

Appendix B: Elemental Summary

Project Description	The subject project is for the proposed mixed-use development comprising four residential towers ranging from 16 to 38 storeys with a total of 540 apartments including 416 market apartments and 124 affordable apartments; a 10-storey commercial office building; an 8-storey hotel with 80 rooms; retail spaces across the lower ground, ground, and first floors; two basement levels and sleeved parking from the Mezzanine level to Level 2; as well as a new public plaza and associated landscaping and public domain works
Project Location	221-291 Crown Street, 216-238 Keira Street and 86-90 Burelli Street, Wollongong NSW 2500
Project Stage	The development is divided into two (2) construction stages.
Date of Assessment	26/06/2026
Name of Quantity Surveyor	Samuel Star (FAIQS, CQS No. 2752)
Signature of Quantity Surveyor	

CODE	ELEMENT	TOTAL (\$)	% BC
SB	Substructure	\$ 24,280,044	10.49%
UF	Upper Floors	\$ 21,221,778	9.17%
SC	Staircase	\$ 1,800,000	0.78%
RF	Roof	\$ 1,083,500	0.47%
EW	External Walls	\$ 18,961,640	8.19%
WW	Windows	\$ 11,126,508	4.81%
ED	External Doors	\$ 150,000	0.06%
NW	Internal Walls	\$ 16,870,690	7.29%
ND	Internal Doors	\$ 3,845,000	1.66%
WF	Wall Finishes	\$ 9,925,558	4.29%
FF	Floor Finishes	\$ 8,520,958	3.68%
CF	Ceiling Finishes	\$ 9,627,741	4.16%
FT	Fitments	\$ 12,331,550	5.33%
SF	Sanitary Fixtures	\$ 3,142,600	1.36%
WS	Water Supply	\$ 13,752,200	5.94%
GS	Gas Services	\$ 2,303,000	1.00%
VE	Heating, Ventilation & AC	\$ 6,175,050	2.67%
FP	Fire Protection	\$ 5,354,610	2.31%
LP	Electrical Light & Power	\$ 15,419,910	6.66%
CM	Communications	\$ 1,710,800	0.74%
TS	Transportation Systems	\$ 6,348,000	2.74%
SS	Special Services	\$ 550,000	0.24%
PR	Proportion of Preliminaries	\$ 36,955,216	15.97%
	TOTAL BUILDING COST (BC)	\$ 231,456,353	100.00%
XP	Site Preparation	\$ 2,224,960	
XR	Footpaths + Open Communal Space	\$ 378,945	
XN	Boundary Walls, Fencing and Gates	\$ -	
XL	Landscaping and Improvements	\$ 1,972,400	
PR2	Proportion of Preliminaries 2	\$ 915,261	
A	TOTAL PROJECT COST	\$ 236,947,919	
B	Consultant Fees	\$ 7,108,438	3.00%
C	Authorities Fees	\$ 592,370	0.25%
D	Contingency (5% of the sum of items A, B, and C)	\$ 11,847,396	5.00%
E	Escalation (2.43% of the sum of items A, B and C)	\$ 5,949,651	2.43%
	ESTIMATED DEVELOPMENT COST (excl. GST)	\$ 262,445,773	100.00%
	ESTIMATED DEVELOPMENT COST RESIDENTIAL COMPONENT (excl. GST)	\$ 188,727,752	71.91%
	ESTIMATED DEVELOPMENT COST NON-RESIDENTIAL COMPONENT (excl. GST)	\$ 73,718,021	28.09%

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Appendix C: Detailed Calculation Schedule

CODE	ELEMENT	QUANTITY	UNIT	RATE (\$)	TOTAL (\$)	% BC
SUBSTRUCTURE						
SB	<u>Substructure</u>					
	Basement Excavation in OTR	87633	m3	100 \$	8,763,315	
	Detailed Foundation Excavation	1160	m3	300 \$	347,874	
	Concrete, Reo & Labour to Footings	1160	m3	500 \$	579,790	
	Basement 2 Slab-on-Ground	9824	m2	200 \$	1,964,800	
	Basement 1 suspended Slab	10095	m2	300 \$	3,028,500	
	Mezzanine suspended Slab	8418	m2	300 \$	2,525,337	
	Lower Ground suspended Slab	3074	m2	300 \$	922,179	
	Basement Columns	426	No.	1,000 \$	426,000	
	Lower Ground Perimeter Walls	2634	m2	400 \$	1,053,637	
	Mezzanine Perimeter Walls	1672	m2	400 \$	668,923	
	Basement 2 Perimeter Walls	1484	m2	400 \$	593,670	
	Basement 1 Perimeter Walls	1490	m2	400 \$	595,808	
	Lower Ground Internal Structural Walls	1684	m2	200 \$	336,772	
	Mezzanine Internal Structural Walls	3487	m2	200 \$	697,409	
	Basement 2 Internal Structural Walls	2342	m2	200 \$	468,488	
	Basement 1 Internal Structural Walls	4153	m2	200 \$	830,696	
	Subsoil Drainage	1968	m2	100 \$	196,846	
	Lift Pits	17	No.	10,000 \$	170,000	
	Stormwater Pits within Basement	2	No.	30,000 \$	60,000	
	Discharge Control Pit	1	Item	20,000 \$	20,000	
	Detention Tank	1	Item	30,000 \$	30,000	
	Sub-Total Substructure			\$	24,280,044	10.49%
SUPERSTRUCTURE						
UF	<u>Upper Floors</u>					
	Lower Ground suspended Slab	3287	m2	300 \$	986,100	
	Ground Floor suspended Slab	7147	m2	300 \$	2,143,950	
	Level 1 suspended Slab incl. balconies + cols.	4211	m2	300 \$	1,263,333	
	Level 2 suspended Slab incl. balconies + cols.	7141	m2	300 \$	2,142,405	
	Level 3 suspended Slab incl. balconies + cols.	3216	m2	300 \$	964,830	
	Level 4 suspended Slab incl. balconies + cols.	5242	m2	200 \$	1,048,400	
	Level 5 suspended Slab incl. balconies + cols.	4334	m2	200 \$	866,800	
	Level 6 suspended Slab incl. balconies + cols.	4400	m2	200 \$	880,000	
	Level 7 suspended Slab incl. balconies + cols.	4443	m2	200 \$	888,640	
	Level 8 suspended Slab incl. balconies + cols.	4321	m2	200 \$	864,200	
	Level 9 suspended Slab incl. balconies + cols.	3872	m2	200 \$	774,480	
	Level 10 suspended Slab incl. balconies + cols.	3780	m2	200 \$	756,080	
	Level 11 suspended Slab incl. balconies + cols.	3213	m2	200 \$	642,680	
	Level 12 suspended Slab incl. balconies + cols.	2693	m2	200 \$	538,680	
	Level 13 suspended Slab incl. balconies + cols.	2693	m2	200 \$	538,680	
	Level 14 suspended Slab incl. balconies + cols.	2693	m2	200 \$	538,680	
	Level 15 suspended Slab incl. balconies + cols.	2126	m2	200 \$	425,280	
	Level 16 suspended Slab incl. balconies + cols.	2621	m2	200 \$	524,260	
	Level 17 suspended Slab incl. balconies + cols.	2246	m2	200 \$	449,200	
	Level 18 suspended Slab incl. balconies + cols.	1648	m2	200 \$	329,600	

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CODE	ELEMENT	QUANTITY	UNIT	RATE (\$)	TOTAL (\$)	% BC
	Level 19 suspended Slab incl. balconies + cols.	1095	m2	200	\$ 219,000	
	Level 20 suspended Slab incl. balconies + cols.	1095	m2	200	\$ 219,000	
	Level 21 suspended Slab incl. balconies + cols.	1095	m2	200	\$ 219,000	
	Level 22 suspended Slab incl. balconies + cols.	1095	m2	200	\$ 219,000	
	Level 23 suspended Slab incl. balconies + cols.	1095	m2	200	\$ 219,000	
	Level 24 suspended Slab incl. balconies + cols.	1095	m2	200	\$ 219,000	
	Level 25 suspended Slab incl. balconies + cols.	1060	m2	200	\$ 212,000	
	Level 26 suspended Slab incl. balconies + cols.	773	m2	200	\$ 154,600	
	Level 27 suspended Slab incl. balconies + cols.	773	m2	200	\$ 154,600	
	Level 28 suspended Slab incl. balconies + cols.	773	m2	200	\$ 154,600	
	Level 29 suspended Slab incl. balconies + cols.	773	m2	200	\$ 154,600	
	Level 30 suspended Slab incl. balconies + cols.	763	m2	200	\$ 152,600	
	Level 31 suspended Slab incl. balconies + cols.	773	m2	200	\$ 154,600	
	Level 32 suspended Slab incl. balconies + cols.	773	m2	200	\$ 154,600	
	Level 33 suspended Slab incl. balconies + cols.	773	m2	200	\$ 154,600	
	Level 34 suspended Slab incl. balconies + cols.	773	m2	200	\$ 154,600	
	Level 35 suspended Slab incl. balconies + cols.	773	m2	200	\$ 154,600	
	Level 36 suspended Slab incl. balconies + cols.	773	m2	200	\$ 154,600	
	Level 37 suspended Slab incl. balconies + cols.	779	m2	200	\$ 155,800	
	Level 38 suspended Slab incl. balconies + cols.	1986	m2	200	\$ 397,200	
	Lift Shaft	432	No.	2,000	\$ 864,000	
	Sub-Total Upper Floors				\$ 21,221,778	9.17%
SC	<u>Staircase</u>					
	Fire Stairs	180	No.	10,000	\$ 1,800,000	
	Sub-Total Staircase				\$ 1,800,000	0.78%
RF	<u>Roof</u>					
	Concrete Roof Structure	4334	m2	200	\$ 866,800	
	Roof Rainwater Goods	4334	m2	50	\$ 216,700	
	Sub-Total Roof				\$ 1,083,500	0.47%
EW	<u>External Walls</u>					
	<u>Perimeter Walls</u>					
	Ground Floor Perimeter Walls	2426	m2	200	\$ 485,214	
	Level 1 Perimeter Walls	2881	m2	200	\$ 576,276	
	Level 2 Perimeter Walls	2361	m2	200	\$ 472,164	
	Level 3 Perimeter Walls	2983	m2	200	\$ 596,670	
	Level 4 Perimeter Walls	2825	m2	200	\$ 564,918	
	Level 5 Perimeter Walls	2884	m2	200	\$ 576,864	
	Level 6 Perimeter Walls	2891	m2	200	\$ 578,154	
	Level 7 Perimeter Walls	2789	m2	200	\$ 557,748	
	Level 8 Perimeter Walls	2702	m2	200	\$ 540,318	
	Level 9 Perimeter Walls	2489	m2	200	\$ 497,784	
	Level 10 Perimeter Walls	2154	m2	200	\$ 430,704	
	Level 11 Perimeter Walls	1848	m2	200	\$ 369,630	
	Level 12 Perimeter Walls	2009	m2	200	\$ 401,814	
	Level 13 Perimeter Walls	2009	m2	200	\$ 401,814	
	Level 14 Perimeter Walls	2009	m2	200	\$ 401,814	

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CODE	ELEMENT	QUANTITY	UNIT	RATE (\$)	TOTAL (\$)	% BC
	Level 15 Perimeter Walls	2009	m2	200 \$	401,814	
	Level 16 Perimeter Walls	1675	m2	200 \$	334,926	
	Level 17 Perimeter Walls	1262	m2	200 \$	252,324	
	Level 18 Perimeter Walls	765	m2	200 \$	153,024	
	Level 19 Perimeter Walls	888	m2	200 \$	177,570	
	Level 20 Perimeter Walls	888	m2	200 \$	177,570	
	Level 21 Perimeter Walls	888	m2	200 \$	177,570	
	Level 22 Perimeter Walls	888	m2	200 \$	177,570	
	Level 23 Perimeter Walls	888	m2	200 \$	177,570	
	Level 24 Perimeter Walls	756	m2	200 \$	151,230	
	Level 25 Perimeter Walls	468	m2	200 \$	93,690	
	Level 26 Perimeter Walls	468	m2	200 \$	93,690	
	Level 27 Perimeter Walls	505	m2	200 \$	100,986	
	Level 28 Perimeter Walls	505	m2	200 \$	100,986	
	Level 29 Perimeter Walls	505	m2	200 \$	100,986	
	Level 30 Perimeter Walls	505	m2	200 \$	100,986	
	Level 31 Perimeter Walls	505	m2	200 \$	100,986	
	Level 32 Perimeter Walls	526	m2	200 \$	105,246	
	Level 33 Perimeter Walls	526	m2	200 \$	105,246	
	Level 34 Perimeter Walls	526	m2	200 \$	105,246	
	Level 35 Perimeter Walls	526	m2	200 \$	105,246	
	Level 36 Perimeter Walls	526	m2	200 \$	105,246	
	Level 37 Perimeter Walls	497	m2	200 \$	99,498	
	Level 38 Perimeter Walls	378	m2	200 \$	75,558	
	<u>External cladding/Finishes</u>					
	Ground Floor External Walls	2426	m2	120 \$	291,128	
	Level 1 External Walls	2881	m2	120 \$	345,766	
	Level 2 External Walls	2361	m2	120 \$	283,298	
	Level 3 External Walls	2983	m2	120 \$	358,002	
	Level 4 External Walls	2825	m2	120 \$	338,951	
	Level 5 External Walls	2884	m2	120 \$	346,118	
	Level 6 External Walls	2891	m2	120 \$	346,892	
	Level 7 External Walls	2789	m2	120 \$	334,649	
	Level 8 External Walls	2702	m2	120 \$	324,191	
	Level 9 External Walls	2489	m2	120 \$	298,670	
	Level 10 External Walls	2154	m2	120 \$	258,422	
	Level 11 External Walls	1848	m2	120 \$	221,778	
	Level 12 External Walls	2009	m2	120 \$	241,088	
	Level 13 External Walls	2009	m2	120 \$	241,088	
	Level 14 External Walls	2009	m2	120 \$	241,088	
	Level 15 External Walls	2009	m2	120 \$	241,088	
	Level 16 External Walls	1675	m2	120 \$	200,956	
	Level 17 External Walls	1262	m2	120 \$	151,394	
	Level 18 External Walls	765	m2	120 \$	91,814	
	Level 19 External Walls	888	m2	120 \$	106,542	
	Level 20 External Walls	888	m2	120 \$	106,542	

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CODE	ELEMENT	QUANTITY	UNIT	RATE (\$)	TOTAL (\$)	% BC
	Level 21 External Walls	888	m2	120	\$ 106,542	
	Level 22 External Walls	888	m2	120	\$ 106,542	
	Level 23 External Walls	888	m2	120	\$ 106,542	
	Level 24 External Walls	756	m2	120	\$ 90,738	
	Level 25 External Walls	468	m2	120	\$ 56,214	
	Level 26 External Walls	468	m2	120	\$ 56,214	
	Level 27 External Walls	505	m2	120	\$ 60,592	
	Level 28 External Walls	505	m2	120	\$ 60,592	
	Level 29 External Walls	505	m2	120	\$ 60,592	
	Level 30 External Walls	505	m2	120	\$ 60,592	
	Level 31 External Walls	505	m2	120	\$ 60,592	
	Level 32 External Walls	526	m2	120	\$ 63,148	
	Level 33 External Walls	526	m2	120	\$ 63,148	
	Level 34 External Walls	526	m2	120	\$ 63,148	
	Level 35 External Walls	526	m2	120	\$ 63,148	
	Level 36 External Walls	526	m2	120	\$ 63,148	
	Level 37 External Walls	497	m2	120	\$ 59,699	
	Level 38 External Walls	378	m2	120	\$ 45,335	
	<u>External Privacy Screens/Louvres</u>					
	Ground Floor Privacy Screens	2	No.	2,000	\$ 4,000	
	Level 1 Privacy Screens	7	No.	2,000	\$ 14,000	
	Level 2 Privacy Screens	8	No.	2,000	\$ 16,000	
	Level 3 Privacy Screens	19	No.	2,000	\$ 38,000	
	Level 4 Privacy Screens	23	No.	2,000	\$ 46,000	
	Level 5 Privacy Screens	26	No.	2,000	\$ 52,000	
	Level 6 Privacy Screens	27	No.	2,000	\$ 54,000	
	Level 7 Privacy Screens	27	No.	2,000	\$ 54,000	
	Level 8 Privacy Screens	27	No.	2,000	\$ 54,000	
	Level 9 Privacy Screens	27	No.	2,000	\$ 54,000	
	Level 10 Privacy Screens	27	No.	2,000	\$ 54,000	
	Level 11 Privacy Screens	27	No.	2,000	\$ 54,000	
	Level 12 Privacy Screens	27	No.	2,000	\$ 54,000	
	Level 13 Privacy Screens	27	No.	2,000	\$ 54,000	
	Level 14 Privacy Screens	27	No.	2,000	\$ 54,000	
	Level 15 Privacy Screens	27	No.	2,000	\$ 54,000	
	Level 16 Privacy Screens	21	No.	2,000	\$ 42,000	
	Level 17 Privacy Screens	6	No.	2,000	\$ 12,000	
	Level 18 Privacy Screens	10	No.	2,000	\$ 20,000	
	Level 19 Privacy Screens	10	No.	2,000	\$ 20,000	
	Level 20 Privacy Screens	10	No.	2,000	\$ 20,000	
	Level 21 Privacy Screens	10	No.	2,000	\$ 20,000	
	Level 22 Privacy Screens	10	No.	2,000	\$ 20,000	
	Level 23 Privacy Screens	10	No.	2,000	\$ 20,000	
	Level 24 Privacy Screens	9	No.	2,000	\$ 18,000	
	Level 25 Privacy Screens	7	No.	2,000	\$ 14,000	
	Level 26 Privacy Screens	7	No.	2,000	\$ 14,000	

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CODE	ELEMENT	QUANTITY	UNIT	RATE (\$)	TOTAL (\$)	% BC
	Level 27 Privacy Screens	7	No.	2,000	\$ 14,000	
	Level 28 Privacy Screens	7	No.	2,000	\$ 14,000	
	Level 29 Privacy Screens	7	No.	2,000	\$ 14,000	
	Level 30 Privacy Screens	7	No.	2,000	\$ 14,000	
	Level 31 Privacy Screens	7	No.	2,000	\$ 14,000	
	Level 32 Privacy Screens	7	No.	2,000	\$ 14,000	
	Level 33 Privacy Screens	7	No.	2,000	\$ 14,000	
	Level 34 Privacy Screens	7	No.	2,000	\$ 14,000	
	Level 35 Privacy Screens	7	No.	2,000	\$ 14,000	
	Level 36 Privacy Screens	7	No.	2,000	\$ 14,000	
	Level 37 Privacy Screens	5	No.	2,000	\$ 10,000	
	Level 38 Privacy Screens	2	No.	2,000	\$ 4,000	
	Hotel Privacy Screens	80	No.	2,000	\$ 160,000	
	Commercial Building Privacy Screens	15	No.	5,000	\$ 75,000	
	Sub-Total External Walls				\$ 18,961,640	8.19%
WW	<u>Windows</u>					
	<u>Aluminium framed windows</u>					
	Ground Floor Windows	2	No.	15,000	\$ 30,000	
	Level 1 Windows	7	No.	15,000	\$ 105,000	
	Level 2 Windows	8	No.	15,000	\$ 120,000	
	Level 3 Windows	19	No.	15,000	\$ 285,000	
	Level 4 Windows	23	No.	15,000	\$ 345,000	
	Level 5 Windows	26	No.	15,000	\$ 390,000	
	Level 6 Windows	27	No.	15,000	\$ 405,000	
	Level 7 Windows	27	No.	15,000	\$ 405,000	
	Level 8 Windows	27	No.	15,000	\$ 405,000	
	Level 9 Windows	27	No.	15,000	\$ 405,000	
	Level 10 Windows	27	No.	15,000	\$ 405,000	
	Level 11 Windows	27	No.	15,000	\$ 405,000	
	Level 12 Windows	27	No.	15,000	\$ 405,000	
	Level 13 Windows	27	No.	15,000	\$ 405,000	
	Level 14 Windows	27	No.	15,000	\$ 405,000	
	Level 15 Windows	27	No.	15,000	\$ 405,000	
	Level 16 Windows	21	No.	15,000	\$ 315,000	
	Level 17 Windows	6	No.	15,000	\$ 90,000	
	Level 18 Windows	10	No.	15,000	\$ 150,000	
	Level 19 Windows	10	No.	15,000	\$ 150,000	
	Level 20 Windows	10	No.	15,000	\$ 150,000	
	Level 21 Windows	10	No.	15,000	\$ 150,000	
	Level 22 Windows	10	No.	15,000	\$ 150,000	
	Level 23 Windows	10	No.	15,000	\$ 150,000	
	Level 24 Windows	9	No.	15,000	\$ 135,000	
	Level 25 Windows	7	No.	15,000	\$ 105,000	
	Level 26 Windows	7	No.	15,000	\$ 105,000	
	Level 27 Windows	7	No.	15,000	\$ 105,000	
	Level 28 Windows	7	No.	15,000	\$ 105,000	

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CODE	ELEMENT	QUANTITY	UNIT	RATE (\$)	TOTAL (\$)	% BC
	Level 29 Windows	7	No.	15,000	\$ 105,000	
	Level 30 Windows	7	No.	15,000	\$ 105,000	
	Level 31 Windows	7	No.	15,000	\$ 105,000	
	Level 32 Windows	7	No.	15,000	\$ 105,000	
	Level 33 Windows	7	No.	15,000	\$ 105,000	
	Level 34 Windows	7	No.	15,000	\$ 105,000	
	Level 35 Windows	7	No.	15,000	\$ 105,000	
	Level 36 Windows	7	No.	15,000	\$ 105,000	
	Level 37 Windows	5	No.	15,000	\$ 75,000	
	Level 38 Windows	2	No.	15,000	\$ 30,000	
	Hotel Windows	80	No.	15,000	\$ 1,200,000	
	Retail Shop Fronts	2730	m2	300	\$ 819,000	
	Commercial Building Windows	3258	m2	300	\$ 977,508	
	Sub-Total Windows				\$ 11,126,508	4.81%
ED	<u>External Doors</u>					
	<u>Automatic Doors</u>					
	Residential Lobby Entry Doors	9	No.	10,000	\$ 90,000	
	Hotel Lobby Entry Doors	1	Item	20,000	\$ 20,000	
	Basement Roller Doors	2	No.	20,000	\$ 40,000	
	Sub-Total External Doors				\$ 150,000	0.06%
NW	<u>Internal Walls</u>					
	<u>Party Walls</u>					
	Ground Floor Party Walls	1102	m2	200	\$ 220,338	
	Level 1 Party Walls	2794	m2	200	\$ 558,894	
	Level 2 Party Walls	2829	m2	200	\$ 565,716	
	Level 3 Party Walls	1942	m2	200	\$ 388,362	
	Level 4 Party Walls	2120	m2	200	\$ 423,978	
	Level 5 Party Walls	2274	m2	200	\$ 454,866	
	Level 6 Party Walls	2275	m2	200	\$ 454,926	
	Level 7 Party Walls	2246	m2	200	\$ 449,178	
	Level 8 Party Walls	2072	m2	200	\$ 414,324	
	Level 9 Party Walls	1734	m2	200	\$ 346,836	
	Level 10 Party Walls	1625	m2	200	\$ 324,954	
	Level 11 Party Walls	1625	m2	200	\$ 324,954	
	Level 12 Party Walls	1881	m2	200	\$ 376,296	
	Level 13 Party Walls	1881	m2	200	\$ 376,296	
	Level 14 Party Walls	1881	m2	200	\$ 376,296	
	Level 15 Party Walls	1881	m2	200	\$ 376,296	
	Level 16 Party Walls	1517	m2	200	\$ 303,384	
	Level 17 Party Walls	812	m2	200	\$ 162,396	
	Level 18 Party Walls	608	m2	200	\$ 121,674	
	Level 19 Party Walls	751	m2	200	\$ 150,216	
	Level 20 Party Walls	751	m2	200	\$ 150,216	
	Level 21 Party Walls	751	m2	200	\$ 150,216	
	Level 22 Party Walls	751	m2	200	\$ 150,216	
	Level 23 Party Walls	751	m2	200	\$ 150,216	

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CODE	ELEMENT	QUANTITY	UNIT	RATE (\$)	TOTAL (\$)	% BC
	Level 24 Party Walls	589	m2	200 \$	117,822	
	Level 25 Party Walls	323	m2	200 \$	64,638	
	Level 26 Party Walls	323	m2	200 \$	64,638	
	Level 27 Party Walls	514	m2	200 \$	102,774	
	Level 28 Party Walls	514	m2	200 \$	102,774	
	Level 29 Party Walls	514	m2	200 \$	102,774	
	Level 30 Party Walls	514	m2	200 \$	102,774	
	Level 31 Party Walls	514	m2	200 \$	102,774	
	Level 32 Party Walls	514	m2	200 \$	102,816	
	Level 33 Party Walls	514	m2	200 \$	102,816	
	Level 34 Party Walls	514	m2	200 \$	102,816	
	Level 35 Party Walls	514	m2	200 \$	102,816	
	Level 36 Party Walls	514	m2	200 \$	102,816	
	Level 37 Party Walls	304	m2	200 \$	60,768	
	Level 38 Party Walls	107	m2	200 \$	21,480	
	<u>Internal Walls</u>					
	Ground Floor Walls	92	m2	150 \$	13,743	
	Level 1 Walls	1233	m2	150 \$	184,946	
	Level 2 Walls	1278	m2	150 \$	191,628	
	Level 3 Walls	1975	m2	150 \$	296,217	
	Level 4 Walls	2369	m2	150 \$	355,374	
	Level 5 Walls	2559	m2	150 \$	383,904	
	Level 6 Walls	2636	m2	150 \$	395,433	
	Level 7 Walls	2509	m2	150 \$	376,317	
	Level 8 Walls	2223	m2	150 \$	333,495	
	Level 9 Walls	1886	m2	150 \$	282,933	
	Level 10 Walls	1886	m2	150 \$	282,933	
	Level 11 Walls	1886	m2	150 \$	282,933	
	Level 12 Walls	1886	m2	150 \$	282,933	
	Level 13 Walls	1886	m2	150 \$	282,933	
	Level 14 Walls	1886	m2	150 \$	282,933	
	Level 15 Walls	1886	m2	150 \$	282,933	
	Level 16 Walls	1525	m2	150 \$	228,731	
	Level 17 Walls	234	m2	150 \$	35,033	
	Level 18 Walls	783	m2	150 \$	117,428	
	Level 19 Walls	783	m2	150 \$	117,428	
	Level 20 Walls	783	m2	150 \$	117,428	
	Level 21 Walls	783	m2	150 \$	117,428	
	Level 22 Walls	783	m2	150 \$	117,428	
	Level 23 Walls	783	m2	150 \$	117,428	
	Level 24 Walls	768	m2	150 \$	115,236	
	Level 25 Walls	549	m2	150 \$	82,395	
	Level 26 Walls	549	m2	150 \$	82,395	
	Level 27 Walls	549	m2	150 \$	82,395	
	Level 28 Walls	549	m2	150 \$	82,395	
	Level 29 Walls	549	m2	150 \$	82,395	

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Appendix C: Detailed Calculation Schedule

CODE	ELEMENT	QUANTITY	UNIT	RATE (\$)	TOTAL (\$)	% BC
	Level 30 Walls	549	m2	150 \$	82,395	
	Level 31 Walls	549	m2	150 \$	82,395	
	Level 32 Walls	549	m2	150 \$	82,395	
	Level 33 Walls	549	m2	150 \$	82,395	
	Level 34 Walls	549	m2	150 \$	82,395	
	Level 35 Walls	549	m2	150 \$	82,395	
	Level 36 Walls	549	m2	150 \$	82,395	
	Level 37 Walls	308	m2	150 \$	46,211	
	Level 38 Walls	122	m2	150 \$	18,248	
	<u>Internal Screens</u>					
	Storage Cages	540	Units	700 \$	378,000	
	Semi Framed Shower Screen	716	No.	1,000 \$	716,000	
	Sub-Total Internal Walls			\$	16,870,690	7.29%
ND	<u>Internal Doors</u>					
	Residential Unit Entry Doors + Frames + Hardware	540	Units	1,200 \$	648,000	
	Bi-fold Doors to Laundries + Frames + Hardware	540	Units	700 \$	378,000	
	Residential Internal Unit Doors + Frames + Hardware	3062	No.	300 \$	918,600	
	Hotel Unit Entry Doors + Frames + Hardware	80	No.	1,000 \$	80,000	
	Hotel Internal Doors + Frames + Hardware	80	No.	300 \$	24,000	
	Common Property Doors + Frames + Hardware	570	No.	1,000 \$	570,000	
	Basement / Parking Fire Doors	180	No.	1,200 \$	216,000	
	<u>Paint Internal Doors</u>					
	Residential Unit Entry Doors + Frames + Hardware	540	Units	200 \$	108,000	
	Bi-fold Doors to Laundries + Frames + Hardware	540	Units	200 \$	108,000	
	Residential Internal Unit Doors + Frames + Hardware	3062	No.	200 \$	612,400	
	Hotel Unit Entry Doors + Frames + Hardware	80	No.	200 \$	16,000	
	Hotel Internal Doors + Frames + Hardware	80	No.	200 \$	16,000	
	Common Property Doors + Frames + Hardware	570	No.	200 \$	114,000	
	Basement / Parking Fire Doors	180	No.	200 \$	36,000	
	Sub-Total Internal Doors			\$	3,845,000	1.66%
	EXTERNAL FABRIC AND FINISHES					
WF	<u>Wall Finishes</u>					
	<u>Paint to Internal face Perimeter Walls</u>					
	Ground Floor Walls	2426	m2	30 \$	72,782	
	Level 1 Walls	2881	m2	30 \$	86,441	
	Level 2 Walls	2361	m2	30 \$	70,825	
	Level 3 Walls	2983	m2	30 \$	89,501	
	Level 4 Walls	2825	m2	30 \$	84,738	
	Level 5 Walls	2884	m2	30 \$	86,530	
	Level 6 Walls	2891	m2	30 \$	86,723	
	Level 7 Walls	2789	m2	30 \$	83,662	
	Level 8 Walls	2702	m2	30 \$	81,048	
	Level 9 Walls	2489	m2	30 \$	74,668	
	Level 10 Walls	2154	m2	30 \$	64,606	
	Level 11 Walls	1848	m2	30 \$	55,445	
	Level 12 Walls	2009	m2	30 \$	60,272	

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Appendix C: Detailed Calculation Schedule

CODE	ELEMENT	QUANTITY	UNIT	RATE (\$)	TOTAL (\$)	% BC
	Level 13 Walls	2009	m2	30 \$	60,272	
	Level 14 Walls	2009	m2	30 \$	60,272	
	Level 15 Walls	2009	m2	30 \$	60,272	
	Level 16 Walls	1675	m2	30 \$	50,239	
	Level 17 Walls	1262	m2	30 \$	37,849	
	Level 18 Walls	765	m2	30 \$	22,954	
	Level 19 Walls	888	m2	30 \$	26,636	
	Level 20 Walls	888	m2	30 \$	26,636	
	Level 21 Walls	888	m2	30 \$	26,636	
	Level 22 Walls	888	m2	30 \$	26,636	
	Level 23 Walls	888	m2	30 \$	26,636	
	Level 24 Walls	756	m2	30 \$	22,685	
	Level 25 Walls	468	m2	30 \$	14,054	
	Level 26 Walls	468	m2	30 \$	14,054	
	Level 27 Walls	505	m2	30 \$	15,148	
	Level 28 Walls	505	m2	30 \$	15,148	
	Level 29 Walls	505	m2	30 \$	15,148	
	Level 30 Walls	505	m2	30 \$	15,148	
	Level 31 Walls	505	m2	30 \$	15,148	
	Level 32 Walls	526	m2	30 \$	15,787	
	Level 33 Walls	526	m2	30 \$	15,787	
	Level 34 Walls	526	m2	30 \$	15,787	
	Level 35 Walls	526	m2	30 \$	15,787	
	Level 36 Walls	526	m2	30 \$	15,787	
	Level 37 Walls	497	m2	30 \$	14,925	
	Level 38 Walls	378	m2	30 \$	11,334	
	<u>Paint to Both Sides of Party Walls</u>					
	Ground Floor Walls	1102	m2	50 \$	55,085	
	Level 1 Walls	2794	m2	50 \$	139,724	
	Level 2 Walls	2829	m2	50 \$	141,429	
	Level 3 Walls	1942	m2	50 \$	97,091	
	Level 4 Walls	2120	m2	50 \$	105,995	
	Level 5 Walls	2274	m2	50 \$	113,717	
	Level 6 Walls	2275	m2	50 \$	113,732	
	Level 7 Walls	2246	m2	50 \$	112,295	
	Level 8 Walls	2072	m2	50 \$	103,581	
	Level 9 Walls	1734	m2	50 \$	86,709	
	Level 10 Walls	1625	m2	50 \$	81,239	
	Level 11 Walls	1625	m2	50 \$	81,239	
	Level 12 Walls	1881	m2	50 \$	94,074	
	Level 13 Walls	1881	m2	50 \$	94,074	
	Level 14 Walls	1881	m2	50 \$	94,074	
	Level 15 Walls	1881	m2	50 \$	94,074	
	Level 16 Walls	1517	m2	50 \$	75,846	
	Level 17 Walls	812	m2	50 \$	40,599	
	Level 18 Walls	608	m2	50 \$	30,419	

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Appendix C: Detailed Calculation Schedule

CODE	ELEMENT	QUANTITY	UNIT	RATE (\$)	TOTAL (\$)	% BC
	Level 19 Walls	751	m2	50 \$	37,554	
	Level 20 Walls	751	m2	50 \$	37,554	
	Level 21 Walls	751	m2	50 \$	37,554	
	Level 22 Walls	751	m2	50 \$	37,554	
	Level 23 Walls	751	m2	50 \$	37,554	
	Level 24 Walls	589	m2	50 \$	29,456	
	Level 25 Walls	323	m2	50 \$	16,160	
	Level 26 Walls	323	m2	50 \$	16,160	
	Level 27 Walls	514	m2	50 \$	25,694	
	Level 28 Walls	514	m2	50 \$	25,694	
	Level 29 Walls	514	m2	50 \$	25,694	
	Level 30 Walls	514	m2	50 \$	25,694	
	Level 31 Walls	514	m2	50 \$	25,694	
	Level 32 Walls	514	m2	50 \$	25,704	
	Level 33 Walls	514	m2	50 \$	25,704	
	Level 34 Walls	514	m2	50 \$	25,704	
	Level 35 Walls	514	m2	50 \$	25,704	
	Level 36 Walls	514	m2	50 \$	25,704	
	Level 37 Walls	304	m2	50 \$	15,192	
	Level 38 Walls	107	m2	50 \$	5,370	
	<u>Paint to Both Sides of Internal Walls</u>					
	Ground Floor Walls	92	m2	50 \$	4,581	
	Level 1 Walls	1233	m2	50 \$	61,649	
	Level 2 Walls	1278	m2	50 \$	63,876	
	Level 3 Walls	1975	m2	50 \$	98,739	
	Level 4 Walls	2369	m2	50 \$	118,458	
	Level 5 Walls	2559	m2	50 \$	127,968	
	Level 6 Walls	2636	m2	50 \$	131,811	
	Level 7 Walls	2509	m2	50 \$	125,439	
	Level 8 Walls	2223	m2	50 \$	111,165	
	Level 9 Walls	1886	m2	50 \$	94,311	
	Level 10 Walls	1886	m2	50 \$	94,311	
	Level 11 Walls	1886	m2	50 \$	94,311	
	Level 12 Walls	1886	m2	50 \$	94,311	
	Level 13 Walls	1886	m2	50 \$	94,311	
	Level 14 Walls	1886	m2	50 \$	94,311	
	Level 15 Walls	1886	m2	50 \$	94,311	
	Level 16 Walls	1525	m2	50 \$	76,244	
	Level 17 Walls	234	m2	50 \$	11,678	
	Level 18 Walls	783	m2	50 \$	39,143	
	Level 19 Walls	783	m2	50 \$	39,143	
	Level 20 Walls	783	m2	50 \$	39,143	
	Level 21 Walls	783	m2	50 \$	39,143	
	Level 22 Walls	783	m2	50 \$	39,143	
	Level 23 Walls	783	m2	50 \$	39,143	
	Level 24 Walls	768	m2	50 \$	38,412	

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Appendix C: Detailed Calculation Schedule

CODE	ELEMENT	QUANTITY	UNIT	RATE (\$)	TOTAL (\$)	% BC
	Level 25 Walls	549	m2	50 \$	27,465	
	Level 26 Walls	549	m2	50 \$	27,465	
	Level 27 Walls	549	m2	50 \$	27,465	
	Level 28 Walls	549	m2	50 \$	27,465	
	Level 29 Walls	549	m2	50 \$	27,465	
	Level 30 Walls	549	m2	50 \$	27,465	
	Level 31 Walls	549	m2	50 \$	27,465	
	Level 32 Walls	549	m2	50 \$	27,465	
	Level 33 Walls	549	m2	50 \$	27,465	
	Level 34 Walls	549	m2	50 \$	27,465	
	Level 35 Walls	549	m2	50 \$	27,465	
	Level 36 Walls	549	m2	50 \$	27,465	
	Level 37 Walls	308	m2	50 \$	15,404	
	Level 38 Walls	122	m2	50 \$	6,083	
	<u>Wall tiles to Wet Areas</u>					
	Ground Floor Walls	54	m2	120 \$	6,509	
	Level 1 Walls	851	m2	120 \$	102,061	
	Level 2 Walls	858	m2	120 \$	103,006	
	Level 3 Walls	1272	m2	120 \$	152,663	
	Level 4 Walls	1477	m2	120 \$	177,229	
	Level 5 Walls	1597	m2	120 \$	191,612	
	Level 6 Walls	1643	m2	120 \$	197,176	
	Level 7 Walls	1543	m2	120 \$	185,103	
	Level 8 Walls	1341	m2	120 \$	160,957	
	Level 9 Walls	1079	m2	120 \$	129,444	
	Level 10 Walls	1079	m2	120 \$	129,444	
	Level 11 Walls	1079	m2	120 \$	129,444	
	Level 12 Walls	1079	m2	120 \$	129,444	
	Level 13 Walls	1079	m2	120 \$	129,444	
	Level 14 Walls	1079	m2	120 \$	129,444	
	Level 15 Walls	1079	m2	120 \$	129,444	
	Level 16 Walls	839	m2	120 \$	100,679	
	Level 17 Walls	143	m2	120 \$	17,217	
	Level 18 Walls	425	m2	120 \$	51,022	
	Level 19 Walls	425	m2	120 \$	51,022	
	Level 20 Walls	425	m2	120 \$	51,022	
	Level 21 Walls	425	m2	120 \$	51,022	
	Level 22 Walls	425	m2	120 \$	51,022	
	Level 23 Walls	425	m2	120 \$	51,022	
	Level 24 Walls	398	m2	120 \$	47,768	
	Level 25 Walls	305	m2	120 \$	36,639	
	Level 26 Walls	305	m2	120 \$	36,639	
	Level 27 Walls	305	m2	120 \$	36,639	
	Level 28 Walls	305	m2	120 \$	36,639	
	Level 29 Walls	305	m2	120 \$	36,639	
	Level 30 Walls	305	m2	120 \$	36,639	

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Appendix C: Detailed Calculation Schedule

CODE	ELEMENT	QUANTITY	UNIT	RATE (\$)	TOTAL (\$)	% BC
	Level 31 Walls	305	m2	120 \$	36,639	
	Level 32 Walls	305	m2	120 \$	36,639	
	Level 33 Walls	305	m2	120 \$	36,639	
	Level 34 Walls	305	m2	120 \$	36,639	
	Level 35 Walls	305	m2	120 \$	36,639	
	Level 36 Walls	305	m2	120 \$	36,639	
	Level 37 Walls	155	m2	120 \$	18,582	
	Level 38 Walls	324	m2	120 \$	38,880	
	<u>Skirting within units</u>					
	Ground Floor Walls	2	No.	1,000 \$	2,000	
	Level 1 Walls	7	No.	1,000 \$	7,000	
	Level 2 Walls	8	No.	1,000 \$	8,000	
	Level 3 Walls	19	No.	1,000 \$	19,000	
	Level 4 Walls	23	No.	1,000 \$	23,000	
	Level 5 Walls	26	No.	1,000 \$	26,000	
	Level 6 Walls	27	No.	1,000 \$	27,000	
	Level 7 Walls	27	No.	1,000 \$	27,000	
	Level 8 Walls	27	No.	1,000 \$	27,000	
	Level 9 Walls	27	No.	1,000 \$	27,000	
	Level 10 Walls	27	No.	1,000 \$	27,000	
	Level 11 Walls	27	No.	1,000 \$	27,000	
	Level 12 Walls	27	No.	1,000 \$	27,000	
	Level 13 Walls	27	No.	1,000 \$	27,000	
	Level 14 Walls	27	No.	1,000 \$	27,000	
	Level 15 Walls	27	No.	1,000 \$	27,000	
	Level 16 Walls	21	No.	1,000 \$	21,000	
	Level 17 Walls	6	No.	1,000 \$	6,000	
	Level 18 Walls	10	No.	1,000 \$	10,000	
	Level 19 Walls	10	No.	1,000 \$	10,000	
	Level 20 Walls	10	No.	1,000 \$	10,000	
	Level 21 Walls	10	No.	1,000 \$	10,000	
	Level 22 Walls	10	No.	1,000 \$	10,000	
	Level 23 Walls	10	No.	1,000 \$	10,000	
	Level 24 Walls	9	No.	1,000 \$	9,000	
	Level 25 Walls	7	No.	1,000 \$	7,000	
	Level 26 Walls	7	No.	1,000 \$	7,000	
	Level 27 Walls	7	No.	1,000 \$	7,000	
	Level 28 Walls	7	No.	1,000 \$	7,000	
	Level 29 Walls	7	No.	1,000 \$	7,000	
	Level 30 Walls	7	No.	1,000 \$	7,000	
	Level 31 Walls	7	No.	1,000 \$	7,000	
	Level 32 Walls	7	No.	1,000 \$	7,000	
	Level 33 Walls	7	No.	1,000 \$	7,000	
	Level 34 Walls	7	No.	1,000 \$	7,000	
	Level 35 Walls	7	No.	1,000 \$	7,000	

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Appendix C: Detailed Calculation Schedule

CODE	ELEMENT	QUANTITY	UNIT	RATE (\$)	TOTAL (\$)	% BC
	Level 36 Walls	7	No.	1,000	\$ 7,000	
	Level 37 Walls	5	No.	1,000	\$ 5,000	
	Level 38 Walls	2	No.	1,000	\$ 2,000	
	<u>Skirting within Hotel rooms</u>					
	Level 1 Walls	11	No.	1,000	\$ 11,000	
	Level 2 Walls	11	No.	1,000	\$ 11,000	
	Level 3 Walls	11	No.	1,000	\$ 11,000	
	Level 4 Walls	11	No.	1,000	\$ 11,000	
	Level 5 Walls	11	No.	1,000	\$ 11,000	
	Level 6 Walls	11	No.	1,000	\$ 11,000	
	Level 7 Walls	9	No.	1,000	\$ 9,000	
	Level 8 Walls	5	No.	1,000	\$ 5,000	
	Sub-Total Wall Finishes				\$ 9,925,558	4.29%
FF	<u>Floor Finishes</u>					
	<u>Carpet to bedroom areas (units)</u>					
	Ground Floor Floors	25	m2	35	\$ 881	
	Level 1 Floors	151	m2	35	\$ 5,284	
	Level 2 Floors	154	m2	35	\$ 5,377	
	Level 3 Floors	357	m2	35	\$ 12,488	
	Level 4 Floors	526	m2	35	\$ 18,400	
	Level 5 Floors	587	m2	35	\$ 20,534	
	Level 6 Floors	611	m2	35	\$ 21,387	
	Level 7 Floors	611	m2	35	\$ 21,387	
	Level 8 Floors	611	m2	35	\$ 21,387	
	Level 9 Floors	611	m2	35	\$ 21,387	
	Level 10 Floors	611	m2	35	\$ 21,387	
	Level 11 Floors	611	m2	35	\$ 21,387	
	Level 12 Floors	611	m2	35	\$ 21,387	
	Level 13 Floors	611	m2	35	\$ 21,387	
	Level 14 Floors	611	m2	35	\$ 21,387	
	Level 15 Floors	611	m2	35	\$ 21,387	
	Level 16 Floors	500	m2	35	\$ 17,492	
	Level 17 Floors	75	m2	35	\$ 2,642	
	Level 18 Floors	293	m2	35	\$ 10,263	
	Level 19 Floors	293	m2	35	\$ 10,263	
	Level 20 Floors	293	m2	35	\$ 10,263	
	Level 21 Floors	293	m2	35	\$ 10,263	
	Level 22 Floors	293	m2	35	\$ 10,263	
	Level 23 Floors	293	m2	35	\$ 10,263	
	Level 24 Floors	293	m2	35	\$ 10,263	
	Level 25 Floors	218	m2	35	\$ 7,621	
	Level 26 Floors	218	m2	35	\$ 7,621	
	Level 27 Floors	218	m2	35	\$ 7,621	
	Level 28 Floors	218	m2	35	\$ 7,621	
	Level 29 Floors	218	m2	35	\$ 7,621	
	Level 30 Floors	218	m2	35	\$ 7,621	

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Appendix C: Detailed Calculation Schedule

CODE	ELEMENT	QUANTITY	UNIT	RATE (\$)	TOTAL (\$)	% BC
	Level 31 Floors	218	m2	35 \$	7,621	
	Level 32 Floors	218	m2	35 \$	7,621	
	Level 33 Floors	218	m2	35 \$	7,621	
	Level 34 Floors	218	m2	35 \$	7,621	
	Level 35 Floors	218	m2	35 \$	7,621	
	Level 36 Floors	218	m2	35 \$	7,621	
	Level 37 Floors	162	m2	35 \$	5,670	
	Level 38 Floors	66	m2	35 \$	2,317	
	<u>Tiling to lobby areas (units)</u>					
	Ground Floor Floors	392	m2	120 \$	46,990	
	Level 1 Floors	435	m2	120 \$	52,209	
	Level 2 Floors	126	m2	120 \$	15,084	
	Level 3 Floors	310	m2	120 \$	37,181	
	Level 4 Floors	310	m2	120 \$	37,181	
	Level 5 Floors	310	m2	120 \$	37,181	
	Level 6 Floors	310	m2	120 \$	37,181	
	Level 7 Floors	310	m2	120 \$	37,181	
	Level 8 Floors	306	m2	120 \$	36,762	
	Level 9 Floors	212	m2	120 \$	25,381	
	Level 10 Floors	310	m2	120 \$	37,181	
	Level 11 Floors	310	m2	120 \$	37,181	
	Level 12 Floors	310	m2	120 \$	37,181	
	Level 13 Floors	310	m2	120 \$	37,181	
	Level 14 Floors	310	m2	120 \$	37,181	
	Level 15 Floors	310	m2	120 \$	37,181	
	Level 16 Floors	271	m2	120 \$	32,531	
	Level 17 Floors	179	m2	120 \$	21,422	
	Level 18 Floors	108	m2	120 \$	12,922	
	Level 19 Floors	108	m2	120 \$	12,922	
	Level 20 Floors	108	m2	120 \$	12,922	
	Level 21 Floors	108	m2	120 \$	12,922	
	Level 22 Floors	108	m2	120 \$	12,922	
	Level 23 Floors	108	m2	120 \$	12,922	
	Level 24 Floors	108	m2	120 \$	12,922	
	Level 25 Floors	67	m2	120 \$	8,020	
	Level 26 Floors	67	m2	120 \$	8,020	
	Level 27 Floors	67	m2	120 \$	8,020	
	Level 28 Floors	67	m2	120 \$	8,020	
	Level 29 Floors	67	m2	120 \$	8,020	
	Level 30 Floors	67	m2	120 \$	8,020	
	Level 31 Floors	67	m2	120 \$	8,020	
	Level 32 Floors	67	m2	120 \$	8,020	
	Level 33 Floors	67	m2	120 \$	8,020	
	Level 34 Floors	67	m2	120 \$	8,020	
	Level 35 Floors	67	m2	120 \$	8,020	

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Appendix C: Detailed Calculation Schedule

CODE	ELEMENT	QUANTITY	UNIT	RATE (\$)	TOTAL (\$)	% BC
	Level 36 Floors	67	m2	120 \$	8,020	
	Level 37 Floors	67	m2	120 \$	8,020	
	Level 38 Floors	26	m2	120 \$	3,076	
	<u>Waterproofing to Wet Areas (units)</u>					
	Ground Floor Wet Areas	11	m2	80 \$	847	
	Level 1 Wet Areas	59	m2	80 \$	4,682	
	Level 2 Wet Areas	60	m2	80 \$	4,762	
	Level 3 Wet Areas	143	m2	80 \$	11,479	
	Level 4 Wet Areas	186	m2	80 \$	14,885	
	Level 5 Wet Areas	232	m2	80 \$	18,587	
	Level 6 Wet Areas	220	m2	80 \$	17,599	
	Level 7 Wet Areas	220	m2	80 \$	17,599	
	Level 8 Wet Areas	220	m2	80 \$	17,599	
	Level 9 Wet Areas	220	m2	80 \$	17,599	
	Level 10 Wet Areas	220	m2	80 \$	17,599	
	Level 11 Wet Areas	220	m2	80 \$	17,599	
	Level 12 Wet Areas	220	m2	80 \$	17,599	
	Level 13 Wet Areas	220	m2	80 \$	17,599	
	Level 14 Wet Areas	220	m2	80 \$	17,599	
	Level 15 Wet Areas	220	m2	80 \$	17,599	
	Level 16 Wet Areas	171	m2	80 \$	13,691	
	Level 17 Wet Areas	27	m2	80 \$	2,198	
	Level 18 Wet Areas	87	m2	80 \$	6,964	
	Level 19 Wet Areas	87	m2	80 \$	6,964	
	Level 20 Wet Areas	87	m2	80 \$	6,964	
	Level 21 Wet Areas	87	m2	80 \$	6,964	
	Level 22 Wet Areas	87	m2	80 \$	6,964	
	Level 23 Wet Areas	87	m2	80 \$	6,964	
	Level 24 Wet Areas	82	m2	80 \$	6,540	
	Level 25 Wet Areas	63	m2	80 \$	5,006	
	Level 26 Wet Areas	63	m2	80 \$	5,006	
	Level 27 Wet Areas	63	m2	80 \$	5,006	
	Level 28 Wet Areas	63	m2	80 \$	5,006	
	Level 29 Wet Areas	63	m2	80 \$	5,006	
	Level 30 Wet Areas	63	m2	80 \$	5,006	
	Level 31 Wet Areas	63	m2	80 \$	5,006	
	Level 32 Wet Areas	63	m2	80 \$	5,006	
	Level 33 Wet Areas	63	m2	80 \$	5,006	
	Level 34 Wet Areas	63	m2	80 \$	5,006	
	Level 35 Wet Areas	63	m2	80 \$	5,006	
	Level 36 Wet Areas	63	m2	80 \$	5,006	
	Level 37 Wet Areas	56	m2	80 \$	4,504	
	Level 38 Wet Areas	15	m2	80 \$	1,186	

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Appendix C: Detailed Calculation Schedule

CODE	ELEMENT	QUANTITY	UNIT	RATE (\$)	TOTAL (\$)	% BC
	<u>Tiling to Wet Areas (units)</u>					
	Ground Floor Floors	11	m2	120 \$	1,271	
	Level 1 Floors	59	m2	120 \$	7,023	
	Level 2 Floors	60	m2	120 \$	7,143	
	Level 3 Floors	143	m2	120 \$	17,219	
	Level 4 Floors	186	m2	120 \$	22,327	
	Level 5 Floors	232	m2	120 \$	27,880	
	Level 6 Floors	220	m2	120 \$	26,398	
	Level 7 Floors	220	m2	120 \$	26,398	
	Level 8 Floors	220	m2	120 \$	26,398	
	Level 9 Floors	220	m2	120 \$	26,398	
	Level 10 Floors	220	m2	120 \$	26,398	
	Level 11 Floors	220	m2	120 \$	26,398	
	Level 12 Floors	220	m2	120 \$	26,398	
	Level 13 Floors	220	m2	120 \$	26,398	
	Level 14 Floors	220	m2	120 \$	26,398	
	Level 15 Floors	220	m2	120 \$	26,398	
	Level 16 Floors	171	m2	120 \$	20,537	
	Level 17 Floors	27	m2	120 \$	3,296	
	Level 18 Floors	87	m2	120 \$	10,445	
	Level 19 Floors	87	m2	120 \$	10,445	
	Level 20 Floors	87	m2	120 \$	10,445	
	Level 21 Floors	87	m2	120 \$	10,445	
	Level 22 Floors	87	m2	120 \$	10,445	
	Level 23 Floors	87	m2	120 \$	10,445	
	Level 24 Floors	82	m2	120 \$	9,810	
	Level 25 Floors	63	m2	120 \$	7,509	
	Level 26 Floors	63	m2	120 \$	7,509	
	Level 27 Floors	63	m2	120 \$	7,509	
	Level 28 Floors	63	m2	120 \$	7,509	
	Level 29 Floors	63	m2	120 \$	7,509	
	Level 30 Floors	63	m2	120 \$	7,509	
	Level 31 Floors	63	m2	120 \$	7,509	
	Level 32 Floors	63	m2	120 \$	7,509	
	Level 33 Floors	63	m2	120 \$	7,509	
	Level 34 Floors	63	m2	120 \$	7,509	
	Level 35 Floors	63	m2	120 \$	7,509	
	Level 36 Floors	63	m2	120 \$	7,509	
	Level 37 Floors	56	m2	120 \$	6,756	
	Level 38 Floors	15	m2	120 \$	1,780	
	<u>Tiling/Timber Floorboards to Living, Dining & Kitchen areas</u>					
	Ground Floor Floors	175	m2	120 \$	20,960	
	Level 1 Floors	339	m2	120 \$	40,693	
	Level 2 Floors	716	m2	120 \$	85,937	
	Level 3 Floors	926	m2	120 \$	111,066	
	Level 4 Floors	1139	m2	120 \$	136,687	

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Appendix C: Detailed Calculation Schedule

CODE	ELEMENT	QUANTITY	UNIT	RATE (\$)	TOTAL (\$)	% BC
	Level 5 Floors	1079	m2	120 \$	129,458	
	Level 6 Floors	1149	m2	120 \$	137,854	
	Level 7 Floors	1149	m2	120 \$	137,854	
	Level 8 Floors	1152	m2	120 \$	138,273	
	Level 9 Floors	1247	m2	120 \$	149,654	
	Level 10 Floors	1247	m2	120 \$	149,654	
	Level 11 Floors	1247	m2	120 \$	149,654	
	Level 12 Floors	1247	m2	120 \$	149,654	
	Level 13 Floors	1247	m2	120 \$	149,654	
	Level 14 Floors	680	m2	120 \$	81,614	
	Level 15 Floors	1247	m2	120 \$	149,654	
	Level 16 Floors	1082	m2	120 \$	129,839	
	Level 17 Floors	1242	m2	120 \$	148,984	
	Level 18 Floors	482	m2	120 \$	57,847	
	Level 19 Floors	482	m2	120 \$	57,847	
	Level 20 Floors	482	m2	120 \$	57,847	
	Level 21 Floors	482	m2	120 \$	57,847	
	Level 22 Floors	482	m2	120 \$	57,847	
	Level 23 Floors	482	m2	120 \$	57,847	
	Level 24 Floors	487	m2	120 \$	58,482	
	Level 25 Floors	336	m2	120 \$	40,302	
	Level 26 Floors	336	m2	120 \$	40,302	
	Level 27 Floors	336	m2	120 \$	40,302	
	Level 28 Floors	336	m2	120 \$	40,302	
	Level 29 Floors	336	m2	120 \$	40,302	
	Level 30 Floors	336	m2	120 \$	40,302	
	Level 31 Floors	336	m2	120 \$	40,302	
	Level 32 Floors	336	m2	120 \$	40,302	
	Level 33 Floors	336	m2	120 \$	40,302	
	Level 34 Floors	336	m2	120 \$	40,302	
	Level 35 Floors	336	m2	120 \$	40,302	
	Level 36 Floors	336	m2	120 \$	40,302	
	Level 37 Floors	413	m2	120 \$	49,544	
	Level 38 Floors	265	m2	120 \$	31,842	
	<u>Waterproofing to upper balconies</u>					
	Level 1 Balcony suspended Slab	297	m2	80 \$	23,720	
	Level 2 Balcony suspended Slab	446	m2	80 \$	35,648	
	Level 3 Balcony suspended Slab	510	m2	80 \$	40,808	
	Level 4 Balcony suspended Slab	396	m2	80 \$	31,680	
	Level 5 Balcony suspended Slab	424	m2	80 \$	33,920	
	Level 6 Balcony suspended Slab	443	m2	80 \$	35,440	
	Level 7 Balcony suspended Slab	404	m2	80 \$	32,336	
	Level 8 Balcony suspended Slab	374	m2	80 \$	29,920	
	Level 9 Balcony suspended Slab	305	m2	80 \$	24,432	
	Level 10 Balcony suspended Slab	305	m2	80 \$	24,432	
	Level 11 Balcony suspended Slab	305	m2	80 \$	24,432	

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Appendix C: Detailed Calculation Schedule

CODE	ELEMENT	QUANTITY	UNIT	RATE (\$)	TOTAL (\$)	% BC
	Level 12 Balcony suspended Slab	305	m2	80 \$	24,432	
	Level 13 Balcony suspended Slab	305	m2	80 \$	24,432	
	Level 14 Balcony suspended Slab	305	m2	80 \$	24,432	
	Level 15 Balcony suspended Slab	305	m2	80 \$	24,432	
	Level 16 Balcony suspended Slab	233	m2	80 \$	18,664	
	Level 17 Balcony suspended Slab	222	m2	80 \$	17,760	
	Level 18 Balcony suspended Slab	125	m2	80 \$	10,000	
	Level 19 Balcony suspended Slab	125	m2	80 \$	10,000	
	Level 20 Balcony suspended Slab	125	m2	80 \$	10,000	
	Level 21 Balcony suspended Slab	125	m2	80 \$	10,000	
	Level 22 Balcony suspended Slab	125	m2	80 \$	10,000	
	Level 23 Balcony suspended Slab	125	m2	80 \$	10,000	
	Level 24 Balcony suspended Slab	125	m2	80 \$	10,000	
	Level 25 Balcony suspended Slab	90	m2	80 \$	7,200	
	Level 26 Balcony suspended Slab	90	m2	80 \$	7,200	
	Level 27 Balcony suspended Slab	90	m2	80 \$	7,200	
	Level 28 Balcony suspended Slab	90	m2	80 \$	7,200	
	Level 29 Balcony suspended Slab	90	m2	80 \$	7,200	
	Level 30 Balcony suspended Slab	80	m2	80 \$	6,400	
	Level 31 Balcony suspended Slab	90	m2	80 \$	7,200	
	Level 32 Balcony suspended Slab	90	m2	80 \$	7,200	
	Level 33 Balcony suspended Slab	90	m2	80 \$	7,200	
	Level 34 Balcony suspended Slab	90	m2	80 \$	7,200	
	Level 35 Balcony suspended Slab	90	m2	80 \$	7,200	
	Level 36 Balcony suspended Slab	90	m2	80 \$	7,200	
	Level 37 Balcony suspended Slab	96	m2	80 \$	7,680	
	Level 38 Balcony suspended Slab	1288	m2	80 \$	103,040	
	<u>Tiling to balconies</u>					
	Level 1 Balcony suspended Slab	297	m2	120 \$	35,580	
	Level 2 Balcony suspended Slab	446	m2	120 \$	53,472	
	Level 3 Balcony suspended Slab	510	m2	120 \$	61,212	
	Level 4 Balcony suspended Slab	396	m2	120 \$	47,520	
	Level 5 Balcony suspended Slab	424	m2	120 \$	50,880	
	Level 6 Balcony suspended Slab	443	m2	120 \$	53,160	
	Level 7 Balcony suspended Slab	404	m2	120 \$	48,504	
	Level 8 Balcony suspended Slab	374	m2	120 \$	44,880	
	Level 9 Balcony suspended Slab	305	m2	120 \$	36,648	
	Level 10 Balcony suspended Slab	305	m2	120 \$	36,648	
	Level 11 Balcony suspended Slab	305	m2	120 \$	36,648	
	Level 12 Balcony suspended Slab	305	m2	120 \$	36,648	
	Level 13 Balcony suspended Slab	305	m2	120 \$	36,648	
	Level 14 Balcony suspended Slab	305	m2	120 \$	36,648	
	Level 15 Balcony suspended Slab	305	m2	120 \$	36,648	
	Level 16 Balcony suspended Slab	233	m2	120 \$	27,996	
	Level 17 Balcony suspended Slab	222	m2	120 \$	26,640	
	Level 18 Balcony suspended Slab	125	m2	120 \$	15,000	

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Appendix C: Detailed Calculation Schedule

CODE	ELEMENT	QUANTITY	UNIT	RATE (\$)	TOTAL (\$)	% BC
	Level 19 Balcony suspended Slab	125	m2	120 \$	15,000	
	Level 20 Balcony suspended Slab	125	m2	120 \$	15,000	
	Level 21 Balcony suspended Slab	125	m2	120 \$	15,000	
	Level 22 Balcony suspended Slab	125	m2	120 \$	15,000	
	Level 23 Balcony suspended Slab	125	m2	120 \$	15,000	
	Level 24 Balcony suspended Slab	125	m2	120 \$	15,000	
	Level 25 Balcony suspended Slab	90	m2	120 \$	10,800	
	Level 26 Balcony suspended Slab	90	m2	120 \$	10,800	
	Level 27 Balcony suspended Slab	90	m2	120 \$	10,800	
	Level 28 Balcony suspended Slab	90	m2	120 \$	10,800	
	Level 29 Balcony suspended Slab	90	m2	120 \$	10,800	
	Level 30 Balcony suspended Slab	80	m2	120 \$	9,600	
	Level 31 Balcony suspended Slab	90	m2	120 \$	10,800	
	Level 32 Balcony suspended Slab	90	m2	120 \$	10,800	
	Level 33 Balcony suspended Slab	90	m2	120 \$	10,800	
	Level 34 Balcony suspended Slab	90	m2	120 \$	10,800	
	Level 35 Balcony suspended Slab	90	m2	120 \$	10,800	
	Level 36 Balcony suspended Slab	90	m2	120 \$	10,800	
	Level 37 Balcony suspended Slab	96	m2	120 \$	11,520	
	Level 38 Balcony suspended Slab	1288	m2	120 \$	154,560	
	<u>Timber Floorboards to Hotel Rooms</u>					
	Level 1 Floors	203	m2	120 \$	24,311	
	Level 2 Floors	203	m2	120 \$	24,311	
	Level 3 Floors	203	m2	120 \$	24,311	
	Level 4 Floors	203	m2	120 \$	24,311	
	Level 5 Floors	203	m2	120 \$	24,311	
	Level 6 Floors	203	m2	120 \$	24,311	
	Level 7 Floors	169	m2	120 \$	20,259	
	Level 8 Floors	90	m2	120 \$	10,805	
	<u>Waterproofing to Hotel Wet Areas</u>					
	Level 1 Floors	88	m2	80 \$	7,025	
	Level 2 Floors	88	m2	80 \$	7,025	
	Level 3 Floors	88	m2	80 \$	7,025	
	Level 4 Floors	88	m2	80 \$	7,025	
	Level 5 Floors	95	m2	80 \$	7,609	
	Level 6 Floors	88	m2	80 \$	7,025	
	Level 7 Floors	72	m2	80 \$	5,780	
	Level 8 Floors	41	m2	80 \$	3,290	
	<u>Tiling to Hotel Wet Areas</u>					
	Level 1 Floors	88	m2	120 \$	10,537	
	Level 2 Floors	88	m2	120 \$	10,537	
	Level 3 Floors	88	m2	120 \$	10,537	
	Level 4 Floors	88	m2	120 \$	10,537	
	Level 5 Floors	95	m2	120 \$	11,413	
	Level 6 Floors	88	m2	120 \$	10,537	

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Appendix C: Detailed Calculation Schedule

CODE	ELEMENT	QUANTITY	UNIT	RATE (\$)	TOTAL (\$)	% BC
	Level 7 Floors	72	m2	120 \$	8,670	
	Level 8 Floors	41	m2	120 \$	4,935	
	<u>Tiling to lobby areas (Hotel)</u>					
	Mezzanine Floors	25	m2	120 \$	2,940	
	Lower Ground Floors	96	m2	120 \$	11,520	
	Level 1 Floors	98	m2	120 \$	11,799	
	Level 2 Floors	98	m2	120 \$	11,799	
	Level 3 Floors	98	m2	120 \$	11,799	
	Level 4 Floors	98	m2	120 \$	11,799	
	Level 5 Floors	98	m2	120 \$	11,799	
	Level 6 Floors	98	m2	120 \$	11,799	
	Level 7 Floors	98	m2	120 \$	11,799	
	Level 8 Floors	95	m2	120 \$	11,381	
	Level 9 Floors	317	m2	120 \$	38,040	
	<u>Tiling/Timber Floorboards to Commercial Building</u>					
	Lower Ground Floors	87	m2	120 \$	10,380	
	Level 1 Floors	737	m2	120 \$	88,440	
	Level 2 Floors	737	m2	120 \$	88,440	
	Level 3 Floors	737	m2	120 \$	88,440	
	Level 4 Floors	737	m2	120 \$	88,440	
	Level 5 Floors	737	m2	120 \$	88,440	
	Level 6 Floors	737	m2	120 \$	88,440	
	Level 7 Floors	730	m2	120 \$	87,600	
	Level 8 Floors	705	m2	120 \$	84,600	
	Level 9 Floors	610	m2	120 \$	73,200	
	Level 10 Floors	520	m2	120 \$	62,400	
	Sub-Total Floor Finishes			\$	8,520,958	3.68%
CF	<u>Ceiling Finishes</u>					
	<u>Plasterboard to ceiling</u>					
	Ground Floor Ceilings	6618	m2	70 \$	463,253	
	Level 1 Ceilings	3915	m2	70 \$	274,023	
	Level 2 Ceilings	6696	m2	70 \$	468,703	
	Level 3 Ceilings	2706	m2	70 \$	189,420	
	Level 4 Ceilings	4846	m2	70 \$	339,220	
	Level 5 Ceilings	3910	m2	70 \$	273,700	
	Level 6 Ceilings	3957	m2	70 \$	276,990	
	Level 7 Ceilings	4039	m2	70 \$	282,730	
	Level 8 Ceilings	3947	m2	70 \$	276,290	
	Level 9 Ceilings	3567	m2	70 \$	249,690	
	Level 10 Ceilings	3475	m2	70 \$	243,250	
	Level 11 Ceilings	2908	m2	70 \$	203,560	
	Level 12 Ceilings	2388	m2	70 \$	167,160	
	Level 13 Ceilings	2388	m2	70 \$	167,160	
	Level 14 Ceilings	2388	m2	70 \$	167,160	
	Level 15 Ceilings	1821	m2	70 \$	127,470	
	Level 16 Ceilings	2388	m2	70 \$	167,160	

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Appendix C: Detailed Calculation Schedule

CODE	ELEMENT	QUANTITY	UNIT	RATE (\$)	TOTAL (\$)	% BC
	Level 17 Ceilings	2024	m2	70 \$	141,680	
	Level 18 Ceilings	1523	m2	70 \$	106,610	
	Level 19 Ceilings	970	m2	70 \$	67,900	
	Level 20 Ceilings	970	m2	70 \$	67,900	
	Level 21 Ceilings	970	m2	70 \$	67,900	
	Level 22 Ceilings	970	m2	70 \$	67,900	
	Level 23 Ceilings	970	m2	70 \$	67,900	
	Level 24 Ceilings	970	m2	70 \$	67,900	
	Level 25 Ceilings	970	m2	70 \$	67,900	
	Level 26 Ceilings	683	m2	70 \$	47,810	
	Level 27 Ceilings	683	m2	70 \$	47,810	
	Level 28 Ceilings	683	m2	70 \$	47,810	
	Level 29 Ceilings	683	m2	70 \$	47,810	
	Level 30 Ceilings	683	m2	70 \$	47,810	
	Level 31 Ceilings	683	m2	70 \$	47,810	
	Level 32 Ceilings	683	m2	70 \$	47,810	
	Level 33 Ceilings	683	m2	70 \$	47,810	
	Level 34 Ceilings	683	m2	70 \$	47,810	
	Level 35 Ceilings	683	m2	70 \$	47,810	
	Level 36 Ceilings	683	m2	70 \$	47,810	
	Level 37 Ceilings	683	m2	70 \$	47,810	
	Level 38 Ceilings	698	m2	70 \$	48,860	
	<u>Balcony Ceiling to upper balconies</u>					
	Level 1 Balcony suspended Slab	297	m2	90 \$	26,685	
	Level 2 Balcony suspended Slab	446	m2	90 \$	40,104	
	Level 3 Balcony suspended Slab	510	m2	90 \$	45,909	
	Level 4 Balcony suspended Slab	396	m2	90 \$	35,640	
	Level 5 Balcony suspended Slab	424	m2	90 \$	38,160	
	Level 6 Balcony suspended Slab	443	m2	90 \$	39,870	
	Level 7 Balcony suspended Slab	404	m2	90 \$	36,378	
	Level 8 Balcony suspended Slab	374	m2	90 \$	33,660	
	Level 9 Balcony suspended Slab	305	m2	90 \$	27,486	
	Level 10 Balcony suspended Slab	305	m2	90 \$	27,486	
	Level 11 Balcony suspended Slab	305	m2	90 \$	27,486	
	Level 12 Balcony suspended Slab	305	m2	90 \$	27,486	
	Level 13 Balcony suspended Slab	305	m2	90 \$	27,486	
	Level 14 Balcony suspended Slab	305	m2	90 \$	27,486	
	Level 15 Balcony suspended Slab	305	m2	90 \$	27,486	
	Level 16 Balcony suspended Slab	233	m2	90 \$	20,997	
	Level 17 Balcony suspended Slab	222	m2	90 \$	19,980	
	Level 18 Balcony suspended Slab	125	m2	90 \$	11,250	
	Level 19 Balcony suspended Slab	125	m2	90 \$	11,250	
	Level 20 Balcony suspended Slab	125	m2	90 \$	11,250	
	Level 21 Balcony suspended Slab	125	m2	90 \$	11,250	
	Level 22 Balcony suspended Slab	125	m2	90 \$	11,250	
	Level 23 Balcony suspended Slab	125	m2	90 \$	11,250	

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Appendix C: Detailed Calculation Schedule

CODE	ELEMENT	QUANTITY	UNIT	RATE (\$)	TOTAL (\$)	% BC
	Level 24 Balcony suspended Slab	125	m2	90 \$	11,250	
	Level 25 Balcony suspended Slab	90	m2	90 \$	8,100	
	Level 26 Balcony suspended Slab	90	m2	90 \$	8,100	
	Level 27 Balcony suspended Slab	90	m2	90 \$	8,100	
	Level 28 Balcony suspended Slab	90	m2	90 \$	8,100	
	Level 29 Balcony suspended Slab	90	m2	90 \$	8,100	
	Level 30 Balcony suspended Slab	80	m2	90 \$	7,200	
	Level 31 Balcony suspended Slab	90	m2	90 \$	8,100	
	Level 32 Balcony suspended Slab	90	m2	90 \$	8,100	
	Level 33 Balcony suspended Slab	90	m2	90 \$	8,100	
	Level 34 Balcony suspended Slab	90	m2	90 \$	8,100	
	Level 35 Balcony suspended Slab	90	m2	90 \$	8,100	
	Level 36 Balcony suspended Slab	90	m2	90 \$	8,100	
	Level 37 Balcony suspended Slab	96	m2	90 \$	8,640	
	Level 38 Balcony suspended Slab	1288	m2	90 \$	115,920	
	<u>Access hatches per unit</u>					
	Ground Floor Wet Areas	2	No.	500 \$	1,000	
	Level 1 Wet Areas	7	No.	500 \$	3,500	
	Level 2 Wet Areas	8	No.	500 \$	4,000	
	Level 3 Wet Areas	19	No.	500 \$	9,500	
	Level 4 Wet Areas	23	No.	500 \$	11,500	
	Level 5 Wet Areas	26	No.	500 \$	13,000	
	Level 6 Wet Areas	27	No.	500 \$	13,500	
	Level 7 Wet Areas	27	No.	500 \$	13,500	
	Level 8 Wet Areas	27	No.	500 \$	13,500	
	Level 9 Wet Areas	27	No.	500 \$	13,500	
	Level 10 Wet Areas	27	No.	500 \$	13,500	
	Level 11 Wet Areas	27	No.	500 \$	13,500	
	Level 12 Wet Areas	27	No.	500 \$	13,500	
	Level 13 Wet Areas	27	No.	500 \$	13,500	
	Level 14 Wet Areas	27	No.	500 \$	13,500	
	Level 15 Wet Areas	27	No.	500 \$	13,500	
	Level 16 Wet Areas	21	No.	500 \$	10,500	
	Level 17 Wet Areas	6	No.	500 \$	3,000	
	Level 18 Wet Areas	10	No.	500 \$	5,000	
	Level 19 Wet Areas	10	No.	500 \$	5,000	
	Level 20 Wet Areas	10	No.	500 \$	5,000	
	Level 21 Wet Areas	10	No.	500 \$	5,000	
	Level 22 Wet Areas	10	No.	500 \$	5,000	
	Level 23 Wet Areas	10	No.	500 \$	5,000	
	Level 24 Wet Areas	9	No.	500 \$	4,500	
	Level 25 Wet Areas	7	No.	500 \$	3,500	
	Level 26 Wet Areas	7	No.	500 \$	3,500	
	Level 27 Wet Areas	7	No.	500 \$	3,500	
	Level 28 Wet Areas	7	No.	500 \$	3,500	
	Level 29 Wet Areas	7	No.	500 \$	3,500	

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Appendix C: Detailed Calculation Schedule

CODE	ELEMENT	QUANTITY	UNIT	RATE (\$)	TOTAL (\$)	% BC
	Level 30 Wet Areas	7	No.	500 \$	3,500	
	Level 31 Wet Areas	7	No.	500 \$	3,500	
	Level 32 Wet Areas	7	No.	500 \$	3,500	
	Level 33 Wet Areas	7	No.	500 \$	3,500	
	Level 34 Wet Areas	7	No.	500 \$	3,500	
	Level 35 Wet Areas	7	No.	500 \$	3,500	
	Level 36 Wet Areas	7	No.	500 \$	3,500	
	Level 37 Wet Areas	5	No.	500 \$	2,500	
	Level 38 Wet Areas	2	No.	500 \$	1,000	
	<u>Access hatches per Hotel room</u>					
	Level 1 Wet Areas	11	No.	500 \$	5,500	
	Level 2 Wet Areas	11	No.	500 \$	5,500	
	Level 3 Wet Areas	11	No.	500 \$	5,500	
	Level 4 Wet Areas	11	No.	500 \$	5,500	
	Level 5 Wet Areas	11	No.	500 \$	5,500	
	Level 6 Wet Areas	11	No.	500 \$	5,500	
	Level 7 Wet Areas	9	No.	500 \$	4,500	
	Level 8 Wet Areas	5	No.	500 \$	2,500	
	<u>Paint Plasterboard to ceiling</u>					
	Ground Floor Ceilings	6618	m2	30 \$	198,537	
	Level 1 Ceilings	3915	m2	30 \$	117,438	
	Level 2 Ceilings	6696	m2	30 \$	200,873	
	Level 3 Ceilings	2706	m2	30 \$	81,180	
	Level 4 Ceilings	4846	m2	30 \$	145,380	
	Level 5 Ceilings	3910	m2	30 \$	117,300	
	Level 6 Ceilings	3957	m2	30 \$	118,710	
	Level 7 Ceilings	4039	m2	30 \$	121,170	
	Level 8 Ceilings	3947	m2	30 \$	118,410	
	Level 9 Ceilings	3567	m2	30 \$	107,010	
	Level 10 Ceilings	3475	m2	30 \$	104,250	
	Level 11 Ceilings	2908	m2	30 \$	87,240	
	Level 12 Ceilings	2388	m2	30 \$	71,640	
	Level 13 Ceilings	2388	m2	30 \$	71,640	
	Level 14 Ceilings	2388	m2	30 \$	71,640	
	Level 15 Ceilings	1821	m2	30 \$	54,630	
	Level 16 Ceilings	2388	m2	30 \$	71,640	
	Level 17 Ceilings	2024	m2	30 \$	60,720	
	Level 18 Ceilings	1523	m2	30 \$	45,690	
	Level 19 Ceilings	970	m2	30 \$	29,100	
	Level 20 Ceilings	970	m2	30 \$	29,100	
	Level 21 Ceilings	970	m2	30 \$	29,100	
	Level 22 Ceilings	970	m2	30 \$	29,100	
	Level 23 Ceilings	970	m2	30 \$	29,100	
	Level 24 Ceilings	970	m2	30 \$	29,100	
	Level 25 Ceilings	970	m2	30 \$	29,100	
	Level 26 Ceilings	683	m2	30 \$	20,490	

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Appendix C: Detailed Calculation Schedule

CODE	ELEMENT	QUANTITY	UNIT	RATE (\$)	TOTAL (\$)	% BC
	Level 27 Ceilings	683	m2	30 \$	20,490	
	Level 28 Ceilings	683	m2	30 \$	20,490	
	Level 29 Ceilings	683	m2	30 \$	20,490	
	Level 30 Ceilings	683	m2	30 \$	20,490	
	Level 31 Ceilings	683	m2	30 \$	20,490	
	Level 32 Ceilings	683	m2	30 \$	20,490	
	Level 33 Ceilings	683	m2	30 \$	20,490	
	Level 34 Ceilings	683	m2	30 \$	20,490	
	Level 35 Ceilings	683	m2	30 \$	20,490	
	Level 36 Ceilings	683	m2	30 \$	20,490	
	Level 37 Ceilings	683	m2	30 \$	20,490	
	Level 38 Ceilings	698	m2	30 \$	20,940	
	<u>Paint Balcony Ceiling to upper balconies</u>					
	Level 1 Balcony suspended Slab	297	m2	40 \$	11,860	
	Level 2 Balcony suspended Slab	446	m2	40 \$	17,824	
	Level 3 Balcony suspended Slab	510	m2	40 \$	20,404	
	Level 4 Balcony suspended Slab	396	m2	40 \$	15,840	
	Level 5 Balcony suspended Slab	424	m2	40 \$	16,960	
	Level 6 Balcony suspended Slab	443	m2	40 \$	17,720	
	Level 7 Balcony suspended Slab	404	m2	40 \$	16,168	
	Level 8 Balcony suspended Slab	374	m2	40 \$	14,960	
	Level 9 Balcony suspended Slab	305	m2	40 \$	12,216	
	Level 10 Balcony suspended Slab	305	m2	40 \$	12,216	
	Level 11 Balcony suspended Slab	305	m2	40 \$	12,216	
	Level 12 Balcony suspended Slab	305	m2	40 \$	12,216	
	Level 13 Balcony suspended Slab	305	m2	40 \$	12,216	
	Level 14 Balcony suspended Slab	305	m2	40 \$	12,216	
	Level 15 Balcony suspended Slab	305	m2	40 \$	12,216	
	Level 16 Balcony suspended Slab	233	m2	40 \$	9,332	
	Level 17 Balcony suspended Slab	222	m2	40 \$	8,880	
	Level 18 Balcony suspended Slab	125	m2	40 \$	5,000	
	Level 19 Balcony suspended Slab	125	m2	40 \$	5,000	
	Level 20 Balcony suspended Slab	125	m2	40 \$	5,000	
	Level 21 Balcony suspended Slab	125	m2	40 \$	5,000	
	Level 22 Balcony suspended Slab	125	m2	40 \$	5,000	
	Level 23 Balcony suspended Slab	125	m2	40 \$	5,000	
	Level 24 Balcony suspended Slab	125	m2	40 \$	5,000	
	Level 25 Balcony suspended Slab	90	m2	40 \$	3,600	
	Level 26 Balcony suspended Slab	90	m2	40 \$	3,600	
	Level 27 Balcony suspended Slab	90	m2	40 \$	3,600	
	Level 28 Balcony suspended Slab	90	m2	40 \$	3,600	
	Level 29 Balcony suspended Slab	90	m2	40 \$	3,600	
	Level 30 Balcony suspended Slab	80	m2	40 \$	3,200	
	Level 31 Balcony suspended Slab	90	m2	40 \$	3,600	
	Level 32 Balcony suspended Slab	90	m2	40 \$	3,600	
	Level 33 Balcony suspended Slab	90	m2	40 \$	3,600	

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Appendix C: Detailed Calculation Schedule

CODE	ELEMENT	QUANTITY	UNIT	RATE (\$)	TOTAL (\$)	% BC
	Level 34 Balcony suspended Slab	90	m2	40 \$	3,600	
	Level 35 Balcony suspended Slab	90	m2	40 \$	3,600	
	Level 36 Balcony suspended Slab	90	m2	40 \$	3,600	
	Level 37 Balcony suspended Slab	96	m2	40 \$	3,840	
	Level 38 Balcony suspended Slab	1288	m2	40 \$	51,520	
	Sub-Total Ceiling Finishes			\$	9,627,741	4.16%
	FITTINGS					
FT	<u>Fitments</u>					
	<u>Units</u>					
	Sliding Mirror Wardrobe	540	Units	1,500 \$	810,000	
	Walk in Wardrobes	540	Units	3,000 \$	1,620,000	
	Kitchen Joinery	540	Units	2,000 \$	1,080,000	
	Kitchen Benchtops	540	Units	1,500 \$	810,000	
	Kitchen Splashback	540	Units	1,000 \$	540,000	
	Vanity Joinery	925	No.	700 \$	647,500	
	Mirror above Vanity	925	No.	500 \$	462,500	
	Balcony Balustrades	540	Units	5,000 \$	2,700,000	
	Mail Boxes	541	No.	50 \$	27,050	
	Required Signage	540	Units	70 \$	37,800	
	Roller Blinds	540	Units	1,000 \$	540,000	
	<u>Appliances - Units</u>					
	Oven	540	Units	1,500 \$	810,000	
	Cooktop	540	Units	1,200 \$	648,000	
	Rangehood	540	Units	700 \$	378,000	
	Dishwasher	540	Units	1,000 \$	540,000	
	Microwave	540	Units	300 \$	162,000	
	<u>Hotel</u>					
	Kitchen Joinery	80	No.	1,200 \$	96,000	
	Kitchen Benchtops	80	No.	800 \$	64,000	
	Kitchen Splashback	80	No.	700 \$	56,000	
	Vanity Joinery	124	No.	500 \$	62,000	
	Mirror above Vanity	124	No.	300 \$	37,200	
	Mail Boxes	1	Item	3,000 \$	3,000	
	Required Signage	80	No.	100 \$	8,000	
	Roller Blinds	80	No.	500 \$	40,000	
	<u>Appliances - Hotel</u>					
	Cooktop	80	No.	700 \$	56,000	
	Rangehood	80	No.	500 \$	40,000	
	<u>Commercial Building - EOT</u>					
	Vanity Joinery	2	No.	3,000 \$	6,000	
	Mirror above Vanity	2	No.	2,000 \$	4,000	
	Cubicle Partitions	31	No.	1,500 \$	46,500	
	Sub-Total Fitments			\$	12,331,550	5.33%

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Appendix C: Detailed Calculation Schedule

CODE	ELEMENT	QUANTITY	UNIT	RATE (\$)	TOTAL (\$)	% BC
SF	<u>Sanitary Fixtures</u>					
	Toilet Suite	1049	No.	500 \$	524,500	
	Urinals	6	No.	800 \$	4,800	
	Vanity Mixer	1049	No.	400 \$	419,600	
	Shower Mixer & Rose	1067	No.	1,000 \$	1,067,000	
	Kitchen Sink & Tapware	620	No.	700 \$	434,000	
	Laundry Tub & Tapware	540	Units	700 \$	378,000	
	Bathroom Accessories	1049	No.	300 \$	314,700	
	Sub-Total Sanitary Fixtures			\$	3,142,600	1.36%
	<u>SERVICES</u>					
WS	<u>Water Supply</u>					
	Sanitary plumbing and drainage	658	No.	20,000 \$	13,160,000	
	Allowance for Rainwater tanks	658	No.	400 \$	263,200	
	Allowance for standard sewer connection	658	No.	500 \$	329,000	
	Sub-Total Water Supply			\$	13,752,200	5.94%
GS	<u>Gas Services</u>					
	Supply of Hot Water Units	658	No.	2,000 \$	1,316,000	
	Gas Reticulation	658	No.	1,500 \$	987,000	
	Sub-Total Gas Services			\$	2,303,000	1.00%
VE	<u>Heating, Ventilation & AC</u>					
	Air Conditioning	620	No.	3,000 \$	1,860,000	
	Ventilation to Wet Areas	1051	No.	1,500 \$	1,576,500	
	Ventilation to Kitchen	620	No.	1,000 \$	620,000	
	Stair Pressurisation	180	No.	2,000 \$	360,000	
	Mechanical Ventilation to Basement	35171	m2	50 \$	1,758,550	
	Sub-Total Heating, Ventilation & AC			\$	6,175,050	2.67%
FP	<u>Fire Protection</u>					
	Booster - Sprinkler	658	No.	700 \$	460,600	
	Fire Sprinklers to Basement	35171	m2	30 \$	1,055,130	
	Fire Sprinklers to Upper Levels	77516	m2	30 \$	2,325,480	
	Booster - Hydrant	658	No.	200 \$	131,600	
	Diesel Pump	658	No.	500 \$	329,000	
	Fire Hydrant Points	658	No.	150 \$	98,700	
	Fire Hose Reels	658	No.	150 \$	98,700	
	Fire Extinguishers	658	No.	100 \$	65,800	
	Fire Indicator Panel (FIP)	658	No.	500 \$	329,000	
	Emergency Warning & Intercommunication System (EWIS)	658	No.	400 \$	263,200	
	Thermal Detectors	658	No.	150 \$	98,700	
	Smoke Detectors	658	No.	150 \$	98,700	
	Sub-Total Fire Protection			\$	5,354,610	2.31%
LP	<u>Electrical Light & Power</u>					
	Electrical Services	658	No.	20,000 \$	13,160,000	
	Temporary Electrical Boards	658	No.	300 \$	197,400	
	Connection Fees	658	No.	200 \$	131,600	
	Substation	658	No.	500 \$	329,000	

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Appendix C: Detailed Calculation Schedule

CODE	ELEMENT	QUANTITY	UNIT	RATE (\$)	TOTAL (\$)	% BC
	Light fittings to Basement	35171	m2	10	\$ 351,710	
	Light fittings to Units	658	No.	1,200	\$ 789,600	
	Light fittings to Common and External Areas	658	No.	700	\$ 460,600	
	Sub-Total Electrical Light & Power				\$ 15,419,910	6.66%
CM	<u>Communications</u>					
	Telecommunication	658	Units	500	\$ 329,000	
	Intercommunication	658	Units	500	\$ 329,000	
	TV Antenna	658	No.	200	\$ 131,600	
	Security Access	658	Units	700	\$ 460,600	
	Security CCTV	658	Units	700	\$ 460,600	
	Sub-Total Communications				\$ 1,710,800	0.74%
TS	<u>Transportation Systems</u>					
	Residential Passenger Lifts	372	No.	14,000	\$ 5,208,000	
	Retail Lifts	4	No.	10,000	\$ 40,000	
	Commercial Lifts	30	No.	10,000	\$ 300,000	
	Hotel Lifts	40	Levels	20,000	\$ 800,000	
	Sub-Total Transportation Systems				\$ 6,348,000	2.74%
SS	<u>Special Services</u>					
	Garbage Chutes	6	No.	50,000	\$ 300,000	
	Garbage Compactors	1	Item	50,000	\$ 50,000	
	Photovoltaic Panels	1	Item	200,000	\$ 200,000	
	Sub-Total Special Services				\$ 550,000	0.24%
	<u>SUB-TOTAL BUILDING COST (BC)</u>				\$ 194,501,137	
	<u>PRELIMINARIES</u>					
PR	<u>Proportion of Preliminaries</u>					
	Preliminaries & Labour	15.00%			\$ 29,175,170	
	Profit & Overheads	4.00%			\$ 7,780,045	
	Sub-Total Proportion of Preliminaries				\$ 36,955,216	15.97%
	<u>TOTAL BUILDING COST (BC)</u>				\$ 231,456,353	100.00%
	<u>SITE WORKS</u>					
XP	<u>Site Preparation</u>					
	Demolition	13088	m2	150	\$ 1,963,200	
	Site clearance	13088	m2	20	\$ 261,760	
	Sub-Total Site Preparation				\$ 2,224,960	
XR	<u>Footpaths + Open Communal Space</u>					
	Tiling to Walkways and Open Communal Spaces	2526	m2	150	\$ 378,945	
	Public Domain	3558	m2	200	\$ 711,600	
	Sub-Total Footpaths + Open Communal Space				\$ 378,945	
XN	<u>Boundary Walls, Fencing and Gates</u>					
	Sub-Total Boundary Walls, Fencing and Gates				\$ -	
XL	<u>Landscaping and Improvements</u>					
	Landscaping	752	No.	1,200	\$ 902,400	
	Planterbox/Retaining Walls	540	Units	500	\$ 270,000	
	Outdoor Pool (units)	2	Item	250,000	\$ 500,000	
	Hotel Open Air Swimming Pools	1	Item	300,000	\$ 300,000	
	Sub-Total Landscaping and Improvements				\$ 1,972,400	

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Appendix C: Detailed Calculation Schedule

CODE	ELEMENT	QUANTITY	UNIT	RATE (\$)	TOTAL (\$)	% BC
	<u>SUB-TOTAL SITE WORKS</u>				\$ 4,576,305	
	<u>PRELIMINARIES</u>					
PR2	<u>Proportion of Preliminaries</u>					
	Preliminaries & Labour	15.00%		\$	686,446	
	Profit & Overheads	5.00%		\$	228,815	
	Sub-Total Proportion of Preliminaries 2			\$	915,261	
A	TOTAL PROJECT COST			\$	236,947,919	
B	Consultant Fees	3.00%		\$	7,108,438	
C	Authorities Fees	0.25%		\$	592,370	
D	Contingency (5% of item A)	5.00%		\$	11,847,396	
E	Escalation (2.43% of the sum of items A, B and C)	2.43%		\$	5,949,651	
	ESTIMATED DEVELOPMENT COST (excl. GST)			\$	262,445,773	
	ESTIMATED DEVELOPMENT COST NON-RESIDENTIAL COMPONENT ONLY (excl. GST)				73,718,021	
	ESTIMATED DEVELOPMENT COST RESIDENTIAL COMPONENT ONLY (excl. GST)				188,727,752	

Appendix D: Employment Calculations

Employment 10-year Cashflow Inputs											
No.	Industry	Year 1 (\$m)	Year 2 (\$m)	Year 3 (\$m)	Year 4 (\$m)	Year 5 (\$m)	Year 6 (\$m)	Year 7 (\$m)	Year 8 (\$m)	Year 9 (\$m)	Year 10 (\$m)
1	Residential Building Construction	\$ 23,858,508	\$ 62,251,508	\$ 51,007,844							
2	Non-Residential Building Construction	\$ 73,718,331	\$ -	\$ -							
3	Construction Services	\$ 5,517,907	\$ 27,763,995	\$ 18,331,668							
4	Non-Residential Property Operators and Real Estate Services			\$ 16,110,600	\$ 27,813	\$ 28,647	\$ 29,506	\$ 30,391	\$ 31,303	\$ 32,242	\$ 33,210
5	Building Cleaning, Pest Control and Other Support Services				\$ 1,304,431	\$ 1,356,609	\$ 1,410,873	\$ 1,467,308	\$ 1,526,000	\$ 1,587,040	\$ 1,650,522

Employment Estimates																
No.	Industry	Initial Effect Multiplier	Production- induced Effect (First-round + Industrial Support)	Year 1 (FTE)	Year 2 (FTE)	Year 3 (FTE)	Year 4 (FTE)	Year 5 (FTE)	Year 6 (FTE)	Year 7 (FTE)	Year 8 (FTE)	Year 9 (FTE)	Year 10 (FTE)	TOTAL - Employment supported (no.)	TOTAL - Impacted years (no.)	AVERAGE - Employment supported (no. per year)
1	Residential Building Construction	1.24	3.34	147	384	314	0	0	0	0	0	0	0	845	3	282
2	Non-Residential Building Construction	1.1	3.2	451	0	0	0	0	0	0	0	0	0	451	1	451
3	Construction Services	1.87	2.73	37	187	124	0	0	0	0	0	0	0	348	3	116
4	Non-Residential Property Operators and Real Estate Services	1.39	1.8	0	0	76	0	0	0	0	0	0	0	76	8	10
5	Building Cleaning, Pest Control and Other Support Services	4.94	2.24	0	0	0	10	10	10	11	11	12	12	76	7	11
	TOTAL			636	571	514	10	10	10	11	11	12	12	1797	8	180