	m2		By Tenants
7.34	Ceiling to Toilet / Laundry	62	m2		By Tenants
7.35	Ceiling to Cot	50	m2		By Tenants
7.36	Ceiling to Meeting / Staff / Office	37	m2		By Tenants
7.37	Ceiling to Kitchen	24	m2		By Tenants
7.38	Ceiling to Breakfast	39	m2		By Tenants
7.39	Ceiling to Store	29	m2		By Tenants
7.40	FLOOR FINISHES				
7.41	Floor finishes to Cover Outdoor Space	558	m2		By Tenants
7.42	Floor finishes to Activity Rooms	227	m2		By Tenants
7.43	Floor finishes to Reception	72	m2		By Tenants
7.44	Floor finishes to Toilet / Laundry	62	m2		By Tenants
7.45	Floor finishes to Cot	50	m2		By Tenants
7.46	Floor finishes to Meeting / Staff / Office	37	m2		By Tenants
7.47	Floor finishes to Kitchen	24	m2		By Tenants
7.48	Floor finishes to Breakfast	39	m2		By Tenants
7.49	Floor finishes to Store	29	m2		By Tenants



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Code	Description	Quantity	Unit	Rate	Amount
7.50	FITMENTS				
7.51	Signage	1	item	10,000.00	10,000
7.52	FEE		item		By tenants
7.53	Kitchen equipment		item		By tenants
7.54	ELECTRICAL SERVICES				
7.55	Power supply to Cover Outdoor Space	558	m2	100.00	55,800
7.56	Power supply to Activity Rooms	227	m2	200.00	45,400
7.57	Power supply to Reception	72	m2	200.00	14,400
7.58	Power supply to Toilet / Laundry	62	m2	200.00	12,400
7.59	Power supply to Cot	50	m2	200.00	10,000
7.60	Power supply to Meeting / Staff / Office	37	m2	200.00	7,400
7.61	Power supply to Kitchen	24	m2	200.00	4,800
7.62	Power supply to Breakfast	39	m2	200.00	7,800
7.63	Power supply to Store	29	m2	200.00	5,800
7.64	BWIC (3%)	1	item	4,914.00	4,914
7.65	MECHANICAL SERVICES				
7.66	Open ventilation to Cover Outdoor Space	558	m2		Nil
7.67	Air conditioning to Activity Rooms	227	m2	360.00	81,720
7.68	Air conditioning to Reception	72	m2	360.00	25,920
7.69	Air conditioning to Toilet / Laundry	62	m2	360.00	22,320
7.70	Air conditioning to Cot	50	m2	360.00	18,000
7.71	Air conditioning to Meeting / Staff / Office	37	m2	360.00	13,320
7.72	Air conditioning to Kitchen	24	m2	360.00	8,640
7.73	Air conditioning to Breakfast	39	m2	360.00	14,040
7.74	Air conditioning to Store	29	m2	360.00	10,440
7.75	BWIC (3%)	1	item	5,832.00	5,832
7.76	FIRE PROTECTION SERVICES				
7.77	Cover Outdoor Space	558	m2		Nil
7.78	Fire sprinkler system to Activity Rooms	227	m2	150.00	34,050
7.79	Fire sprinkler system to Reception	72	m2	150.00	10,800
7.80	Fire sprinkler system to Toilet / Laundry	62	m2	150.00	9,300
7.81	Fire sprinkler system to Cot	50	m2	150.00	7,500
7.82	Fire sprinkler system to Meeting / Staff / Office	37	m2	150.00	5,550
7.83	Fire sprinkler system to Kitchen	24	m2	150.00	3,600
7.84	Fire sprinkler system to Breakfast	39	m2	150.00	5,850
7.85	Fire sprinkler system to Store	29	m2	150.00	4,350
7.86	BWIC (3%)	1	item	2,430.00	2,430
7.87	HYDRAULIC SERVICES				
7.88	Allow for hydraulic service to Kitchen- water and drainage point	1	item	50,000.00	50,000
7.89	<u>Toilet</u>				

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Code	Description	Quantity	Unit	Rate	Amount
7.90	WC suites	11	no		By tenants
7.91	Basins + tap	12	no		By tenants
7.92	Laundry basin + tap	1	no		By tenants
7.93	Labour to install fixtures	23	no		By tenants
7.94	Plumbing reticulation (water supply pipes, waste pipes, soil and vent pipework)	24	no	2,500.00	60,000
7.95	Floor drain/ waste including drainage pipe	6	no	880.00	5,280
7.96	Provision for hot water supply (nos of toilet)	6	no	2,200.00	13,200
7.97	BWIC (3%)	1	item	1,500.00	1,500
7.98	TRANSPORTATION				
7.99	Retails lift from B3 to Level 1 (Assume one for childcare)	1	no	155,000.00	155,000
7.100	BWIC (3%)	1	item	4,650.00	4,650
					2,348,280
8	BUILDING C LEVEL1 MEDICAL / RESTAURANT/GYM				
8.1	Fitout by tenants		Note		
8.2	COLUMNS				
8.3	RC columns	140	m	761.00	106,540
8.4	UPPER FLOORS				
8.5	PT suspended floor structure	1,893	m2	370.00	700,402
8.6	STAIRCASES				
8.7	RC staircases complete including nosings and balustrading	9	mrise	3,800.00	34,200
8.8	ROOF				
8.9	Roof slabs		m2		NA
8.10	EXTERNAL ENVELOPE				
8.11	Glazed facade system	395	m2	950.00	375,250
8.12	Solid walls including render and paint finishes	745	m2	555.00	413,475
8.13	Metal screen	170	m2	400.00	68,000
8.14	Folding door to restaurant outdoor seating	151	m	950.00	143,450
8.15	Planter wall- allow 900mm	80	m	450.00	36,000
8.16	EXTERNAL DOORS				
8.17	Single leaf fire rated door & frame		no		Nil
8.18	INTERNAL WALLS				
8.19	RC lift shaft walls	383	m2	632.00	242,056
8.20	Masonry wall	541	m2	350.00	189,350
8.21	Glazed partition	59	m2	700.00	41,300
8.22	Extra for sliding door	3	no	3,000.00	9,000
8.23	INTERNAL DOORS				
8.24	Single leaf fire rated door & frame	9	no	1,800.00	16,200
8.25	Double leaf fire rated door & frame	1	no	2,300.00	2,300
8.26	Double leaf fire rated cupboard door & frame	1	no	2,000.00	2,000

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Code	Description	Quantity	Unit	Rate	Amount
8.27	Toilet cubicle & door	7	no	2,800.00	19,600
8.28	WALL FINISHES				
8.29	Wall finishes		m2		By tenants
8.30	CEILING FINISHES				
8.31	Ceiling to GYM	508	m2		By Tenants
8.32	Ceiling to Medical	532	m2		By Tenants
8.33	Ceiling to Restaurant	329	m2		By Tenants
8.34	Ceiling to Restaurant BOH (Kitchen)	88	m2		By Tenants
8.35	Ceiling to Restaurant Outdoor Seats	135	m2		By Tenants
8.36	Ceiling to Corridor	33	m2		By Tenants
8.37	Ceiling to Toilet	50	m2		By Tenants
8.38	FLOOR FINISHES				
8.39	Floor finishes to GYM	508	m2		By Tenants
8.40	Floor finishes to Medical	532	m2		By Tenants
8.41	Floor finishes to Restaurant	329	m2		By Tenants
8.42	Floor finishes to Restaurant BOH (Kitchen)	88	m2		By Tenants
8.43	Floor finishes to Restaurant Outdoor Seats	135	m2		By Tenants
8.44	Floor finishes to Corridor	33	m2		By Tenants
8.45	Floor finishes to Toilet	50	m2		By Tenants
8.46	FITMENTS				
8.47	Signage	1	item	10,000.00	10,000
8.48	FEE		item		By tenants
8.49	Kitchen equipment		item		By tenants
8.50	ELECTRICAL SERVICES				
8.51	Power supply to GYM	508	m2	200.00	101,600
8.52	Power supply to Medical	532	m2	200.00	106,400
8.53	Power supply to Restaurant	329	m2	200.00	65,800
8.54	Power supply to Restaurant BOH (Kitchen)	88	m2	200.00	17,600
8.55	Power supply to Restaurant Outdoor Seats	135	m2	200.00	27,000
8.56	Power supply to Corridor	33	m2	200.00	6,600
8.57	Power supply to Toilet	50	m2	200.00	10,000
8.58	BWIC (3%)	1	item	10,050.00	10,050
8.59	MECHANICAL SERVICES				
8.60	Air conditioning to GYM	508	m2	360.00	182,880
8.61	Air conditioning to Medical	532	m2	360.00	191,520
8.62	Air conditioning to Restaurant	329	m2	360.00	118,440
8.63	Air conditioning to Restaurant BOH (Kitchen)	88	m2	360.00	31,680
8.64	Air conditioning to Restaurant Outdoor Seats	135	m2	360.00	48,600
8.65	Air conditioning to Corridor	33	m2	360.00	11,880
8.66	Air conditioning to Toilet	50	m2	360.00	18,000

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Code	Description	Quantity	Unit	Rate	Amount
8.67	BWIC (3%)	1	item	18,090.00	18,090
8.68	FIRE PROTECTION SERVICES				
8.69	Fire sprinkler system to GYM	508	m2	120.00	60,960
8.70	Fire sprinkler system to Medical	532	m2	120.00	63,840
8.71	Fire sprinkler system to Restaurant	329	m2	120.00	39,480
8.72	Fire sprinkler system to Restaurant BOH (Kitchen)	88	m2	120.00	10,560
8.73	Fire sprinkler system to Restaurant Outdoor Seats	135	m2	120.00	16,200
8.74	Fire sprinkler system to Corridor	33	m2	120.00	3,960
8.75	Fire sprinkler system to Toilet	50	m2	120.00	6,000
8.76	BWIC (3%)	1	item	6,030.00	6,030
8.77	HYDRAULIC SERVICES				
8.78	Allow for hydraulic service to Kitchen- water and drainage point	1	item	30,000.00	30,000
8.79	<u>Toilet</u>				
8.80	WC suites	8	no		By tenants
8.81	Basins + tap	8	no		By tenants
8.82	Urinal	2	no		By tenants
8.83	Labour to install fixtures	18	no		By tenants
8.84	Plumbing reticulation (water supply pipes, waste pipes, soil and vent pipework)	18	no	2,500.00	45,000
8.85	Floor drain/ waste including drainage pipe	3	no	880.00	2,640
8.86	Provision for hot water supply (nos of toilet)	3	no	2,200.00	6,600
8.87	BWIC (3%)	1	item	2,527.20	2,527
8.88	TRANSPORTATION				
8.89	Retails lift from B3 to Level 1 (Assume one for Medical/Restaurant/GYM)	1	no	155,000.00	155,000
8.90	Escalators including all associated balustrade -G to L1 (approx 4.5mrise)	2	way	185,000.00	370,000
8.91	BWIC (3%)	1	item	15,750.00	15,750
					4,209,811
9	BUILDING A				
9.1	COLUMNS				
9.2	RC columns assumed size300 x 1000mm;	1,248	m	761.00	949,728
9.3	STAIRCASES				
9.4	RC staircases complete including nosings and balustrading; From G to L15	114	mrise	3,800.00	433,200
9.5	Internal stair -L1 &L15	32	mrise	3,400.00	108,800
9.6	UPPER FLOORS				
9.7	Ground floor slab to lobby included in basement roof		Note		
9.8	PT suspended floor structure	11,714	m2	370.00	4,334,133
9.9	ROOF				
9.10	PT suspended roof slab	620	m2	370.00	229,398
9.11	Waterproofing to concrete roof slabs	1,263	m2	85.00	107,355
9.12	Roof plumbing	1,202	m2	55.00	66,110

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Code	Description	Quantity	Unit	Rate	Amount
9.13	Landscaping to rooftop (Level 2 ,8 & 15)	394	m2	800.00	315,200
9.14	Metal awning including structural frame at Grid AC/A5	1	no	53,520.00	53,520
9.15	EXTERNAL ENVELOPE				
9.16	Glazing wall to entry lobby at ground level	18	m2	950.00	17,100
9.17	Extra for sliding door	1	no	2,500.00	2,500
9.18	Solid walls including render and paint finishes	2,195	m2	555.00	1,218,225
9.19	Full height aluminum framed windows system	1,999	m2	730.00	1,459,270
9.20	Full height aluminum framed glazing including doors to balconies	1,565	m2	730.00	1,142,450
9.21	Aluminum Louvre wall to plant room	38	m2	580.00	22,040
9.22	Moving sun shading screen including track	1,590	m2	350.00	556,500
9.23	Screen at L1	345	m2	330.00	113,850
9.24	Render / paint to slab edge	2,415	m	85.00	205,275
9.25	Balustrade to balcony	656	m	700.00	459,200
9.26	Balustrade to L16 plant area	56	m	700.00	39,200
9.27	Planter wall- allow 900mm high	286	m	450.00	128,700
9.28	Vertical feature columns	454	m	650.00	295,100
9.29	Vertical fins	748	m	300.00	224,400
9.30	Facade brick colonnade from ground to level 2 (approx quantity measured from elevations)	405	m2	1,200.00	486,000
9.31	INTERNAL WALLS				
9.32	RC lift shaft walls / fire stair walls	2,647	m2	632.00	1,672,904
9.33	Party walls to apartments / corridors	4,941	m2	215.00	1,062,315
9.34	Plasterboard partitions within apartments	7,114	m2	115.00	818,110
9.35	Plasterboard linings to internal face of RC wall (Lobby area Only)	708	m2	40.00	28,320
9.36	INTERNAL DOORS				
9.37	Single leaf fire-rated door & frame (fire stairs)	31	no	1,400.00	43,400
9.38	Single leaf fire-rated door & frame (plant room)	17	no	1,400.00	23,800
9.39	Single leaf fire rated door & frame (apartment entry)	96	no	1,300.00	124,800
9.40	Single leaf door / sliding door including frame (within apartments)	328	no	900.00	295,200
9.41	Double leaf to laundry	96	no	750.00	72,000
9.42	Single leaf door & frame (services cupboards)	15	no	950.00	14,250
9.43	Double leaf door & frame (services cupboards)	45	no	1,400.00	63,000
9.44	WALL FINISHES				
9.45	Paint to walls (within apartments & common corridors)	18,595	m2	18.00	334,710
9.46	Finish to walls (main entrance lift lobby)	138	m2	480.00	66,240
9.47	Wall tiling to bathrooms/ensuites (\$30/m2)	3,865	m2	180.00	695,700
9.48	Waterproofing Shower & Bath walls	2,198	m2	50.00	109,900
9.49	Wall tiled splashback 600mm high to laundry tub (\$20/m2)	134	m2	230.00	30,820
9.50	Mirror or similar splashback 680mm high to kitchens	201	m2	750.00	150,750
9.51	CEILING FINISHES				

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Code	Description	Quantity	Unit	Rate	Amount
9.52	Set plasterboard ceiling with feature bulkheads including paint finishes (ground floor entrance lobby)	64	m2	350.00	22,400
9.53	Set plasterboard ceiling including paint finishes (lift lobbies / corridors)	608	m2	105.00	63,840
9.54	Set plasterboard ceilings including bulkheads and paint finishes (apartments)	6,894	m2	105.00	723,870
9.55	Paint soffits of balcony slabs	1,209	m2	20.00	24,180
9.56	Ceiling to fire stairs (EXCLUDED)		item		EXCL
9.57	FLOOR FINISHES				
9.58	<u>Waterproofing:</u>				
9.59	Waterproofing to wet areas	678	m2	70.00	47,460
9.60	Waterproofing membrane to balconies	1,209	m2	70.00	84,630
9.61	<u>Tiling:</u>				
9.62	Ground Floor Foyer/Lobby (PC supply \$200/m2)	64	m2	350.00	22,400
9.63	Balconies (PC supply \$30/m2)	1,209	m2	180.00	217,620
9.64	Bathrooms / ensuites (PC supply \$30/m2)	678	m2	180.00	122,040
9.65	Laundry (PC supply \$30/m2)	99	m2	180.00	17,820
9.66	Extra for acoustic mat	1,986	m2	35.00	69,510
9.67	<u>Carpet (PC supply \$30/m2)</u>				
9.68	Lobby and corridors	608	m2	70.00	42,560
9.69	Bedrooms	2,031	m2	70.00	142,170
9.70	Living / Study / Stores	4,088	m2	70.00	286,160
9.71	<u>Others</u>				
9.72	Epoxy paint to plant room / area	359	m2	30.00	10,770
9.73	FITMENTS				
9.74	Allowance joinery to entry lobby	1	no	30,000.00	30,000
9.75	Kitchen units-studio / 1bed/1Bed+S	37	no	9,847.50	364,358
9.76	Kitchen units-2bed	51	no	9,847.50	502,223
9.77	Kitchen units-3bed	15	no	11,489.25	172,339
9.78	Kitchen island	66	no	8,612.50	568,425
9.79	Bedroom cupboards	164	no	4,004.00	656,656
9.80	Storage cupboards (Allowance Per Apartment)	96	no	1,560.00	149,760
9.81	Study desk	7	no	975.00	6,825
9.82	Shower screens to showers	157	no	800.00	125,600
9.83	Soap holder dish	157	no	65.00	10,205
9.84	Toilet roll holder	157	no	75.00	11,775
9.85	Towel rail	157	no	80.00	12,560
9.86	Vanity benchtop & bathroom cabinet (PC \$1500/no)	157	no	1,755.00	275,535
9.87	Laundry cupboard	96	no	500.00	48,000
9.88	Mail box unit	96	no	100.00	9,600
9.89	Garbage chute-2 building	1	item	37,500.00	37,500
9.90	Garbage compactor-2 building	1	item	30,000.00	30,000

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9.91	Signage	1	item	27,000.00	27,000
9.92	Appliances				
9.93	Cooktop (PC supply \$650/no)	96	no	650.00	62,400
9.94	Oven (PC supply \$750/no)	96	no	750.00	72,000
9.95	Microwave (PC supply \$400/no)	96	no	400.00	38,400
9.96	Rangehood (PC supply \$350/no)	96	no	350.00	33,600
9.97	Dishwasher (PC supply \$850/no)	96	no	850.00	81,600
9.98	Clothes dryer (PC supply \$500/no)	96	no	500.00	48,000
9.99	Delivery and Install the appliances	618	no	120.00	74,160
9.100	VERTICAL TRANSPORTATION				
9.101	Passenger lift	2	no	385,000.00	770,000
9.102	BWIC (3%)	1	item	23,100.00	23,100
9.103	ELECTRICAL SERVICES				
9.104	Power, lighting, communications, MATV - enclosed areas	9,879	m2	220.00	2,173,380
9.105	submains		m2	30.00	INCL
9.106	switchgear		m2	28.00	INCL
9.107	lighting		m2	60.00	INCL
9.108	power		m2	50.00	INCL
9.109	fire alarm / smoke detection		m2	20.00	INCL
9.110	communications		m2	16.00	INCL
9.111	matv		m2	8.00	INCL
9.112	paytv		m2	8.00	INCL
9.113	Lighting - balconies	1,209	m2	50.00	60,450
9.114	Access control	1	Item	15,000.00	15,000
9.115	CCTV system	1	Item	20,000.00	20,000
9.116	Photovoltaic solar panel	1	item	124,000.00	124,000
9.117	BWIC (3%)	1	item	71,784.90	71,785
9.118	MECHANICAL SERVICES				
9.119	AC to lobby	72	m2	400.00	28,800
9.120	Studio / 1bed/1Bed+S	35	No	11,400.00	399,000
9.121	2bed	47	No	14,400.00	676,800
9.122	3bed	14	No	17,400.00	243,600
9.123	Stair pressurisation	1	item	151,200.00	151,200
9.124	Exhaust to toilet	157	no	2,000.00	314,000
9.125	Exhaust to kitchen	96	no	2,000.00	192,000
9.126	Mechanical ventilation to plant room floor	359	m2	95.00	34,105
9.127	BWIC (3%)	1	item	61,185.15	61,185
9.128	FIRE PROTECTION SERVICES				
9.129	Fire sprinkler system - enclosed areas	9,879	m2	95.00	938,505
9.130	Provision for fire extinguishers (allow 2 nos per floor)	1	item	13,500.00	13,500

REPORT DETAILS



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Code	Description	Quantity	Unit	Rate	Amount
9.131	BWIC (3%)	1	item	28,560.15	28,560
9.132	HYDRAULIC SERVICES				
9.133	WC suites (PC \$640)	157	no	640.00	100,480
9.134	Basins (PC \$410)	157	no	410.00	64,370
9.135	Tap to basins (PC \$180)	157	no	180.00	28,260
9.136	Tap to washing machine points (PC \$120)	96	no	120.00	11,520
9.137	Laundry tub (PC \$410)	96	no	410.00	39,360
9.138	Tap to laundry tub (PC \$120)	96	no	120.00	11,520
9.139	Shower rose & mixer (PC supply \$410)	157	no	410.00	64,370
9.140	Kitchen sinks (PC \$520)	96	no	520.00	49,920
9.141	Tap to kitchen sinks (PC \$180)	96	no	180.00	17,280
9.142	Tap to dishwasher point (PC \$100)	96	no	100.00	9,600
9.143	Labour to install fixtures	855	no	200.00	171,000
9.144	Plumbing reticulation (water supply pipes, waste pipes, soil and vent pipework)	855	no	1,400.00	1,197,000
9.145	Floor drain/ waste including drainage pipe	253	no	880.00	222,640
9.146	Provision for hot water supply	96	no	2,200.00	211,200
9.147	Provision for gas supply	96	no	1,500.00	144,000
9.148	Provision for hose reels & hydrants (2 per floor)	1	item	105,000.00	105,000
9.149	BWIC (3%)	1	item	73,425.60	73,426
					32,779,338
10	BUILDING B				
10.1	Building B based \$/m2GBA of Building A	14,896	m2	2,855.10	42,529,570
10.2	Building B (GBA) -Roof Terrace	885	m2	1,255.00	1,110,675
					43,640,245
11	BUILDING C				
11.1	Building C based \$/m2 GBA of Building A	14,923	m2	2,855.10	42,606,657
11.2	Building C (GBA) -Roof Terrace	1,493	m2	1,255.00	1,873,715
					44,480,372
12	EXTERNAL WORKS AT GROUND LEVEL				
12.1	VEHICULAR ACCESS				
12.2	Vehicle access road / driveway	897	m2	250.00	224,208
12.3	Extra over last for ramping	554	m2	120.00	66,498
12.4	Kerb & gutter to vehicle access road	160	m	180.00	28,872
12.5	Raised median strip approx. 600mm wide	7	m	350.00	2,293
12.6	Allow for road painting	1	Item	3,000.00	3,000
12.7	Allow for road signage	1	Item	1,500.00	1,500
12.8	HARD LANDSCAPING				
12.9	Public domain footpath pavement	822	m2	400.00	328,804

REPORT DETAILS



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Code	Description	Quantity	Unit	Rate	Amount
12.10	Tree grates to public domain footpath	16	no	1,500.00	24,000
12.11	Planter walls	218	m	400.00	87,392
12.12	Curved seat walls	133	m	1,500.00	199,800
12.13	Forming ramps	147	m2	150.00	22,095
12.14	Paving	2,373	m2	350.00	830,536
12.15	Grated linear drains	91	m	850.00	77,529
12.16	Table and seats	51	set	2,000.00	102,000
12.17	Allow for water feature	1	item	240,000.00	240,000
12.18	<u>SOFT LANDSCAPING</u>				
12.19	Tree planting along public domain footpath	16	no	3,000.00	48,000
12.20	Tree planting within development area	23	no	3,000.00	69,000
12.21	Allowance for general planting	338	m2	350.00	118,335
12.22	<u>AWNINGS</u>				
12.23	Awnings to retail entrances	530	m2	1,500.00	794,685
12.24	<u>Public Art</u>				
12.25	Allowance for gateway sculpture /public arts / overhead lanterns (approx 3-4 nos)	1	item	500,000.00	500,000
					3,768,546
13	CIVIL SERVICES				
13.1	Stormwater mains and connection	1	item	250,000.00	250,000
13.2	Sub-soil drainage if required	1	item	150,000.00	150,000
13.3	Sewer drainage and connection	1	item	200,000.00	200,000
13.4	Water supply and connection	1	item	100,000.00	100,000
13.5	Gas supply and connection	1	item	100,000.00	100,000
13.6	OSD tanks (allow 2 in external)	2	no	65,000.00	130,000
13.7	Provision for HV / Substation	1	item	750,000.00	750,000
					1,680,000

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