

Preliminary Cost Plan

Glenhaven Gardens—Multi-Unit Development
140-146 Glenhaven Road, Glenhaven

For

Christian Brethren Community Services

May 2017



**HANNA
NEWMAN
ASSOCIATES
PTY LIMITED**

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NBRSARCHITECTURE.

Glenhaven Gardens
Glenhaven Rd, Glenhaven, NSW



NBRSARCHITECTURE.

Preliminary Cost Plan
Summary of Cost

5/05/2017

Proposed Multi-Unit Development

Construction Works

Block A	3	Units
Block B	3	Units
Block C	4	Units
Block D	2	Units
Total	12	Units
<i>Overall Cost / Unit</i>		<i>\$332,947 /unit</i>

Siteworks / Infrastructure

General Contingency - 5%

Overall Cost / Unit *\$533,117 /unit*

Sub-Total - Building Costs

TOTAL - Anticipated Building Cost (incl Contingency)

GST

TOTAL - Including GST

Overall Cost / Resident /unit

<u>Construction Costs</u>	<u>Contingency</u>
\$938,289	
\$968,300	
\$1,372,810	
\$715,962	
\$2,097,446	
	\$304,600
	\$304,600
\$6,092,807	
	\$6,397,407
\$639,740	
\$561,046	\$6,732,547

Glenhaven Gardens - Block A



Project: AGED CARE FACILITIES
Building: Glenhaven Gardens

Details: Block A
Units 10-12

Code	Description	Quantity	Unit	Rate	Total
	Block A - 3 Units				
	SUBSTRUCTURE	499	m2	190	94,755
	EXTERNAL WALLS	219	m2	352	77,191
	WINDOWS	41	m2	355	14,545
	ROOF	595	m2	276	163,925
	EXTERNAL DOORS	44	m2	376	16,565
	INTERNAL WALLS	465	m2	110	50,999
	INTERNAL DOORS	57	m2	265	15,130
	WALL FINISHES	1,148	m2	56	64,242
	FLOOR FINISHES	531	m2	77	40,915
	CEILING FINISHES	471	m2	68	32,087
	FITMENTS	3	Unit	22,818	68,455
	SANITARY FIXTURES, PLUMBING & DRAINAGE	3	Unit	22,825	68,475
	ELECTRICAL SERVICES	3	Unit	21,415	64,245
	MECHANICAL SERVICES	3	Unit	7,167	21,500
	EXTERNAL FITTINGS				1,560
	PRELIMINARIES & PROFIT				143,700
	Sub-Total - Block A	531	m2	1,767	938,289
	EXCLUSIONS / DOCUMENTS				0



Glenhaven Gardens - Block A

Project: AGED CARE FACILITIES
Building: Glenhaven Gardens

Details: Block A
Units 10-12

Code	Description	Quantity	Unit	Rate	Total
1	SUBSTRUCTURE				
	<u>Piers</u>				
1	400 diameter bored piers incl. excavation, concrete & reinforcement - Allowance :[57 no]	69	m	120.00	8,280
	<u>Slabs on Ground</u>				
2	RC raft slab on ground incl thickenings	499	m2	160.00	79,890
3	Allow for termite treatments	1	Item	4,185.00	4,185
4	Sundries	1	item	2,400.00	2,400
	SUBSTRUCTURE				94,755
2	EXTERNAL WALLS				
1	Face brick as specified	219	m2	260.00	56,940
2	Brick on edge sill	38	m	84.00	3,192
3	Timber framing to veneer wall	219	m2	40.00	8,760
4	Sarking + Wall insulation	219	m2	21.00	4,599
5	Allow sundries	1	item	3,700.00	3,700
	EXTERNAL WALLS				77,191
3	WINDOWS				
1	Powdercoated aluminium windows with 33% - 50% opening; incl reveals and architraves	41	m2	345.00	14,145
2	Sundries	1	item	400.00	400
	WINDOWS				14,545
4	ROOF				
	<u>Roof</u>				
1	Timber truss roof (plan area)	595	m2	75.00	44,625
2	Concrete roof tiles incl battens, sarking & cappings	638	m2	144.00	91,872
3	Velux Sun Tunnel rooflight	3	No	820.60	2,462
4	Colorbond metal fascia	117	m	30.00	3,510
5	Colorbond eaves gutter - 125mm quad	117	m	66.00	7,722
6	Valley gutter	86	m	50.00	4,300
7	Colorbond downpipes :[13 no]	46	m	43.00	1,978
8	4.5mm thick fibre cement eaves lining	96	m2	36.00	3,456
9	Sundries	1	item	4,000.00	4,000
	ROOF				163,925



Glenhaven Gardens - Block A

Project: AGED CARE FACILITIES
Building: Glenhaven Gardens

Details: Block A
Units 10-12

Code	Description	Quantity	Unit	Rate	Total
5	EXTERNAL DOORS	<i>(Continued)</i>			
1	Solid core Entry door with mouldings, timber frame, incl. hardware, seals & paint	3	no	875.00	2,625
2	Glazed sliding aluminium doors and sidelights incl frame and hardware - 3250 x 2120mm high	3	no	2,280.00	6,840
3	Standard single prefinished roller door with remote control	3	no	1,620.00	4,860
4	Stainless steel 'Crimsafe' security screen doors	3	no	480.00	1,440
5	Sundries	1	item	800.00	800
EXTERNAL DOORS					16,565
6	INTERNAL WALLS				
1	270 cavity brick party wall incl rigid insulation.	114	m2	350.00	39,900
2	90 timber framed wall	351	m2	29.34	10,298
3	Sundries / nogging supports for attachments	1	item	800.00	800
INTERNAL WALLS					50,998
7	INTERNAL DOORS				
1	Internal hollow core door, frame and hardware	18	no	550.00	9,900
2	Cavity sliding door, tracks and hardware	3	no	600.00	1,800
3	Pair of doors to Linen	3	no	520.00	1,560
4	Pair of doors to Laundry	3	no	490.00	1,470
5	Sundries	1	item	400.00	400
INTERNAL DOORS					15,130
8	WALL FINISHES				
1	10 thick plasterboard wall lining	1,009	m2	31.00	31,279
2	10 thick water resistant plasterboard wall lining	139	m2	36.00	5,002
3	Ceramic wall tiles (PC \$40/m2) - 2100 high	105	m2	100.00	10,500
4	Ceramic wall tiles in splashbacks	15	m2	135.00	2,025
5	Paint walls	1,028	m2	12.00	12,336
6	Sundries	1	item	3,100.00	3,100
WALL FINISHES					64,242
9	FLOOR FINISHES				
1	Carpet to floors	315	m2	55.00	17,325
2	Vinyl sheet flooring - kitchen (PC \$65/m2 S&F)	33	m2	65.00	2,145
3	Ceramic floor tiles - Terrace (PC \$44/m2)	60	m2	109.00	6,540
4	Ceramic floor tiles - wet areas (PC \$35/m2)	39	m2	105.00	4,095



Glenhaven Gardens - Block A

Project: AGED CARE FACILITIES
Building: Glenhaven Gardens

Details: Block A
Units 10-12

Code	Description	Quantity	Unit	Rate	Total
9	FLOOR FINISHES	<i>(Continued)</i>			
5	Steel trowel or wood float finish to slabs	567	m2	4.50	2,552
6	Waterproofing wet area floors	39	m2	40.00	1,560
7	Floor seal to garage	72	m2	15.00	1,080
8	75 x 18 thick timber skirtings, painted	279	m	12.00	3,348
9	Aluminium division bar to edge of floor tiles	9	m	30.00	270
10	Sundries	1	item	2,000.00	2,000
FLOOR FINISHES					40,915
10	CEILING FINISHES				
1	10 plasterboard ceiling lining incl furring	471	m2	37.00	17,427
2	Extra over allowance for moisture resistant linings to wet areas	39	m2	5.00	195
3	70mm cove plasterboard cornice	435	m	7.00	3,045
4	Access panels	9	no	250.00	2,250
5	Paint ceilings	471	m2	15.00	7,065
6	Paint cornice	435	m	3.00	1,305
7	Sundries	1	item	800.00	800
CEILING FINISHES					32,087
11	FITMENTS				
	<u>Joinery</u>				
1	Kitchen Joinery (lamine finishes)	3	no	12,600.00	37,800
2	Wardrobes including doors, shelving and rail, drawers	16	m	595.00	9,520
3	Linen cupboard incl shelving	3	no	1,200.00	3,600
4	Laundry Bench / broom cupd	3	no	1,730.00	5,190
	<u>Misc. Fitments</u>				
5	Shower rail	3	no	150.00	450
6	Mirror cabinet	6	no	350.00	2,100
7	Shelf	6	no	150.00	900
8	Towel rail - 900mm long	6	no	110.00	660
9	Grab rail (set)	6	no	600.00	3,600
10	Toilet paper holder	6	no	35.00	210
11	Shower seat	3	no	300.00	900
12	Robe hook	6	no	20.00	120
13	Rubbish bin	3	no	35.00	105



Glenhaven Gardens - Block A

Project: AGED CARE FACILITIES
Building: Glenhaven Gardens

Details: Block A
Units 10-12

Code	Description	Quantity	Unit	Rate	Total
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11 FITMENTS

(Continued)

14	Sundry allowance	1	item	3,300.00	3,300
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FITMENTS

68,455

12 SANITARY FIXTURES, PLUMBING & DRAINAGE

	<u>Internal Services</u>				
	Sanitary Fixtures & Fittings				
1	Prices for the following fixtures include for cold, hot / warm water reticulation, and traps as required		note		
2	Stainless steel sink, H & C water, trap and taps	3	no	1,895.00	5,685
3	Wall basin , basin set , H & C water, trap	6	no	1,350.00	8,100
4	Shower including shower set , H & C water, trap, GF	3	no	1,075.00	3,225
5	WC suite, CP valve , cold water	6	no	1,140.00	6,840
6	Laundry - 70L tub, H & C water, trap & taps	3	no	1,005.00	3,015
7	Washing machine tap set	3	no	190.00	570
8	HWU - Solar / Heat Pump	3	no	3,535.00	10,605
9	Supply and fix limiting valve	3	no	250.00	750
10	50 vent - uPVC	6	no	220.00	1,320
11	Floor waste	9	no	150.00	1,350
12	Sundries allowance	1	item	2,100.00	2,100
	<u>External Services</u>				
13	External hose tap	3	no	95.00	285
14	2000L above ground rainwater tank; incl pump and allowance for connections to WC	3	no	4,160.00	12,480
15	Drainage under buildings	1	no	5,400.00	5,400
16	Sewer connection to main incl boundary trap	1	no	3,800.00	3,800
17	Cold water connection to main incl meter	1	no	1,750.00	1,750
18	Sundries allowance	1	item	1,200.00	1,200

SANITARY FIXTURES, PLUMBING & DRAINAGE

68,475

13 ELECTRICAL SERVICES

	<u>Internal Services - Electric light and power</u>				
1	Electric light and power	1	item	47,100.00	47,100
2	Smoke alarm	3	no	180.00	540
3	Ceiling fans	3	no	375.00	1,125
	<u>Whitegoods - PC</u>		note		



Glenhaven Gardens - Block A

Project: AGED CARE FACILITIES
Building: Glenhaven Gardens

Details: Block A
Units 10-12

Code	Description	Quantity	Unit	Rate	Total
13	ELECTRICAL SERVICES	<i>(Continued)</i>			
4	Cooktop / oven	3	no	1,950.00	5,850
5	Rangehood	3	no	450.00	1,350
6	Dishwasher	3	no	810.00	2,430
7	Dryer - 4kg	3	no	440.00	1,320
	<u>BWIC</u>				
8	Builders work in conjunction <u>Electrical Service Connection</u>	1	item	3,000.00	3,000
9	Electrical connection including junction pit and in-ground sub-mains supply to building	1	item	1,530.00	1,530
ELECTRICAL SERVICES					64,245
14	MECHANICAL SERVICES				
1	Multi-Split system Air-conditioning	3	no	4,500.00	13,500
2	Exhaust ventilation - kitchen	3	no	800.00	2,400
3	Exhaust ventilation - bathrooms / WC	3	no	1,500.00	4,500
4	BWIC	1	item	1,100.00	1,100
MECHANICAL SERVICES					21,500
15	EXTERNAL FITTINGS				
1	Clothesline	3	no	375.00	1,125
2	Letterbox	3	no	145.00	435
EXTERNAL FITTINGS					1,560
16	PRELIMINARIES & PROFIT				
	<u>PRELIMINARIES & PROFIT</u>				
1	Builders Preliminaries	1	item	89,800.00	89,800
2	Profit Margin	1	item	53,900.00	53,900
	<u>BUILDING AREAS</u>				
	Areas				0
3	FECA - Fully Enclosed Covered Areas	471	m2		
4	UCA - Unenclosed Covered Areas	60	m2		
5	Gross Floor Area - FECA+UCA	531	m2		
PRELIMINARIES & PROFIT					143,700
17	EXCLUSIONS / DOCUMENTS				
	<u>Exclusions:</u>				
1	No allowance has been made for the following items:				



Glenhaven Gardens - Block A

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Building: Glenhaven Gardens

Details: Block A
Units 10-12

Code	Description	Quantity	Unit	Rate	Total
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17 EXCLUSIONS / DOCUMENTS

(Continued)

2	* Earthworks to prepare building site (included in External Work)				
3	* blinds and curtains to windows				
4	* loose furniture, fittings and equipment				
5	* contingencies				
6	* cost escalation from date of estimate				
	<u>Documents</u>				
7	This Cost Estimate is based on the following documents:				
8	- NBR Architecture's Architectural Drawings - 13253-DA-00 ~ 08 dated 18/4/2017				
9	- NBR Architecture's Landscape Drawings - 13253-LDA-00 ~ 03 dated 30/11/2016				
10	- Birzulis Associates Civil Drawings - 6527-C.01 dated August 2016				
11	- Abel & Brown Hydraulic Services Drawings - H01 ~ H05 dated November 2016				

EXCLUSIONS / DOCUMENTS

0

GFA: 0.00 m2

Glenhaven Gardens - Block B



Project: AGED CARE FACILITIES
Building: Glenhaven Gardens

Details: Block B
Units 7 - 9

Code	Description	Quantity	Unit	Rate	Total
	Block B - 3 Units				
jj	SUBSTRUCTURE	502	m2	190	95,390
jj	EXTERNAL WALLS	226	m2	350	79,202
jj	WINDOWS	35	m2	356	12,475
jj	ROOF	630	m2	281	176,716
jj	EXTERNAL DOORS	52	m2	362	18,825
jj	INTERNAL WALLS	426	m2	117	49,755
jj	INTERNAL DOORS	67	m2	267	17,900
jj	WALL FINISHES	1,076	m2	57	61,325
jj	FLOOR FINISHES	530	m2	76	40,531
jj	CEILING FINISHES	473	m2	68	32,341
jj	FITMENTS	3	Unit	25,687	77,060
jj	SANITARY FIXTURES, PLUMBING & DRAINAGE	3	Unit	22,825	68,475
jj	ELECTRICAL SERVICES	3	Unit	21,448	64,345
jj	MECHANICAL SERVICES	3	Unit	7,167	21,500
jj	EXTERNAL FITTINGS				1,560
jj	PRELIMINARIES & PROFIT				150,900
	Sub-Total - Block B	530	m2	1,827	968,300
jj	EXCLUSIONS / DOCUMENTS				0



Glenhaven Gardens - Block B

Project: AGED CARE FACILITIES
Building: Glenhaven Gardens

Details: Block B
Units 7 - 9

Code	Description	Quantity	Unit	Rate	Total
1	SUBSTRUCTURE				
	<u>Piers</u>				
1	400 diameter bored piers incl. excavation, concrete & reinforcement - Allowance :[58 no]	70	m	120.00	8,400
	<u>Slabs on Ground</u>				
2	RC raft slab on ground incl thickenings	502	m2	160.00	80,290
3	Allow for termite treatments	1	Item	4,300.00	4,300
4	Sundries	1	item	2,400.00	2,400
	SUBSTRUCTURE				95,390
2	EXTERNAL WALLS				
1	Face brick as specified	226	m2	260.00	58,760
2	Brick on edge sill	34	m	84.00	2,856
3	Timber framing to veneer wall	226	m2	40.00	9,040
4	Sarking + Wall insulation	226	m2	21.00	4,746
5	Allow sundries	1	item	3,800.00	3,800
	EXTERNAL WALLS				79,202
3	WINDOWS				
1	Powdercoated aluminium windows with 33% - 50% opening; incl reveals and architraves	35	m2	345.00	12,075
2	Sundries	1	item	400.00	400
	WINDOWS				12,475
4	ROOF				
	<u>Roof</u>				
1	Timber truss roof (plan area)	630	m2	75.00	47,250
2	Concrete roof tiles incl battens, sarking & cappings	675	m2	144.00	97,200
3	Velux Sun Tunnel rooflight	4	No	820.60	3,282
4	Colorbond metal fascia	134	m	30.00	4,034
5	Colorbond eaves gutter - 125mm quad	134	m	66.00	8,875
6	Valley gutter	89	m	50.00	4,450
7	Colorbond downpipes :[17 no]	60	m	43.00	2,580
8	4.5mm thick fibre cement eaves lining	129	m2	36.00	4,644
9	Sundries	1	item	4,400.00	4,400
	ROOF				176,716



Glenhaven Gardens - Block B

Project: AGED CARE FACILITIES
Building: Glenhaven Gardens

Details: Block B
Units 7 - 9

Code	Description	Quantity	Unit	Rate	Total
5	EXTERNAL DOORS	<i>(Continued)</i>			
1	Solid core Entry door with mouldings, timber frame, incl. hardware, seals & paint	3	no	875.00	2,625
2	Glazed sliding aluminium doors and sidelights incl frame and hardware - 4370 x 2120mm high	3	no	3,000.00	9,000
3	Standard single prefinished roller door with remote control	3	no	1,620.00	4,860
4	Stainless steel 'Crimsafe' security screen doors	3	no	480.00	1,440
5	Sundries	1	item	900.00	900
EXTERNAL DOORS					18,825
6	INTERNAL WALLS				
1	270 cavity brick party wall incl rigid insulation.	114	m2	350.00	39,900
2	90 timber framed wall	312	m2	29.34	9,154
3	Sundries / nogging supports for attachments	1	item	700.00	700
INTERNAL WALLS					49,754
7	INTERNAL DOORS				
1	Internal hollow core door, frame and hardware	18	no	550.00	9,900
2	Cavity sliding door, tracks and hardware	3	no	600.00	1,800
3	Do. double leaf	3	no	890.00	2,670
4	Pair of doors to Linen	3	no	520.00	1,560
5	Pair of doors to Laundry	3	no	490.00	1,470
6	Sundries	1	item	500.00	500
INTERNAL DOORS					17,900
8	WALL FINISHES				
1	10 thick plasterboard wall lining	934	m2	31.00	28,954
2	10 thick water resistant plasterboard wall lining	142	m2	36.00	5,110
3	Ceramic wall tiles (PC \$40/m2) - 2100 high	108	m2	100.00	10,800
4	Ceramic wall tiles in splashbacks	15	m2	135.00	2,025
5	Paint walls	953	m2	12.00	11,436
6	Sundries	1	item	3,000.00	3,000
WALL FINISHES					61,325
9	FLOOR FINISHES				
1	Carpet to floors	312	m2	55.00	17,160
2	Vinyl sheet flooring - kitchen (PC \$65/m2 S&F)	33	m2	65.00	2,145
3	Ceramic floor tiles - Terrace (PC \$44/m2)	57	m2	109.00	6,213



Glenhaven Gardens - Block B

Project: AGED CARE FACILITIES
Building: Glenhaven Gardens

Details: Block B
Units 7 - 9

Code	Description	Quantity	Unit	Rate	Total
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9 FLOOR FINISHES

(Continued)

4	Ceramic floor tiles - wet areas (PC \$35/m2)	39	m2	105.00	4,095
5	Steel trowel or wood float finish to slabs	565	m2	4.50	2,543
6	Waterproofing wet area floors	39	m2	40.00	1,560
7	Floor seal to garage	75	m2	15.00	1,125
8	75 x 18 thick timber skirtings, painted	285	m	12.00	3,420
9	Aluminium division bar to edge of floor tiles	9	m	30.00	270
10	Sundries	1	item	2,000.00	2,000

FLOOR FINISHES

40,531

10 CEILING FINISHES

1	10 plasterboard ceiling lining incl furring	473	m2	37.00	17,501
2	Extra over allowance for moisture resistant linings to wet areas	39	m2	5.00	195
3	70mm cove plasterboard cornice	450	m	7.00	3,150
4	Access panels	9	no	250.00	2,250
5	Paint ceilings	473	m2	15.00	7,095
6	Paint cornice	450	m	3.00	1,350
7	Sundries	1	item	800.00	800

CEILING FINISHES

32,341

11 FITMENTS

	<u>Joinery</u>				
1	Kitchen Joinery (lamine finishes)	3	no	12,600.00	37,800
2	Wardrobes including doors, shelving and rail, drawers	25	m	595.00	14,875
3	Linen cupboard incl shelving	3	no	1,200.00	3,600
4	Laundry Bench / broom cupd	3	no	1,730.00	5,190
5	Garage shelving	3	no	950.00	2,850
	<u>Misc. Fitments</u>				
6	Shower rail	3	no	150.00	450
7	Mirror cabinet	6	no	350.00	2,100
8	Shelf	6	no	150.00	900
9	Towel rail - 900mm long	6	no	110.00	660
10	Grab rail (set)	6	no	600.00	3,600
11	Toilet paper holder	6	no	35.00	210
12	Shower seat	3	no	300.00	900



Glenhaven Gardens - Block B

Project: AGED CARE FACILITIES
Building: Glenhaven Gardens

Details: Block B
Units 7 - 9

Code	Description	Quantity	Unit	Rate	Total
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11 FITMENTS

(Continued)

13	Robe hook	6	no	20.00	120
14	Rubbish bin	3	no	35.00	105
15	Sundry allowance	1	item	3,700.00	3,700

FITMENTS

77,060

12 SANITARY FIXTURES, PLUMBING & DRAINAGE

	<u>Internal Services</u>				
	Sanitary Fixtures & Fittings				
1	Prices for the following fixtures include for cold, hot / warm water reticulation, and traps as required		note		
2	Stainless steel sink, H & C water, trap and taps	3	no	1,895.00	5,685
3	Wall basin , basin set , H & C water, trap	6	no	1,350.00	8,100
4	Shower including shower set , H & C water, trap, GF	3	no	1,075.00	3,225
5	WC suite, CP valve , cold water	6	no	1,140.00	6,840
6	Laundry - 70L tub, H & C water, trap & taps	3	no	1,005.00	3,015
7	Washing machine tap set	3	no	190.00	570
8	HWU - Solar / Heat Pump	3	no	3,535.00	10,605
9	Supply and fix limiting valve	3	no	250.00	750
10	50 vent - uPVC	6	no	220.00	1,320
11	Floor waste	9	no	150.00	1,350
12	Sundries allowance	1	item	2,100.00	2,100
	<u>External Services</u>				
13	External hose tap	3	no	95.00	285
14	2000L above ground rainwater tank; incl pump and allowance for connections to WC	3	no	4,160.00	12,480
15	Drainage under buildings	1	no	5,400.00	5,400
16	Sewer connection to main incl boundary trap	1	no	3,800.00	3,800
17	Cold water connection to main incl meter	1	no	1,750.00	1,750
18	Sundries allowance	1	item	1,200.00	1,200

SANITARY FIXTURES, PLUMBING & DRAINAGE

68,475

13 ELECTRICAL SERVICES

	<u>Internal Services - Electric light and power</u>				
1	Electric light and power	1	item	47,200.00	47,200
2	Smoke alarm	3	no	180.00	540



Glenhaven Gardens - Block B

Project: AGED CARE FACILITIES
Building: Glenhaven Gardens

Details: Block B
 Units 7 - 9

Code	Description	Quantity	Unit	Rate	Total
13	ELECTRICAL SERVICES	<i>(Continued)</i>			
3	Ceiling fans <u>Whitegoods - PC</u>	3	no note	375.00	1,125
4	Cooktop / oven	3	no	1,950.00	5,850
5	Rangehood	3	no	450.00	1,350
6	Dishwasher	3	no	810.00	2,430
7	Dryer - 4kg <u>BWIC</u>	3	no	440.00	1,320
8	Builders work in conjunction <u>Electrical Service Connection</u>	1	item	3,000.00	3,000
9	Electrical connection including junction pit and in-ground sub-mains supply to building	1	item	1,530.00	1,530
ELECTRICAL SERVICES					64,345
14	MECHANICAL SERVICES				
1	Multi-Split system Air-conditioning	3	no	4,500.00	13,500
2	Exhaust ventilation - kitchen	3	no	800.00	2,400
3	Exhaust ventilation - bathrooms / WC	3	no	1,500.00	4,500
4	BWIC	1	item	1,100.00	1,100
MECHANICAL SERVICES					21,500
15	EXTERNAL FITTINGS				
1	Clothesline	3	no	375.00	1,125
2	Letterbox	3	no	145.00	435
EXTERNAL FITTINGS					1,560
16	PRELIMINARIES & PROFIT				
	<u>PRELIMINARIES & PROFIT</u>				
1	Builders Preliminaries	1	item	94,400.00	94,400
2	Profit Margin	1	item	56,500.00	56,500
	<u>BUILDING AREAS</u>				
	Areas				0
3	FECA - Fully Enclosed Covered Areas	473	m2		
4	UCA - Unenclosed Covered Areas	57	m2		
5	Gross Floor Area - FECA+UCA	530	m2		
PRELIMINARIES & PROFIT					150,900



Glenhaven Gardens - Block B

Project: AGED CARE FACILITIES
Building: Glenhaven Gardens

Details: Block B
Units 7 - 9

Code	Description	Quantity	Unit	Rate	Total
17	EXCLUSIONS / DOCUMENTS				(Continued)
	Exclusions:				
1	No allowance has been made for the following items:				
2	* Earthworks to prepare building site (included in External Work)				
3	* blinds and curtains to windows				
4	* loose furniture, fittings and equipment				
5	* contingencies				
6	* cost escalation from date of estimate				
	Documents				
7	This Cost Estimate is based on the following documents:				
8	- NBR Architecture's Architectural Drawings - 13253-DA-00 ~ 08 dated 18/4/2017				
9	- NBR Architecture's Landscape Drawings - 13253-LDA-00 ~ 03 dated 30/11/2016				
10	- Birzulis Associates Civil Drawings - 6527-C.01 dated August 2016				
11	- Abel & Brown Hydraulic Services Drawings - H01 ~ H05 dated November 2016				
EXCLUSIONS / DOCUMENTS					0
GFA: 0.00 m2					

Glenhaven Gardens - Block C



Project: AGED CARE FACILITIES
Building: Glenhaven Gardens

Details: Block C
Units 1 - 4

Code	Description	Quantity	Unit	Rate	Total
	Block C - 4 Units				
	SUBSTRUCTURE	502	m2	267	134,238
	EXTERNAL WALLS	329	m2	349	114,721
	WINDOWS	44	m2	354	15,580
	ROOF	893	m2	278	248,068
	EXTERNAL DOORS	76	m2	343	26,090
	INTERNAL WALLS	596	m2	114	67,869
	INTERNAL DOORS	89	m2	263	23,430
	WALL FINISHES	1,516	m2	56	85,647
	FLOOR FINISHES	746	m2	87	64,627
	CEILING FINISHES	665	m2	69	45,655
	FITMENTS	4	Unit	26,583	106,330
	SANITARY FIXTURES, PLUMBING & DRAINAGE	4	Unit	22,706	90,825
	ELECTRICAL SERVICES	4	Unit	22,013	88,050
	MECHANICAL SERVICES	4	Unit	13,450	53,800
	EXTERNAL FITTINGS				2,080
	PRELIMINARIES & PROFIT				205,800
	Sub-Total - Block C	746	m2	1,840	1,372,810
	EXCLUSIONS / DOCUMENTS				0



Glenhaven Gardens - Block C

Project: AGED CARE FACILITIES
Building: Glenhaven Gardens

Details: Block C
Units 1 - 4

Code	Description	Quantity	Unit	Rate	Total
1	SUBSTRUCTURE				
	<u>Piers</u>				
1	400 diameter bored piers incl. excavation, concrete & reinforcement - Allowance :[82 no]	99	m	120.00	11,880
	<u>Slabs on Ground</u>				
2	RC raft slab on ground incl thickenings	707	m2	160.00	113,058
3	Allow for termite treatments	1	Item	6,000.00	6,000
4	Sundries	1	item	3,300.00	3,300
	SUBSTRUCTURE				134,238
2	EXTERNAL WALLS				
1	Face brick as specified	329	m2	260.00	85,540
2	Brick on edge sill	43	m	84.00	3,612
3	Timber framing to veneer wall	329	m2	40.00	13,160
4	Sarking + Wall insulation	329	m2	21.00	6,909
5	Allow sundries	1	item	5,500.00	5,500
	EXTERNAL WALLS				114,721
3	WINDOWS				
1	Powdercoated aluminium windows with 33% - 50% opening; incl reveals and architraves	44	m2	345.00	15,180
2	Sundries	1	item	400.00	400
	WINDOWS				15,580
4	ROOF				
	<u>Roof</u>				
1	Timber truss roof (plan area)	893	m2	75.00	66,975
2	Concrete roof tiles incl battens, sarking & cappings	957	m2	144.00	137,808
3	Velux Sun Tunnel rooflight	4	No	820.60	3,282
4	Colorbond metal fascia	185	m	30.00	5,543
5	Colorbond eaves gutter - 125mm quad	185	m	66.00	12,194
6	Valley gutter	113	m	50.00	5,650
7	Colorbond downpipes :[25 no]	88	m	43.00	3,784
8	4.5mm thick fibre cement eaves lining	187	m2	36.00	6,732
9	Sundries	1	item	6,100.00	6,100
	ROOF				248,067



Glenhaven Gardens - Block C

Project: AGED CARE FACILITIES
Building: Glenhaven Gardens

Details: Block C
Units 1 - 4

Code	Description	Quantity	Unit	Rate	Total
5 EXTERNAL DOORS (Continued)					
1	Solid core Entry door with mouldings, timber frame, incl. hardware, seals & paint	4	no	875.00	3,500
2	Glazed sliding aluminium doors and sidelights incl frame and hardware - 4370 x 2120mm high	3	no	3,000.00	9,000
3	Do. 4450 x 2120mm to unit 1	1	no	3,060.00	3,060
4	Standard single prefinished roller door with remote control	3	no	1,620.00	4,860
5	Do. double to unit 1	1	no	2,450.00	2,450
6	Stainless steel 'Crimsafe' security screen doors	4	no	480.00	1,920
7	Sundriies	1	item	1,300.00	1,300
EXTERNAL DOORS					26,090
6 INTERNAL WALLS					
1	270 cavity brick party wall incl rigid insulation.	154	m2	350.00	53,900
2	90 timber framed wall	442	m2	29.34	12,968
3	Sundries / nogging supports for attachments	1	item	1,000.00	1,000
INTERNAL WALLS					67,868
7 INTERNAL DOORS					
1	Internal hollow core door, frame and hardware	24	no	550.00	13,200
2	Cavity sliding door, tracks and hardware	4	no	600.00	2,400
3	Do. double leaf	3	no	890.00	2,670
4	Pair of doors to Linen	5	no	520.00	2,600
5	Pair of doors to Laundry	4	no	490.00	1,960
6	Sundries	1	item	600.00	600
INTERNAL DOORS					23,430
8 WALL FINISHES					
1	10 thick plasterboard wall lining	1,323	m2	31.00	41,013
2	10 thick water resistant plasterboard wall lining	193	m2	36.00	6,946
3	Ceramic wall tiles (PC \$40/m2) - 2100 high	147	m2	100.00	14,700
4	Ceramic wall tiles in splashbacks	20	m2	135.00	2,700
5	Paint walls	1,349	m2	12.00	16,188
6	Sundries	1	item	4,100.00	4,100
WALL FINISHES					85,647
9 FLOOR FINISHES					
1	Carpet to floors	425	m2	55.00	23,375



Glenhaven Gardens - Block C

Project: AGED CARE FACILITIES
Building: Glenhaven Gardens

Details: Block C
Units 1 - 4

Code	Description	Quantity	Unit	Rate	Total
9	FLOOR FINISHES	(Continued)			
2	Vinyl sheet flooring - kitchen (PC \$65/m2 S&F)	49	m2	65.00	3,185
3	Ceramic floor tiles - Terrace (PC \$44/m2)	24	m2	109.00	2,616
4	Ceramic floor tiles - wet areas (PC \$35/m2)	53	m2	105.00	5,565
5	Timber flooring - Terrace	57	m2	250.00	14,250
6	Steel trowel or wood float finish to slabs	796	m2	4.50	3,582
7	Waterproofing wet area floors	53	m2	40.00	2,120
8	Floor seal to garage	120	m2	15.00	1,800
9	75 x 18 thick timber skirtings, painted	392	m	12.00	4,704
10	Aluminium division bar to edge of floor tiles	11	m	30.00	330
11	Sundries	1	item	3,100.00	3,100
FLOOR FINISHES					64,627
10	CEILING FINISHES				
1	10 plasterboard ceiling lining incl furring	665	m2	37.00	24,605
2	Extra over allowance for moisture resistant linings to wet areas	53	m2	5.00	265
3	70mm cove plasterboard cornice	661	m	7.00	4,627
4	Access panels	12	no	250.00	3,000
5	Paint ceilings	665	m2	15.00	9,975
6	Paint cornice	661	m	3.00	1,983
7	Sundries	1	item	1,200.00	1,200
CEILING FINISHES					45,655
11	FITMENTS				
	<u>Joinery</u>				
1	Kitchen Joinery (lamine finishes)	4	no	12,600.00	50,400
2	Wardrobes including doors, shelving and rail, drawers	36	m	595.00	21,420
3	Linen cupboard incl shelving	5	no	1,200.00	6,000
4	Laundry Bench / broom cupd	4	no	1,730.00	6,920
5	Garage shelving	3	no	950.00	2,850
6	Do. to unit 1	1	no	1,580.00	1,580
	<u>Misc. Fitments</u>				
7	Shower rail	4	no	150.00	600
8	Mirror cabinet	8	no	350.00	2,800
9	Shelf	8	no	150.00	1,200



Glenhaven Gardens - Block C

Project: AGED CARE FACILITIES
Building: Glenhaven Gardens

Details: Block C
Units 1 - 4

Code	Description	Quantity	Unit	Rate	Total
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11 FITMENTS

(Continued)

10	Towel rail - 900mm long	8	no	110.00	880
11	Grab rail (set)	8	no	600.00	4,800
12	Toilet paper holder	8	no	35.00	280
13	Shower seat	4	no	300.00	1,200
14	Robe hook	8	no	20.00	160
15	Rubbish bin	4	no	35.00	140
16	Sundry allowance	1	item	5,100.00	5,100

FITMENTS

106,330

12 SANITARY FIXTURES, PLUMBING & DRAINAGE

	<u>Internal Services</u>				
	Sanitary Fixtures & Fittings				
1	Prices for the following fixtures include for cold, hot / warm water reticulation, and traps as required		note		
2	Stainless steel sink, H & C water, trap and taps	4	no	1,895.00	7,580
3	Wall basin , basin set , H & C water, trap	8	no	1,350.00	10,800
4	Shower including shower set , H & C water, trap, GF	4	no	1,075.00	4,300
5	WC suite, CP valve , cold water	8	no	1,140.00	9,120
6	Laundry - 70L tub, H & C water, trap & taps	4	no	1,005.00	4,020
7	Washing machine tap set	4	no	190.00	760
8	HWU - Solar / Heat Pump	4	no	3,535.00	14,140
9	Supply and fix limiting valve	4	no	250.00	1,000
10	50 vent - uPVC	8	no	220.00	1,760
11	Floor waste	12	no	150.00	1,800
12	Sundries allowance	1	item	2,800.00	2,800
	<u>External Services</u>				
13	External hose tap	4	no	95.00	380
14	2000L above ground rainwater tank; incl pump and allowance for connections to WC	4	no	4,160.00	16,640
15	Drainage under buildings	1	no	7,200.00	7,200
16	Sewer connection to main incl boundary trap	1	no	4,650.00	4,650
17	Cold water connection to main incl meter	1	no	2,275.00	2,275
18	Sundries allowance	1	item	1,600.00	1,600

SANITARY FIXTURES, PLUMBING & DRAINAGE

90,825



Glenhaven Gardens - Block C

Project: AGED CARE FACILITIES
Building: Glenhaven Gardens

Details: Block C
Units 1 - 4

Code	Description	Quantity	Unit	Rate	Total
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13 ELECTRICAL SERVICES

(Continued)

	<u>Internal Services - Electric light and power</u>				
1	Electric light and power	1	item	65,500.00	65,500
2	Smoke alarm	4	no	180.00	720
3	Ceiling fans	4	no	375.00	1,500
	<u>Whitegoods - PC</u>		note		
4	Cooktop / oven	4	no	1,950.00	7,800
5	Rangehood	4	no	450.00	1,800
6	Dishwasher	4	no	810.00	3,240
7	Dryer - 4kg	4	no	440.00	1,760
	<u>BWIC</u>				
8	Builders work in conjunction	1	item	4,200.00	4,200
	<u>Electrical Service Connection</u>				
9	Electrical connection including junction pit and in-ground sub-mains supply to building	1	item	1,530.00	1,530

ELECTRICAL SERVICES

88,050

14 MECHANICAL SERVICES

1	Multi-Split system Air-conditioning	4	no	7,500.00	30,000
2	Exhaust ventilation - kitchen	4	no	800.00	3,200
3	Exhaust ventilation - bathrooms / WC	4	no	4,500.00	18,000
4	BWIC	1	item	2,600.00	2,600

MECHANICAL SERVICES

53,800

15 EXTERNAL FITTINGS

1	Clothesline	4	no	375.00	1,500
2	Letterbox	4	no	145.00	580

EXTERNAL FITTINGS

2,080

16 PRELIMINARIES & PROFIT

	<u>PRELIMINARIES & PROFIT</u>				
1	Builders Preliminaries	1	item	128,600.00	128,600
2	Profit Margin	1	item	77,200.00	77,200
	<u>BUILDING AREAS</u>				
	Areas				0
3	FECA - Fully Enclosed Covered Areas	665	m2		
4	UCA - Unenclosed Covered Areas	81	m2		



Glenhaven Gardens - Block C

Project: AGED CARE FACILITIES
Building: Glenhaven Gardens

Details: Block C
Units 1 - 4

Code	Description	Quantity	Unit	Rate	Total
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16 PRELIMINARIES & PROFIT

(Continued)

5	Gross Floor Area - FECA+UCA	746	m2		
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PRELIMINARIES & PROFIT

205,800

17 EXCLUSIONS / DOCUMENTS

	<u>Exclusions:</u>				
1	No allowance has been made for the following items:				
2	* Earthworks to prepare building site (included in External Work)				
3	* blinds and curtains to windows				
4	* loose furniture, fittings and equipment				
5	* contingencies				
6	* cost escalation from date of estimate				
	<u>Documents</u>				
7	This Cost Estimate is based on the following documents:				
8	- NBR's Architecture's Architectural Drawings - 13253-DA-00 ~ 08 dated 18/4/2017				
9	- NBR's Architecture's Landscape Drawings - 13253-LDA-00 ~ 03 dated 30/11/2016				
10	- Birzulis Associates Civil Drawings - 6527-C.01 dated August 2016				
11	- Abel & Brown Hydraulic Services Drawings - H01 ~ H05 dated November 2016				

EXCLUSIONS / DOCUMENTS

0

GFA: 0.00 m2

Glenhaven Gardens - Block D



Project: AGED CARE FACILITIES
Building: Glenhaven Gardens

Details: Block D
Units 5 & 67 - 9

Code	Description	Quantity	Unit	Rate	Total
	Block D - 2 Units				
	SUBSTRUCTURE	363	m2	194	70,286
	EXTERNAL WALLS	195	m2	347	67,575
	WINDOWS	30	m2	355	10,650
	ROOF	339	m2	468	158,767
	EXTERNAL DOORS	34	m2	391	13,285
	INTERNAL WALLS	286	m2	76	21,818
	INTERNAL DOORS	38	m2	266	10,120
	WALL FINISHES	766	m2	56	42,979
	FLOOR FINISHES	376	m2	77	28,789
	CEILING FINISHES	339	m2	68	22,988
	FITMENTS	2	Unit	25,850	51,700
	SANITARY FIXTURES, PLUMBING & DRAINAGE	2	Unit	23,113	46,225
	ELECTRICAL SERVICES	2	Unit	22,870	45,740
	MECHANICAL SERVICES	2	Unit	7,150	14,300
	EXTERNAL FITTINGS				1,040
	PRELIMINARIES & PROFIT				109,700
	Sub-Total - Block D	376	m2	1,904	715,962
	EXCLUSIONS / DOCUMENTS				0



Glenhaven Gardens - Block D

Project: AGED CARE FACILITIES
Building: Glenhaven Gardens

Details: Block D
Units 5 & 67 - 9

Code	Description	Quantity	Unit	Rate	Total
1	SUBSTRUCTURE				
	<u>Piers</u>				
1	400 diameter bored piers incl. excavation, concrete & reinforcement - Allowance :[42 no]	51	m	120.00	6,120
	<u>Slabs on Ground</u>				
2	RC raft slab on ground incl thickenings	363	m2	160.00	58,066
3	Allow for termite treatments	1	Item	4,300.00	4,300
4	Sundries	1	item	1,800.00	1,800
	SUBSTRUCTURE				70,286
2	EXTERNAL WALLS				
1	Face brick as specified	195	m2	260.00	50,700
2	Brick on edge sill	20	m	84.00	1,680
3	Timber framing to veneer wall	195	m2	40.00	7,800
4	Sarking + Wall insulation	195	m2	21.00	4,095
5	Allow sundries	1	item	3,300.00	3,300
	EXTERNAL WALLS				67,575
3	WINDOWS				
1	Powdercoated aluminium windows with 33% - 50% opening; incl reveals and architraves	30	m2	345.00	10,350
2	Sundries	1	item	300.00	300
	WINDOWS				10,650
4	ROOF				
	<u>Roof</u>				
1	Timber truss roof (plan area)	466	m2	75.00	34,950
2	Concrete roof tiles incl battens, sarking & cappings	500	m2	144.00	72,000
3	Velux Sun Tunnel rooflight	4	No	820.60	3,282
4	Colorbond metal fascia	109	m	30.00	3,261
5	Colorbond eaves gutter - 125mm quad	109	m	66.00	7,174
6	Valley gutter	57	m	50.00	2,850
7	Colorbond downpipes :[10 no]	35	m	43.00	1,505
8	4.5mm thick fibre cement eaves lining	829	m2	36.00	29,844
9	Sundries	1	item	3,900.00	3,900
	ROOF				158,767



Glenhaven Gardens - Block D

Project: AGED CARE FACILITIES
Building: Glenhaven Gardens

Details: Block D
Units 5 & 67 - 9

Code	Description	Quantity	Unit	Rate	Total
5	EXTERNAL DOORS	<i>(Continued)</i>			
1	Solid core Entry door with mouldings, timber frame, incl. hardware, seals & paint	3	no	875.00	2,625
2	Glazed sliding aluminium doors and sidelights incl frame and hardware - 4370 x 2120mm high	1	no	3,000.00	3,000
3	Do. 3250 x 2120mm high	1	no	2,280.00	2,280
4	Standard single prefinished roller door with remote control	2	no	1,620.00	3,240
5	Stainless steel 'Crimsafe' security screen doors	3	no	480.00	1,440
6	Sundries	1	item	700.00	700
EXTERNAL DOORS					13,285
6	INTERNAL WALLS				
1	270 cavity brick party wall incl rigid insulation.	40	m2	350.00	14,000
2	90 timber framed wall	246	m2	29.34	7,218
3	Sundries / nogging supports for attachments	1	item	600.00	600
INTERNAL WALLS					21,818
7	INTERNAL DOORS				
1	Internal hollow core door, frame and hardware	12	no	550.00	6,600
2	Cavity sliding door, tracks and hardware	2	no	600.00	1,200
3	Pair of doors to Linen	2	no	520.00	1,040
4	Pair of doors to Laundry	2	no	490.00	980
5	Sundries	1	item	300.00	300
INTERNAL DOORS					10,120
8	WALL FINISHES				
1	10 thick plasterboard wall lining	673	m2	31.00	20,863
2	10 thick water resistant plasterboard wall lining	93	m2	36.00	3,346
3	Ceramic wall tiles (PC \$40/m2) - 2100 high	71	m2	100.00	7,100
4	Ceramic wall tiles in splashbacks	10	m2	135.00	1,350
5	Paint walls	685	m2	12.00	8,220
6	Sundries	1	item	2,100.00	2,100
WALL FINISHES					42,979
9	FLOOR FINISHES				
1	Carpet to floors	229	m2	55.00	12,595
2	Vinyl sheet flooring - kitchen (PC \$65/m2 S&F)	24	m2	65.00	1,560
3	Ceramic floor tiles - Terrace (PC \$44/m2)	37	m2	109.00	4,033



Glenhaven Gardens - Block D

Project: AGED CARE FACILITIES
Building: Glenhaven Gardens

Details: Block D
Units 5 & 67 - 9

Code	Description	Quantity	Unit	Rate	Total
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9 FLOOR FINISHES

(Continued)

4	Ceramic floor tiles - wet areas (PC \$35/m2)	28	m2	105.00	2,940
5	Steel trowel or wood float finish to slabs	405	m2	4.50	1,823
6	Waterproofing wet area floors	28	m2	40.00	1,120
7	Floor seal to garage	46	m2	15.00	690
8	75 x 18 thick timber skirtings, painted	204	m	12.00	2,448
9	Aluminium division bar to edge of floor tiles	6	m	30.00	180
10	Sundries	1	item	1,400.00	1,400

FLOOR FINISHES

28,789

10 CEILING FINISHES

1	10 plasterboard ceiling lining incl furring	339	m2	37.00	12,543
2	Extra over allowance for moisture resistant linings to wet areas	28	m2	5.00	140
3	70mm cove plasterboard cornice	312	m	7.00	2,184
4	Access panels	6	no	250.00	1,500
5	Paint ceilings	339	m2	15.00	5,085
6	Paint cornice	312	m	3.00	936
7	Sundries	1	item	600.00	600

CEILING FINISHES

22,988

11 FITMENTS

	<u>Joinery</u>				
1	Kitchen Joinery (lamine finishes)	2	no	12,600.00	25,200
2	Wardrobes including doors, shelving and rail, drawers	18	m	595.00	10,710
3	Linen cupboard incl shelving	2	no	1,200.00	2,400
4	Laundry Bench / broom cupd	2	no	1,730.00	3,460
5	Entry cupboard incl shelving	1	no	1,400.00	1,400
	<u>Misc. Fitments</u>				
6	Shower rail	2	no	150.00	300
7	Mirror cabinet	4	no	350.00	1,400
8	Shelf	4	no	150.00	600
9	Towel rail - 900mm long	4	no	110.00	440
10	Grab rail (set)	4	no	600.00	2,400
11	Toilet paper holder	4	no	35.00	140
12	Shower seat	2	no	300.00	600



Glenhaven Gardens - Block D

Project: AGED CARE FACILITIES
Building: Glenhaven Gardens

Details: Block D
Units 5 & 67 - 9

Code	Description	Quantity	Unit	Rate	Total
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11 FITMENTS

(Continued)

13	Robe hook	4	no	20.00	80
14	Rubbish bin	2	no	35.00	70
15	Sundry allowance	1	item	2,500.00	2,500

FITMENTS

51,700

12 SANITARY FIXTURES, PLUMBING & DRAINAGE

	<u>Internal Services</u>				
	Sanitary Fixtures & Fittings				
1	Prices for the following fixtures include for cold, hot / warm water reticulation, and traps as required		note		
2	Stainless steel sink, H & C water, trap and taps	2	no	1,895.00	3,790
3	Wall basin , basin set , H & C water, trap	4	no	1,350.00	5,400
4	Shower including shower set , H & C water, trap, GF	2	no	1,075.00	2,150
5	WC suite, CP valve , cold water	4	no	1,140.00	4,560
6	Laundry - 70L tub, H & C water, trap & taps	2	no	1,005.00	2,010
7	Washing machine tap set	2	no	190.00	380
8	HWU - Solar / Heat Pump	2	no	3,535.00	7,070
9	Supply and fix limiting valve	2	no	250.00	500
10	50 vent - uPVC	4	no	220.00	880
11	Floor waste	6	no	150.00	900
12	Sundries allowance	1	item	1,400.00	1,400
	<u>External Services</u>				
13	External hose tap	2	no	95.00	190
14	2000L above ground rainwater tank; incl pump and allowance for connections to WC	2	no	4,160.00	8,320
15	Drainage under buildings	1	no	3,600.00	3,600
16	Sewer connection to main incl boundary trap	1	no	2,950.00	2,950
17	Cold water connection to main incl meter	1	no	1,225.00	1,225
18	Sundries allowance	1	item	900.00	900

SANITARY FIXTURES, PLUMBING & DRAINAGE

46,225

13 ELECTRICAL SERVICES

	<u>Internal Services - Electric light and power</u>				
1	Electric light and power	1	item	33,600.00	33,600
2	Smoke alarm	2	no	180.00	360



Glenhaven Gardens - Block D

Project: AGED CARE FACILITIES
Building: Glenhaven Gardens

Details: Block D
 Units 5 & 67 - 9

Code	Description	Quantity	Unit	Rate	Total
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13 ELECTRICAL SERVICES

(Continued)

3	Ceiling fans <u>Whitegoods - PC</u>	2	no note	375.00	750
4	Cooktop / oven	2	no	1,950.00	3,900
5	Rangehood	2	no	450.00	900
6	Dishwasher	2	no	810.00	1,620
7	Dryer - 4kg <u>BWIC</u>	2	no	440.00	880
8	Builders work in conjunction <u>Electrical Service Connection</u>	1	item	2,200.00	2,200
9	Electrical connection including junction pit and in-ground sub-mains supply to building	1	no	1,530.00	1,530

ELECTRICAL SERVICES

45,740

14 MECHANICAL SERVICES

1	Multi-Split system Air-conditioning	2	no	4,500.00	9,000
2	Exhaust ventilation - kitchen	2	no	800.00	1,600
3	Exhaust ventilation - bathrooms / WC	2	no	1,500.00	3,000
4	BWIC	1	item	700.00	700

MECHANICAL SERVICES

14,300

15 EXTERNAL FITTINGS

1	Clothesline	2	no	375.00	750
2	Letterbox	2	no	145.00	290

EXTERNAL FITTINGS

1,040

16 PRELIMINARIES & PROFIT

	<u>PRELIMINARIES & PROFIT</u>				
1	Builders Preliminaries	1	item	68,300.00	68,300
2	Profit Margin	1	item	41,400.00	41,400
	<u>BUILDING AREAS</u>				
3	FECA - Fully Enclosed Covered Areas	339	m2		
4	UCA - Unenclosed Covered Areas	37	m2		
5	Gross Floor Area - FECA+UCA	376	m2		

PRELIMINARIES & PROFIT

109,700

17 EXCLUSIONS / DOCUMENTS

	<u>Exclusions:</u>				
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Glenhaven Gardens - Block D

Project: AGED CARE FACILITIES
Building: Glenhaven Gardens

Details: Block D
Units 5 & 67 - 9

Code	Description	Quantity	Unit	Rate	Total
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17 EXCLUSIONS / DOCUMENTS

(Continued)

1	No allowance has been made for the following items:				
2	* Earthworks to prepare building site (included in External Work)				
3	* blinds and curtains to windows				
4	* loose furniture, fittings and equipment				
5	* contingencies				
6	* cost escalation from date of estimate				
	<u>Documents</u>				
7	This Cost Estimate is based on the following documents:				
8	- NBR Architecture's Architectural Drawings - 13253-DA-00 ~ 08 dated 18/4/2017				
9	- NBR Architecture's Landscape Drawings - 13253-LDA-00 ~ 03 dated 30/11/2016				
10	- Birzulis Associates Civil Drawings - 6527-C.01 dated August 2016				
11	- Abel & Brown Hydraulic Services Drawings - H01 ~ H05 dated November 2016				

EXCLUSIONS / DOCUMENTS

0

GFA: 0.00 m2

Glenhaven Gardens - SiteWorks



Project: AGED CARE FACILITIES
Building: Glenhaven Gardens

Details: Siteworks / Infrastructure - Preliminary Cost Plan.

Code	Description	Quantity	Unit	Rate	Total
	<u>INFRASTRUCTURE / SITEWORKS & SERVICES</u>				
	SITE PREPARATION	7,286	m2	25	185,645
	ROADS, FOOTPATHS & PAVED AREAS				354,682
	LANDSCAPING / FENCING				381,894
	EXTERNAL STORMWATER DRAINAGE				357,027
	EXTERNAL SEWER DRAINAGE				65,348
	EXTERNAL FIRE, WATER & GAS SUPPLY				102,650
	EXTERNAL ELECTRICAL SERVICES				366,100
	PRELIMINARIES / BUILDER'S MARGIN				<u>284,100</u>
	Subtotal - Siteworks & Services	7,286	m2	288	<u>2,097,446</u>



Glenhaven Gardens - SiteWorks

Project: AGED CARE FACILITIES
Building: Glenhaven Gardens

Details: Siteworks / Infrastructure - Preliminary Cost Plan.

Code	Description	Quantity	Unit	Rate	Total
1	SITE PREPARATION				
	Site Clearance				
1	Clear & Strip topsoil 200 deep and stockpile on site :[7,286 m2]	1,458	m3	8.70	12,684
	Bulk Earthwork				
2	Bulk earthworks over the site in OTR to benched levels.	2,915	m3	20.00	58,300
3	Assume balanced cut / fill		Note		
	Soil & Water Management				
4	Environmental requirements	1	item	9,100.00	9,100
	Retaining Walls				
5	Concrete footing to block walls	35	m3	805.00	28,175
6	190 thick reinforced blockwork in retaining walls	152	m2	273.00	41,496
7	Capping block	190	m	25.00	4,750
8	Waterproofing to walls	152	m2	45.00	6,840
9	Agricultural drainage / rubble surround	230	m	60.00	13,800
10	Free draining backfill to walls	40	m3	40.00	<u>1,600</u>
11	Retaining Walls S/T				96,661
	Sundries				
12	Allow for Design Development / Details	1	item	8,900.00	8,900
	SITE PREPARATION				185,645
2	ROADS, FOOTPATHS & PAVED AREAS				
	<u>GLENHAVEN RD</u>				
	Roads				
1	Reinforced concrete K&G to Council requirements; including saw-cutting pavement and reinstatement	54	m	285.00	15,390
2	Vehicle / gutter crossing	8	m	102.00	816
3	Reinforced concrete crossover	25	m2	146.00	3,650
4	Public footpath to Council requirements	78	m2	107.00	8,346
	<u>ROADS / DRIVEWAY</u>				
5	Reinforced concrete Sub-Division Roads: 185 thick + 100 DGS20 basecourse; coloured concrete	1,840	m2	129.00	237,360
6	Kerb & Gutter	138.16	m	94.50	13,056
	<u>PATHS & PAVINGS</u>				
7	AC Paving areas - selected pavers on concrete base	62	m2	194.00	12,028



Glenhaven Gardens - SiteWorks

Project: AGED CARE FACILITIES
Building: Glenhaven Gardens

Details: Siteworks / Infrastructure - Preliminary Cost Plan.

Code	Description	Quantity	Unit	Rate	Total
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2 ROADS, FOOTPATHS & PAVED AREAS

(Continued)

8	100 thick reinforced concrete paths; incl SL72 mesh, sand blinding ; oxide colouring	457	m2	98.00	44,786
9	Reinforced concrete steps (plan area)	2	m2	425.00	850
10	Linemarking / signage	1	PC	1,500.00	1,500
	Sundries				
11	Allow for Design Development	1	item	16,900.00	16,900

ROADS, FOOTPATHS & PAVED AREAS

354,682

3 LANDSCAPING / FENCING

	<u>LANDSCAPING</u>				
	Landscaping				
1	Turf and topsoil	686	m2	16.00	10,976
2	Mass planting beds incl. shrub, groundcover, topsoil, mulch; edging	770	m2	91.00	70,070
	<u>Street Trees</u>				
3	Street Trees - 75 litre pot; incl staking, soil mix, mulching, root barrier, subsoil drain and timber surround	36	No	1,169.00	42,084
4	Artificial Turf	195	m2	147.00	28,665
5	Turf and topsoil	402	m2	16.00	6,432
6	Mass planting beds incl. shrub, groundcover, topsoil, mulch	850	m2	85.00	72,250
	Furniture				
	<u>Seats</u>				
7	Selected aluminium / timber seats, fixed to paving	3	no	2,465.00	7,395
	<u>Fence, Screens & Gates</u>				
8	Boundary Fence - Low brick wall / piers + picket fence - Fence F2	75	m	511.00	38,325
9	1500h PC finished batten screen / fence - F3	55.00	m	406.00	22,330
10	1800h Colorbond metal fence - F4	53.00	m	105.00	5,565
11	3000w pair of gates to F4 fence	1	No	1,502.00	1,502
	Sundries				
12	Allow for Design Development	1	item	11,300.00	11,300
	Sundries				
13	Allow for Design Development	1	item	16,000.00	16,000
	Preliminaries / Margins				
14	Allow for Builders Preliminaries	1	item	34,000.00	34,000



Glenhaven Gardens - SiteWorks

Project: AGED CARE FACILITIES
Building: Glenhaven Gardens

Details: Siteworks / Infrastructure - Preliminary Cost Plan.

Code	Description	Quantity	Unit	Rate	Total
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3 LANDSCAPING / FENCING

(Continued)

15	Allow for Builders Margin	1	item	15,000.00	15,000
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LANDSCAPING / FENCING

381,894

4 EXTERNAL STORMWATER DRAINAGE

	Ref: Abel & Brown Dwgs H01-05 incl.		NOTE		
	Stormwater Drainage - Main Access Road				
1	100 diam uPVC DWV stormwater drainage n.e. 1m deep	390	m	62.00	24,180
2	150 diam uPVC DWV stormwater drainage 1-2m deep	388	m	184.00	71,392
	Pits				
3	Kerb inlet pit to suit kerb and gutter	7	No	2,700.00	18,900
4	Grated surface inlet pit.	13	no	935.00	12,155
5	Connect to existing 900x900 pits	2	No	450.00	900
	Detention				
	Rainwater / OSD Tank				
6	OSD tank as detailed - including Excavation	1	No	162,500	162,500
	Sundries				
7	Allow for sundries - CCTV, testing, fees etc	1	item	15,000.00	15,000
	Preliminaries / Builders Margin				
8	Allow for Builders Preliminaries	1	item	31,000.00	31,000
9	Allow for Builders Margin	1	item	21,000.00	21,000

EXTERNAL STORMWATER DRAINAGE

357,027

5 EXTERNAL SEWER DRAINAGE

	The following Quantities, pipe sizes etc are assumed only, subject to Future design detail.		NOTE		
	Sewer drainage				
1	150 diameter uPVC heavy grade sewer drainage ne 1000 deep - mains	226	m	148.00	33,448
2	Manholes / junction pits - allowance	10	no	2,540.00	25,400
3	Locate and connect to existing Sydney Water Sewer Mains	1	no	2,500.00	2,500
	Builder's Work				
4	Sundry / Builder's work & attendance, fees etc	1	item	4,000.00	4,000

EXTERNAL SEWER DRAINAGE

65,348

6 EXTERNAL FIRE, WATER & GAS SUPPLY

	The following are Provisional Sum allowances subject to future design		NOTE		
	External Water Service				



Glenhaven Gardens - SiteWorks

Project: AGED CARE FACILITIES
Building: Glenhaven Gardens

Details: Siteworks / Infrastructure - Preliminary Cost Plan.

Code	Description	Quantity	Unit	Rate	Total
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6 EXTERNAL FIRE, WATER & GAS SUPPLY

(Continued)

1	Potable water supply / reticulation Fire Hydrant Service	1	PC	30,000.00	30,000
2	100 diam fire hydrant supply in ground - shared trench	230	m	90.00	20,700
3	Fire hydrant standpoint	15	no	1,050.00	15,750
4	Connect cold water / fire hydrant mains to existing water supply main incl. all fees and charges as necessary Gas Service	1	Item	3,500.00	3,500
5	110 diam. gas service main in ground	200	m	112.00	22,400
6	20 diam. do. in branch service to Dwellings	120	m	45.00	5,400
7	Meters and lot connections by Gas Service provider Builder's Work		note		
8	Sundries / Builder's work & attendance, fees	1	item	4,900.00	4,900

EXTERNAL FIRE, WATER & GAS SUPPLY

102,650

7 EXTERNAL ELECTRICAL SERVICES

	The following are Provisional Allowances, subject to future design detail.. Electrical Installation		NOTE		
1	Upgrade existing Substation Kiosk	1	PC	75,000.00	75,000
2	Main Switchboard	1	PC	50,000	50,000
3	Distribution pillars	10	no	2,000	20,000
4	Electrical pit	20	no	1,200	24,000
5	100A submains incl conduit and trenching	100.00	m	295.00	29,500
6	Authority fees and charges Lighting	1	Item	20,000	20,000
7	Street lights to future detail ; incl footing, power supply. Communications	20	No	4,030.00	80,600
8	Communications - pits, conduits and cabling MATV	1	item	32,500	32,500
9	MATV / Pay TV conduits in shared trench Builders Work	1	item	21,500	21,500
10	Attendance and Builder's work associated with external electrical works	1	item	13,000	13,000

EXTERNAL ELECTRICAL SERVICES

366,100

8 PRELIMINARIES / BUILDER'S MARGIN

1	Allow for preliminaries	1	item	183,300.00	183,300
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Glenhaven Gardens - SiteWorks

Project: AGED CARE FACILITIES
Building: Glenhaven Gardens

Details: Siteworks / Infrastructure - Preliminary Cost Plan.

Code	Description	Quantity	Unit	Rate	Total
8	PRELIMINARIES / BUILDER'S MARGIN				(Continued)
2	Allow for Builders Margin	1	item	100,800.00	100,800
	PRELIMINARIES / BUILDER'S MARGIN				284,100
	GFA: 0.00 m2				