79-85 Albert Ave. Chatswood

Job Name : PR113955ALBERT CHAT2 Job Description Multi unit residential and commercial Client's Name: **Meriton**

development with underground parking

Trd	Trade Description	Trade	Cost/m2	Sub Total	Mark	Trade
No.		%			Up %	Total
1	Site Preparation and Demolition	0.08	2.35	124,560		124,560
2	Excavation	0.38	11.78	625,800		625,800
3	Substructure	2.15	66.28	3,520,125		3,520,125
4	Columns	2.09	64.46	3,423,134		3,423,134
5	Upper floors	9.23	283.94	15,079,119		15,079,119
6	Staircases and Balustrades	1.03	31.82	1,690,000		1,690,000
7	Roof	1.45	44.57	2,367,096		2,367,096
8	External Walls, Windows and Balustrades	8.37	257.56	13,678,090		13,678,090
9	Internal walls and Doors	7.51	231.18	12,277,060		12,277,060
10	Floor Finishes	2.80	86.22	4,578,622		4,578,622
11	Wall Finishes	1.48	45.42	2,412,082		2,412,082
12	Ceiling Finishes	1.52	46.78	2,484,300		2,484,300
13	Fitments	2.09	64.46	3,423,134		3,423,134
14	Painting	1.70	52.22	2,773,172		2,773,172
15	Joinery and Metalwork	5.45	167.81	8,911,702		8,911,702
16	Hydraulic Services	5.72	175.97	9,345,010		9,345,010
17	Electrical Installation	5.37	165.09	8,767,266		8,767,266
18	Mechanical Services	7.66	235.80	12,522,602		12,522,602
19	Fire Services	3.33	102.54	5,445,238		5,445,238
20	Lift Installation	4.63	142.36	7,560,000		7,560,000
21	Garbage Chute	0.06	1.88	100,000		100,000
22	External Services	0.79	24.16	1,283,270		1,283,270
23	Landscaping and Siteworks	0.26	8.00	425,000		425,000
24	Preliminaries- incl. site supervision and labour, crane hire, scaffold, site sheds and offices, small tools, hoardings and fences, insurances etc.	9.02	277.52	14,737,966		14,737,966
25	Professional Fees	6.73	207.21	11,004,348		11,004,348
26	GST EXCLUSIVE SUBTOTAL					137,554,348
27	GST	9.09	279.74	14,855,870		14,855,870
28	GST INCLUSIVE TOTAL					163,414,566
29	SCHEDULE OF INFORMATION					
30	SCHEDULE OF EXCLUSIONS					
CEA	· 53 106 m2	100.00	2 077 14	162 /1/ 565		162 /1/ 566

GFA: 53,106 m2. 100.00 3,077.14 163,414,565 163,414,566 Final Total: \$ 163,414,566

RPS GROUP 1 of 1 Page: **Date of Printing:** 6/Aug/12

79-85 Albert Ave. Chatswood

Job Name: PR113955ALBERT CHAT2

Client's Name: Meriton Multi unit residential and commercial development with underground parking

Item Description	Quantity	Unit	Rate	Mark	Amount
No.				Up %	
Trade: 29 SCHEDULE OF INFORMATION					
1 Architectural Drawings prepared by PTW Architects numbered: A-0090, A-100, A-101 - A-125 all issue B.		Note			
2 Project approval number MP09_0066 dated 28 Sep. 2010		Note			
SCHEDULE OF INFORMATION	<u> </u>			Total:	

RPS GROUP Page: 1 of 1 Date of Printing: 6/Aug/12

79-85 Albert Ave. Chatswood

Job Name: PR113955ALBERT CHAT2 Job Description

Client's Name: Meriton Multi unit residential and commercial development with

underground parking

Item	Item Description	Quantity	Unit	Rate	Mark	Amount
No.					Up %	
Trade : 30 <u>SCH</u>	EDULE OF EXCLUSIONS					
1 Land costs and le	gal fees		Note			
2 Holding costs and	l interest charges		Note			
3 Soil remediation			Note			
4 Unknown ground	conditions		Note			
5 Excavation in roc	k		Note			
6 Loose furniture a	nd equipment		Note			
7 Delay costs			Note			
8 Site allowance			Note			
9 Works outside sit	e boundary		Note			
10 Building mainten	ence unit		Note			
11 Garbage bins			Note			
12 Structural Drawin	ngs		Note			
13 Architectural deta	ils and Finishes Schedule		Note			
14 Geotechnical surv	/ey		Note			
15 Carbon Tax			Note			
SCHEDULE OF	EXCLUSIONS_				Total:	

RPS GROUP Page: 1 of 1 Date of Printing: 6/Aug/12

31 Victor Street, Chatswood NSW 2067 PO Box 57, Chatswood NSW 2057 Ph (02) 9777 1000 Fax (02) 9777 1038 Email: email@willoughby.nsw.gov.au

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ABN 47 974 826 099



REGISTERED* QUANTITY SURVEYOR'S DETAILED COST REPORT

*A n				excess of \$500,000 astitute of Quantity Surveyors					
Development Application No: _		-		Reference:					
Complying Development Certific	cate App	lication N	0:						
Construction Certificate No: Date:									
Applicant's Name:									
Applicant's Address:									
Development Name:									
Development Address:			***************************************						
DEVELOPMENT DETAILS:									
Gross Floor Area - Commercial	7.	7,991	m ²	Gross Floor Area – other		712/?			
Gross Floor Area – Residential		9, 158	m ²	Total Gross Floor Area		486 m ² 81.097 m ²			
Gross Floor Area – Retail		2.517		Total Site Area		4.329 m ²			
Gross Floor Area – Car Parking	20	2,645	m²	Total Car Parking Spaces		526			
Total Development Cost			\$	163,414,566					
Total Construction Cost			\$	151,310,000					
Total GST			\$	14,855,870					
Professional Fees % of Development Cost % of Construction Cost Demolition and Site Preparation Cost per square metre of site area Construction – Commercial Cost per square metre of commercial Cost per square metre of residential Cost per square metre of residential Cost per square metre of residential Cost per square metre of retail are	cial area	\$ 153, 7 \$ 35.4 \$ 55,06 \$ 5432 \$ 51,90 \$ 1,78 \$ 3,757,	4 % 8 % 5 /m 1,25	Cost per square metre of Car Park Cost per square metre of Cost per space Fit out – Commercial Cost per m² of commerci Fit-out – Residential Cost per m² of residential Fit-out – Retail	site area al area	\$ 770,986 \$ 178/m² \$20,645,000 \$ 4,769/m² \$31,249space \$1,400,000 \$ 50/m² \$4,200,000 \$ 1444/m² \$ 440,000 \$ 175/m²			
 I certify that I have: Inspected the plans the subje Prepared and attached an ele Management Manuals from the Calculated the development of Development Contributions For Included GST in the calculating the Measured gross floor areas in Cost Management Manual Volume: 	mental e he Austra costs in a Plan of th ion of de accorda blume 1,	estimate ge alian Institu accordanco ne Council evelopment ance with t	eneral ute of e with of W toost the M A2.	ly prepared in accordance f Quantity Surveyors. In the definition of develop Illoughby City at current property.	ment concrete. Building	e Australian Cost sts in the S94A Area in the AIQS			