

Elemental Summary

Project: 50-52 Phillip Street

Details: DA Submission 50-52 Phillip Street

Building: 50-52 Phillip St Sydney

Code	Description	%BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Factor	Total
	Site Preparation	2.96%	228.31				7,909,496		7,909,496
	- Provisional Sum of \$300K for Hazmat	0.12%	8.66				300,000		300,000
	- Provisional Sum of \$50K for Archaeological	0.02%	1.45				50,000		50,000
	- Provisional Sum of \$250K for Latent Conditions	0.10%	7.22				250,000		250,000
	Substructure	0.41%	31.29				1,083,678		1,083,678
	Columns	1.97%	151.97				5,264,671		5,264,671
	Upper Floors	4.81%	370.71				12,842,733		12,842,733
	Staircases	0.49%	37.17				1,287,500		1,287,500
	Roof	0.64%	49.11				1,701,350		1,701,350
	External Walls, Windows and Doors	11.09%	855.62				29,641,950		29,641,950
	Internal Walls and Screens	10.16%	783.65				27,148,670		27,148,670
	Internal Doors	1.07%	82.47				2,856,850		2,856,850
	Wall Finishes	2.66%	205.10				7,105,455		7,105,455
	Floor Finishes	1.49%	114.95				3,982,077		3,982,077
	Ceiling Finishes	1.41%	108.80				3,769,003		3,769,003
	Fixtures & Fittings	4.13%	318.52				11,034,800		11,034,800
	- F&E for Loose Furniture to Hotel Rooms (\$12,500 per key)	1.16%	88.76				3,075,000		3,075,000
	- FF&E for Fixed Furniture to Hotel Rooms (\$13,000 per key)	1.20%	92.32				3,198,000		3,198,000
	Special Equipment	0.74%	56.91				1,971,250		1,971,250
	Hydraulic Services	3.01%	232.25				8,045,795		8,045,795
	Mechanical Services	3.93%	302.73				10,487,530		10,487,530
	Fire Protection	1.33%	102.46				3,549,475		3,549,475
	Electrical Services	4.67%	359.90				12,468,045		12,468,045
	Transportation Services	3.29%	253.30				8,775,000		8,775,000
	External Works	0.21%	15.52				537,550		537,550
	- Provisional Sum of \$2.5million for Utilities - HV/Substation, Gas, Water, Sewer & NB	0.94%	72.17				2,500,000		2,500,000
	Sub Total	63.90%	4,931.19	34,644	GFA	4,931.18	170,835,877		170,835,877
	Preliminaries	14.06%	1,084.87				37,583,893		37,583,893
	Design Fees	5.27%	406.09				14,068,334		14,068,334
	Escalation	7.49%	578.00				20,023,929		20,023,929
	Contingency	4.54%	350.01				12,125,602		12,125,602
	Overhead Recovery & Margin	4.77%	367.51				12,731,882		12,731,882
	Note - Authority Fees & GST excluded								
	Total	100.00%	7,717.63	34,644	GFA	7,717.63	267,369,517		267,369,517
	Hotel Split out on Cost - \$211,382,419								
	Residential Split out on Cost - \$55,987,099								

100.00%

267,369,518