

22<sup>nd</sup> March, 2010

Our Ref:SDM/CG/7856-01

Lake Macquarie Yacht Club,  
C/- EJE Architecture Pty Ltd,  
412 King Street,  
Newcastle, NSW, 2300.

**For the attention of Peter Johnson:- Director**

Dear Sir,

**Re: Section 94A Registered Quantity Surveyor's Detailed Cost Report for the Proposed New Club House, Marina Extensions & Carpark Alterations at Lake Macquarie Yacht Club, Ada Street, Belmont, NSW, 2280.**

Further to your instructions, we are pleased to enclose our completed Section 94A Registered Quantity Surveyor's Detailed Cost Report for the above mentioned development.

Please note that this report has been prepared for the purpose of Section 94A contributions only. This report should not be used for the establishment of construction budgets or any other form of cost control.

Should you require any further information or assistance, please do not hesitate to contact our office.

Yours faithfully,



**STEPHEN D MADDEN: MANAGING DIRECTOR**

A Dip QS, Dip (Contract) Law, Dip (Bldg) Econ, FCIQB, MRICS, AAIQS, AMAIB

**Chartered Quantity Surveyor, Chartered Building Professional, Project Manager & Licensed Builder**

Encl.

**Schedule 3**  
(Clause 12)  
**Detailed Cost Report\***

**Registered\* Quantity Surveyor's Detailed Cost Report**  
(development cost in excess of \$500,000)

\*A member of the Australian Institute of Quantity Surveyors

---

**DEVELOPMENT APPLICATION No.**

**CONSTRUCTION CERTIFICATE No.**

**APPLICANT'S NAME:** Lake Macquarie Yacht Club


---

**APPLICANT'S ADDRESS:** C/- EJE Architecture, 412 King Street, Newcastle, NSW, 2300

---

**DEVELOPMENT:** Proposed New Club House, Marina Extensions & Carpark Alterations at Lake Macquarie Yacht Club

---

**DEVELOPMENT ADDRESS:** Ada Street, Belmont, NSW, 2280

---

**DEVELOPMENT COST:** \$8,980,000 including GST

---

**DEVELOPMENT DETAILS:**

Gross Floor Area – Commercial	2,371m <sup>2</sup>	Gross Floor Area – Other	m <sup>2</sup>
Gross Floor Area – Residential	m <sup>2</sup>	Total Gross Floor Area	2,371m <sup>2</sup>
Gross Floor Area – Retail	m <sup>2</sup>	Total Site Area	29,433m <sup>2</sup>
Gross Floor Area – Car Parking	m <sup>2</sup>	Total Car Parking Spaces	151
<b>Total Development Cost (Inc. GST)</b>	<b>\$ 8,980,000</b>		
<b>Total Construction Cost (Inc. GST)</b>	<b>\$ 8,163,637</b>		
<b>Total GST</b>	<b>\$ 742,148</b>		

**ESTIMATE DETAILS: (All figures include GST)**

<b>Professional Fees</b>	<b>\$ 816,363.00</b>	<b>Excavation</b>	<b>\$ -</b>
% of Development Cost	9%	Cost per square metre of site area	\$ -
% of Construction Cost	10%	<b>Car Park</b>	<b>\$ 220,000.00</b>
<b>Demolition and Site Preparation</b>	<b>\$ 233,750.00</b>	Cost per square metre of site area	\$ 7
Cost per square metre of site area	\$ 8	Cost per space	\$ 1,456.95
<b>Construction – Commercial</b>	<b>\$ 6,992,412.00</b>	<b>Fit-out – Commercial</b>	<b>\$ 717,475.00</b>
Cost per square metre of site area	\$ 238	Cost per square metre of site area	\$ 24
<b>Construction – Residential</b>	<b>\$ -</b>	<b>Fit-out – Residential</b>	<b>\$ -</b>
Cost per square metre of site area	\$ -	Cost per square metre of site area	\$ -
<b>Construction – Retail</b>	<b>\$ -</b>	<b>Fit-out – retail</b>	<b>\$ -</b>
Cost per square metre of site area	\$ -	Cost per square metre of site area	\$ -

**I certify that I have:**

- inspected the plans the subject of the application for development consent or construction certificate.
- prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors.
- Calculated the development costs in accordance with the definition of development costs in clause 25J of the Environmental Planning and Assessment Regulation 2000 at current prices;
- included GST in the calculation of development cost.
- measured gross floor areas in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1, Appendix A2.

Signed

  
\_\_\_\_\_

Name:

STEPHEN. D. MADDEN

Position & Qualifications:

MANAGING DIRECTOR. AAIQS, MRICS, FCIOB, AMA18

Date:

22ND MARCH 2010.

# Estimate Details

<b>Job Name</b>	7856 CG S94A
<b>Client's Name</b>	Lake Macquarie Yacht Club
<b>Client's Full Address</b>	C/- EJE Architecture 412 King Street, Newcastle, NSW, 2300.
<b>Site Full Address</b>	Lake Macquarie Yacht Club, Ada Street, Belmont, NSW 2280
<b>Contact Name</b>	Peter Johnson
<b>Phone No</b>	(02) 4929 2353
<b>Fax No</b>	(02) 4926 3069
<b>Mobile No</b>	0407 780 038
<b>Email Address</b>	N/A
<b>Start Date</b>	10/Mar/10
<b>Date of Estimate</b>	10/Mar/10
<b>Job Duration</b>	TBA
<b>Job Type</b>	Yacht Club
<b>Sales Person</b>	Madden & Associates
<b>Description</b>	Indicative estimate of construction costs for Lake Macquarie Yacht Club, Section 94A Contributions @ March 2010 rates
<b>Job Total</b>	<b>8,980,000</b>
<b>Mark Up</b>	%
<b>Inflation</b>	%
<b>Locality Index</b>	
<b>Final Total</b>	<b>8,980,000</b>

# Full Estimate Summary

Job Name : 7856 CG S94A

**Job Description**

Client's Name: Lake Macquarie Yacht Club

Indicative estimate of construction costs for Lake Macquarie Yacht Club, Section 94A Contributions @ March 2010 rates

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
1	Preliminaries and Margin	12.59	476.65	1,130,133		1,130,133
2	Demolition	2.37	89.62	212,500		212,500
3	Substructure	7.33	277.79	658,630		658,630
4	Upper Floors	2.18	82.55	195,730		195,730
5	Staircases	1.27	48.02	113,850		113,850
6	Columns	0.79	29.79	70,630		70,630
7	Roof	4.11	155.70	369,155		369,155
8	External Walls	3.93	148.67	352,490		352,490
9	External Windows	1.09	41.40	98,150		98,150
10	External Doors	1.50	56.81	134,700		134,700
11	Internal Walls	2.34	88.57	210,000		210,000
12	Internal Windows	0.14	5.38	12,750		12,750
13	Internal Screens	1.13	42.79	101,450		101,450
14	Internal Doors	0.26	9.76	23,140		23,140
15	Wall Finishes	1.05	39.90	94,610		94,610
16	Floor Finishes	2.51	95.19	225,700		225,700
17	Ceiling Finishes	2.01	76.15	180,560		180,560
18	Fitments	7.26	275.09	652,250		652,250
19	Hydraulic Installation	2.46	93.32	221,260		221,260
20	Mechanical Installation	4.40	166.60	395,000		395,000
21	Fire Protection	0.67	25.31	60,000		60,000
22	Electrical Installation	3.22	121.81	288,800		288,800
23	Lift Installation	1.67	63.26	150,000		150,000
24	External Works	16.37	619.99	1,470,000		1,470,000
25	Subtotal Construction Costs					<u>7,421,488</u>
26	Professional Fees	8.26	313.01	742,148		742,148
27	GST	9.09	344.31	816,364		816,364
28	Schedule of Areas					
29	Schedule of Information					
30	Schedule of Exclusions					

# Full Estimate Summary

<b>Job Name :</b> <u>7856 CG S94A</u>	<b><u>Job Description</u></b>
<b>Client's Name:</b> <u>Lake Macquarie Yacht Club</u>	Indicative estimate of construction costs for Lake Macquarie Yacht Club, Section 94A Contributions @ March 2010 rates

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
<b>GFA: 2,371 m2.</b>		<b>100.00</b>	<b>3,787.43</b>	<b>8,980,000</b>		<b>8,980,000</b>

---

**Final Total : \$ 8,980,000**

# Trade Breakup

Job Name : <u>7856 CG S94A</u>	<b>Job Description</b>
Client's Name: <u>Lake Macquarie Yacht Club</u>	Indicative estimate of construction costs for Lake Macquarie Yacht Club, Section 94A Contributions @ March 2010 rates

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
----------	------------------	----------	------	------	-----------	--------

**Trade : 1 Preliminaries and Margin**

1	Allow for preliminaries and margin on the works		Item			1,130,133.00
<b>Preliminaries and Margin</b>						<b>Total : 1,130,133.00</b>

**Trade : 2 Demolition**

<b><u>Demolition of whole structure including areas suspended over water:</u></b>						
1	Demolish single storey timber frame and timber cladding, and metal roof building; FECA	794.00	m2	150.00		119,100.00
2	Demolish single storey timber frame and timber cladding, and metal roof building; UCA	30.00	m2	80.00		2,400.00
3	Allow to demolish timber decking including framing (Provisional)		Item			6,000.00
4	Allow to demolish existing external works as required, including acrylic canopies and brick paving (Provisional)		Item			10,000.00
5	Extra over allowance for special provisions for demolition of structures over water (Provisional)		Item			25,000.00
6	Extra over allowance for the removal of piles in water (Provisional)		Item			50,000.00
<b>Note!</b>						
7	No allowance for credit value of demolished material		Note			
8	No allowance for work executed outside normal working hours		Note			
<b>Demolition</b>						<b>Total : 212,500.00</b>

**Trade : 3 Substructure**

<b><u>Piling</u></b>						
1	Allow for site establishment of piling rig on barge (Provisional)	1.00	Item	50,000.00		50,000.00
2	Unit/Rate allowance for selected driven precast concrete piles (Provisional)	57.00	No	4,500.00		256,500.00
<b><u>Permanent Formwork Reinforced Concrete Suspended Slabs</u></b>						
3	Unit/rate allowance for permanent formwork reinforced concrete suspended slab including formwork, reinforcement, placement by pump, beam and thickenings, finishes and all other items necessary for complete installation; Clubhouse	1,465.00	m2	230.00		336,950.00

# Trade Breakup

<b>Job Name :</b> 7856 CG S94A	<b>Job Description</b>
<b>Client's Name:</b> Lake Macquarie Yacht Club	Indicative estimate of construction costs for Lake Macquarie Yacht Club, Section 94A Contributions @ March 2010 rates

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<b>Trade : 3 Substructure</b> <span style="float: right;">(Continued)</span>						
4	Unit/rate allowance for permanent formwork reinforced concrete suspended slab including formwork, reinforcement, placement by pump, beam and thickenings, finishes and all other items necessary for complete installation; Store	66.00	m2	230.00		15,180.00
<b>Substructure</b>					<b>Total :</b>	<b>658,630.00</b>
<b>Trade : 4 Upper Floors</b>						
<b>Reinforced Concrete Suspended Slabs</b>						
1	Unit/rate allowance for in-situ reinforced concrete suspended slab including formwork, reinforcement, placement by pump, beam and thickenings, finishes and all other items necessary for complete installation	851.00	m2	230.00		195,730.00
<b>Upper Floors</b>					<b>Total :</b>	<b>195,730.00</b>
<b>Trade : 5 Staircases</b>						
<b>Stairs</b>						
<b>Internal</b>						
1	Insitu concrete staircase rising 3800mm between levels in 2000mm wide flights with intermediate landing	4.00	M/Rise	3,200.00		12,800.00
<b>External</b>						
2	Insitu concrete staircase rising 750mm between levels in 6000mm wide flights	1.00	M/Rise	3,200.00		3,200.00
3	Insitu concrete staircase rising 880mm between levels in 1000mm wide flights	1.00	M/Rise	3,200.00		3,200.00
4	Insitu concrete staircase rising 880mm between levels in 1500mm wide flights	2.00	M/Rise	3,200.00		6,400.00
5	Insitu concrete staircase rising 880mm between levels in 3500mm wide flights	1.00	M/Rise	3,200.00		3,200.00
6	Insitu concrete staircase rising 1330mm between levels in 4500mm wide flights	2.00	M/Rise	3,200.00		6,400.00
7	Insitu concrete staircase rising 3800mm between levels in 1400mm wide flights with intermediate landing	4.00	M/Rise	3,200.00		12,800.00
<b>Balustrades &amp; Handrails</b>						
<b>Internal</b>						
8	Polished stainless steel glazed balustrades to first floor void and stairs; straight	14.00	m	900.00		12,600.00
9	Polished stainless steel glazed balustrades to first floor void and stairs; raking	6.00	m	1,000.00		6,000.00

# Trade Breakup

<b>Job Name :</b> 7856 CG S94A	<b>Job Description</b>
<b>Client's Name:</b> Lake Macquarie Yacht Club	Indicative estimate of construction costs for Lake Macquarie Yacht Club, Section 94A Contributions @ March 2010 rates

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 5 <u>Staircases</u></i> <span style="float: right;"><i>(Continued)</i></span>						
10	Polished stainless steel handrail fixed to masonry wall	15.00	m	350.00		5,250.00
	<b>External</b>					
11	Powdercoat aluminium glazed balustrades to first floor deck and stairs; straight	45.00	m	720.00		32,400.00
12	Powdercoat aluminium glazed balustrades to stairs; raking	12.00	m	800.00		9,600.00
<b>Staircases</b>						<b>Total : 113,850.00</b>
<i>Trade : 6 <u>Columns</u></i>						
	<b>Columns</b>					
1	Unit/Rate allowance for roofed deck columns	15.00	m	270.00		4,050.00
2	Unit/Rate allowance for port cochere struts/ columns	10.00	m	450.00		4,500.00
3	Unit/Rate allowance for columns generally based on floor area	1,552.00	m2	40.00		62,080.00
<b>Columns</b>						<b>Total : 70,630.00</b>
<i>Trade : 7 <u>Roof</u></i>						
1	Steel framed roof comprising beams and purlins, insulation on mesh, finishing with colorbond roof sheeting, including flashings and rainwater goods	1,623.00	m2	210.00		340,830.00
2	Extra over for selected steel outriggers under roof sheet overhangs (Provisional)	167.00	m2	75.00		12,525.00
3	Allow for box guttering complete including framing out and colorbond lining	20.00	m	350.00		7,000.00
4	Provisional allowance for selected awning structures over function room windows	22.00	m2	400.00		8,800.00
<b>Roof</b>						<b>Total : 369,155.00</b>
<i>Trade : 8 <u>External Walls</u></i>						
	<b>Steel Framed Walls</b>					
1	Unit/ Rate allowance for steel framed wall finished externally with custom orb metal wall cladding including trims and angles, insulation, and plasterboard and paint to the internal face	251.00	m2	180.00		45,180.00
	<b>Precast Concrete Walls</b>					

# Trade Breakup

Job Name : 7856 CG S94A

**Job Description**

Client's Name: Lake Macquarie Yacht Club

Indicative estimate of construction costs for Lake  
Macquarie Yacht Club, Section 94A Contributions @  
March 2010 rates

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 8 External Walls</i> <span style="float: right;">(Continued)</span>						
2	Unit/Rate allowance for precast concrete external walls installed complete including paint finish to the internal face, insulation, stud framing, plasterboard and paint finish to the internal face	778.00	m2	395.00		307,310.00
<b>External Walls</b>						<b>Total : 352,490.00</b>
<i>Trade : 9 External Windows</i>						
<b>Aluminium Framed Windows</b>						
1	Powdercoat aluminium framed fixed glazed windows/walls with solar controlled glazing	151.00	m2	650.00		98,150.00
<b>External Windows</b>						<b>Total : 98,150.00</b>
<i>Trade : 10 External Doors</i>						
1	No allowance for automatic doors		Note			<b>EXCL</b>
<b>Timber Doors</b>						
<b>The following doors allow for frame, hardware and decoration where applicable:-</b>						
2	Solid core hinged timber doors	4.00	No	750.00		3,000.00
3	Solid core hinged timber double doors; 2000mm wide	1.00	No	1,350.00		1,350.00
<b>Aluminium Doors</b>						
<b>The following doors allow for frame, hardware and decoration where applicable:-</b>						
4	Glazed aluminium hinged single door	2.00	No	1,950.00		3,900.00
5	Glazed aluminium hinged double doors; 2000mm wide	2.00	No	3,600.00		7,200.00
6	Glazed aluminium hinged double doors; 2400mm wide	1.00	No	3,800.00		3,800.00
7	Glazed aluminium bi-fold doors	127.00	m2	850.00		107,950.00
<b>Roller Doors</b>						
8	Allow for selected roller shutters	3.00	No	2,500.00		7,500.00
<b>External Doors</b>						<b>Total : 134,700.00</b>
<i>Trade : 11 Internal Walls</i>						
<b>Steel Framed Walls</b>						
1	Steel framed wall with plasterboard and paint both sides	142.00	m2	130.00		18,460.00

# Trade Breakup

Job Name : 7856 CG S94A

**Job Description**

Client's Name: Lake Macquarie Yacht Club

Indicative estimate of construction costs for Lake  
Macquarie Yacht Club, Section 94A Contributions @  
March 2010 rates

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 11 Internal Walls</i> <span style="float: right;">(Continued)</span>						
<b>Lightweight Block Walls</b>						
2	Hebel block walls complete including plasterboard and paint finish to both faces	973.00	m2	190.00		184,870.00
3	Hebel block walls complete including plasterboard and paint finish to both faces; curved	29.00	m2	230.00		6,670.00
<b>Internal Walls</b>						<b>Total : 210,000.00</b>
<i>Trade : 12 Internal Windows</i>						
<b>Aluminium Windows</b>						
1	Clear anodised aluminium framed glazed windows / walling; curved	17.00	m2	750.00		12,750.00
<b>Internal Windows</b>						<b>Total : 12,750.00</b>
<i>Trade : 13 Internal Screens</i>						
<b>Modular Partitions</b>						
1	Toilet & shower screen partitions including doors and hardware	22.00	No	1,200.00		26,400.00
<b>Acoustic Screens</b>						
2	Acoustically insulated (STC-45) operable screen manually operated with linen backed vinyl finish, complete with jambs, overhead track, hardware, etc	62.00	m2	750.00		46,500.00
<b>Feature Screens</b>						
3	Unit/Rate allowance for selected partition walls; straight	65.00	m2	250.00		16,250.00
4	Unit/Rate allowance for selected partition walls; curved	41.00	m2	300.00		12,300.00
<b>Internal Screens</b>						<b>Total : 101,450.00</b>
<i>Trade : 14 Internal Doors</i>						
<b>Timber Doors</b>						
<b>The following doors allow for frame, hardware and decoration where applicable:-</b>						
1	Hinged single timber doors	13.00	No	750.00		9,750.00
2	Hinged single timber door including glazed view panel	3.00	No	840.00		2,520.00
3	Sliding single timber door	1.00	No	950.00		950.00
4	Hinged double timber doors	1.00	Pair	1,350.00		1,350.00

# Trade Breakup

<b>Job Name :</b> 7856 CG S94A	<b>Job Description</b>
<b>Client's Name:</b> Lake Macquarie Yacht Club	Indicative estimate of construction costs for Lake Macquarie Yacht Club, Section 94A Contributions @ March 2010 rates

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<b>Trade : 14 Internal Doors</b> <span style="float: right;">(Continued)</span>						
	<b>Aluminium Framed Doors</b>					
	The following doors allow for frame, hardware and decoration where applicable:-					
5	Glazed aluminium hinged single door	1.00	No	1,850.00		1,850.00
6	Glazed aluminium hinged double doors	2.00	Pair	3,360.00		6,720.00
<b>Internal Doors</b>						<b>Total : 23,140.00</b>
<b>Trade : 15 Wall Finishes</b>						
	<b>Wall Tiling</b>					
1	Allowance for ceramic wall tiles installed complete including adhesive fixing and grouting (P.C. Supply \$50.00/m2) (Provisional)	651.00	m2	110.00		71,610.00
	<b>Feature Walls</b>					
2	Allowance for feature wall finishes (Provisional)		Item			20,000.00
	<b>Waterproofing</b>					
3	Allowance for waterproofing wet area walls (Provisional)		Item			3,000.00
<b>Wall Finishes</b>						<b>Total : 94,610.00</b>
<b>Trade : 16 Floor Finishes</b>						
1	Allowance for Floor Finishes (Provisional)	2,257.00	m2	100.00		225,700.00
<b>Floor Finishes</b>						<b>Total : 225,700.00</b>
<b>Trade : 17 Ceiling Finishes</b>						
	<b>General Ceilings</b>					
1	Allowance for ceilings and bulkheads (Provisional)	2,257.00	m2	80.00		180,560.00
<b>Ceiling Finishes</b>						<b>Total : 180,560.00</b>
<b>Trade : 18 Fitments</b>						
	<b>Fitout</b>					
1	Allowance for bar and kitchen fitout		Item			500,000.00
2	Allow for vanity benchtops		Item			6,700.00
3	Allow for mirrors		Item			3,170.00

# Trade Breakup

<b>Job Name :</b> 7856 CG S94A	<b>Job Description</b>
<b>Client's Name:</b> Lake Macquarie Yacht Club	Indicative estimate of construction costs for Lake Macquarie Yacht Club, Section 94A Contributions @ March 2010 rates

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<b>Trade : 18 <u>Fitments</u></b>						<i>(Continued)</i>
4	Allow for toilet hardware including electric hand dryers		Item			4,500.00
5	Allow for general signage (internally)		Item			2,880.00
6	Allow for reception and office benchtop workstations		Item			12,000.00
7	Allow for reception counter		Item			8,500.00
8	Allow for maitre de station		Item			23,000.00
9	Allow for trophy cabinet/ memorabilia cabinet between auditorium and restaurant (Provisional)		Item			40,000.00
10	Allow for trophy cabinet/ memorabilia cabinet in Function Room 2 (Provisional)		Item			25,000.00
11	Allow for general joinery		Item			20,000.00
12	Provisional allowance for BBQ unit and BBQ benchtop fitout		Item			6,500.00
	<b>Note!</b>					
13	No allowance for furniture generally		Note			<b>EXCL</b>
14	No allowance for Club signage externally (on building or in carpark)		Note			<b>EXCL</b>
<b><u>Fitments</u></b>						<b>Total : 652,250.00</b>

<b>Trade : 19 <u>Hydraulic Installation</u></b>						
	<b>The following hydraulic fitments allow for tapware, pipework and associated items as necessary for a complete installation:-</b>					
1	Vanity basin	16.00	No	1,720.00		27,520.00
2	Wall basin	2.00	No	2,040.00		4,080.00
3	Shower	7.00	No	1,280.00		8,960.00
4	WC	17.00	No	2,900.00		49,300.00
5	Disabled WC	2.00	No	2,900.00		5,800.00
6	Stainless steel urinal	1.00	No	10,000.00		10,000.00
7	Stainless steel urinal	1.00	No	16,000.00		16,000.00
8	Slop hopper	2.00	No	5,300.00		10,600.00
9	Allow for hose taps		Item			4,600.00
10	Allow for floor wastes		Item			6,400.00
11	Allow for hot water		Item			8,000.00
12	Allow for kitchen hydraulics		Item			22,000.00

# Trade Breakup

Job Name : <u>7856 CG S94A</u>	<b>Job Description</b>
Client's Name: <u>Lake Macquarie Yacht Club</u>	Indicative estimate of construction costs for Lake Macquarie Yacht Club, Section 94A Contributions @ March 2010 rates

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<b>Trade : 19 <u>Hydraulic Installation</u></b>						<i>(Continued)</i>
13	Allow for bar hydraulics		Item			8,000.00
14	Allow for grease trap		Item			11,000.00
15	Allow for gas installation		Item			13,000.00
16	Allow for Builder's work in connection with hydraulic services		Item			16,000.00
<b><u>Hydraulic Installation</u></b>						<b>Total : 221,260.00</b>
<b>Trade : 20 <u>Mechanical Installation</u></b>						
1	Allow for new mechanical installation	1,825.00	m2	200.00		365,000.00
2	Allow for kitchen exhaust hoods complete		Item			30,000.00
<b><u>Mechanical Installation</u></b>						<b>Total : 395,000.00</b>
<b>Trade : 21 <u>Fire Protection</u></b>						
1	Allow for fire protection systems		Item			60,000.00
<b><u>Fire Protection</u></b>						<b>Total : 60,000.00</b>
<b>Trade : 22 <u>Electrical Installation</u></b>						
<b><u>LIGHT AND POWER</u></b>						
<b>Electrical installation based on area:</b>						
1	Allow for electrical installation; FECA	1,825.00	m2	150.00		273,750.00
2	Allow for electrical installation; UCA	430.00	m2	35.00		15,050.00
<b><u>Electrical Installation</u></b>						<b>Total : 288,800.00</b>
<b>Trade : 23 <u>Lift Installation</u></b>						
1	Allowance for complete installation of passenger lift	1.00	No	150,000.00		150,000.00
<b><u>Lift Installation</u></b>						<b>Total : 150,000.00</b>
<b>Trade : 24 <u>External Works</u></b>						
<b><u>Car Parking</u></b>						
1	Allowance for proposed additional suspended concrete carpark area		Item			200,000.00
2	Allowance for proposed foreshore improvements		Item			50,000.00

# Trade Breakup

<b>Job Name :</b> 7856 CG S94A	<b>Job Description</b>
<b>Client's Name:</b> Lake Macquarie Yacht Club	Indicative estimate of construction costs for Lake Macquarie Yacht Club, Section 94A Contributions @ March 2010 rates

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 24 External Works</i> <span style="float: right;">(Continued)</span>						
	<u>Signage</u>					
3	Allow for external club signage		Item			10,000.00
	<u>New Wet Berths</u>					
4	Allowance for timber jetty complete including concrete piles (provisional)	500.00	m	2,400.00		1,200,000.00
5	Allowance for starter's box		Item			10,000.00
<b>External Works</b>						<b>Total : 1,470,000.00</b>
<i>Trade : 25 Subtotal Construction Costs</i>						
	<b>Subtotal Construction Costs</b>					<b>Total :</b>
<i>Trade : 26 Professional Fees</i>						
1	Allowance for professional fees		Item			742,148.00
<b>Professional Fees</b>						<b>Total : 742,148.00</b>
<i>Trade : 27 GST</i>						
1	GST on the works					816,364.00
<b>GST</b>						<b>Total : 816,364.00</b>
<i>Trade : 28 Schedule of Areas</i>						
1	Fully enclosed covered area	1,826.00	m2			
2	Unenclosed covered area	545.00	m2			
3	Total gross floor area	2,371.00	m2			
<b>Schedule of Areas</b>						<b>Total :</b>
<i>Trade : 29 Schedule of Information</i>						
	<u>Architectural Drawings as prepared by EJE Architecture</u>					
1	4000 DA A00 Rev B dated 10/2/2010		Note			
2	4000 DA A01 Rev A dated 23/6/2009		Note			
3	4000 DA A02 Rev A dated 23/6/2009		Note			

# Trade Breakup

<b>Job Name :</b> <u>7856 CG S94A</u>	<b>Job Description</b>
<b>Client's Name:</b> <u>Lake Macquarie Yacht Club</u>	Indicative estimate of construction costs for Lake Macquarie Yacht Club, Section 94A Contributions @ March 2010 rates

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 29 <u>Schedule of Information</u></i>						<i>(Continued)</i>
4	4000 DA A03 Rev A dated 23/6/2009		Note			
5	4000 DA A04 Rev A dated 23/6/2009		Note			
6	4000 DA A05 Rev A dated 23/6/2009		Note			
7	4000 DA A06 Rev A dated 23/6/2009		Note			
8	4000 DA A07 Rev A dated 23/6/2009		Note			
9	4000 DA A08 Rev A dated 23/6/2009		Note			
10	4000 DA A09 Rev B dated 10/2/2010		Note			
11	4000 DA A10 Rev B dated 10/2/2010		Note			
12	4000 DA A11 Rev A dated 23/6/2009		Note			
13	4000 DA A12 Rev B dated 10/2/2010		Note			
14	4000 DA A13 Rev B dated 10/2/2010		Note			
15	4000 DA A14 Rev B dated 10/2/2010		Note			
16	4000 DA A15 Rev B dated 10/2/2010		Note			
17	4000 DA A16 Rev B dated 10/2/2010		Note			
18	4000 DA A17 Rev A dated 23/6/2009		Note			
19	4000 DA A18 Rev A dated 23/6/2009		Note			
20	4000 DA A19 Rev A dated 23/6/2009		Note			
21	4000 DA A20 Rev B dated 10/2/2010		Note			
<b><u>Schedule of Information</u></b>						<b>Total :</b>
<i>Trade : 30 <u>Schedule of Exclusions</u></i>						
1	Holding Costs and Interest Charges		Note			
2	Land Costs and Associated fees and charges		Note			
3	Local Authority and other municipal fees and charges not specified in preliminaries		Note			
4	Delay costs		Note			
5	Professional fees		Note			
6	Unknown site conditions		Note			
7	Security systems		Note			
8	Telephone block cabling, facility wiring and equipment		Note			
9	Audio / Visual systems, sound equipment		Note			

# Trade Breakup

<b>Job Name :</b> <u>7856 CG S94A</u>	<b>Job Description</b>
<b>Client's Name:</b> <u>Lake Macquarie Yacht Club</u>	Indicative estimate of construction costs for Lake Macquarie Yacht Club, Section 94A Contributions @ March 2010 rates

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 30 <u>Schedule of Exclusions</u></i>						<i>(Continued)</i>
10	Loose fixtures and fittings, including furniture and furnishings		Note			
11	Cash registers		Note			
12	Additional car parking spaces		Note			
13	Upgrading/ refurbishment of existing timber decks		Note			
14	Escalation beyond March 2010		Note			
<b><u>Schedule of Exclusions</u></b>						<b>Total :</b>