

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
100.00%									267,369,518

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Site Preparation

	SITE PREPARATION						
	Allow to demolish existing building	7,266	m2	250.00	1,816,500		1,816,500
	Façade to ditto	6,200	m2	250.00	1,550,000		1,550,000
	Demolish extension to heritage building	303	m2	250.00	75,750		75,750
	Existing façade to ditto	721	m2	250.00	180,250		180,250
	Strip out existing heritage building	5,683	m2	75.00	426,225		426,225
	Allow for demolition to create new drop off/ Lobby	233	m2	250.00	58,250		58,250
	Allow the Provisional Sum of \$300,000 for the removal of hazardous material	1	no				incl.
	Allow the Provisional Sum of \$50,000 for Archaeological works	1	no				incl.
	Allow the Provisional Sum of \$250,000 for Latent Conditions	1	no				incl.
	Allow to underpin adjacent buildings and light-well foundation structure	208	m3	2,750.00	572,000		572,000
	Installation of new soldier pile wall with shotcrete finish including anchors	1,024	m2	1,850.00	1,894,400		1,894,400
	Allow to excavate to form new levels	4,729	m3	250.00	1,182,250		1,182,250
	Allow for capping beam to top of shoring wall 750 x 750mm f'c 40, 25kk/m3	138	m	1,115.00	153,871		153,871
	Site Preparation				7,909,496		7,909,496

Substructure

	SUBSTRUCTURE						
	Pad footing P1	1	no	29,655.00	29,655		29,655
	Pad footing P2	2	no	11,344.00	22,688		22,688
	Pad footing P3	1	no	1,718.00	1,718		1,718
	Base to stairs	2	no				incl.
	Lift base to core lifts	1	no	729,558.06	729,558		729,558
	Ditto to lifts in existing building	1	no	130,630.00	130,630		130,630
	300mm thick hydrostatic lab on ground complete	429	m2	365.00	156,585		156,585
	150mm thick slab on grade complete	76	m2	169.00	12,844		12,844
	Substructure				1,083,678		1,083,678

Columns

	COLUMNS						
	C1 - 1200 x 400mm f'c 80mpa, 250 kg/m3	1,685	m	1,370.00	2,308,450		2,308,450
	C2 - 700mm dia f'c 60Mpa, 250kg/m3	149	m	980.00	146,020		146,020
	C2 - 900mm dia f'c 80mpa, 250kg/m3	77	m	1,503.00	115,731		115,731
	C3 - 1200 x 1200mm f'c 80mpa, 250kg/m3	57	m	3,054.00	174,078		174,078
	C4 - 1200 x 600mm f'c 80mpa, f'c 250kg/m3	142	m	1,791.00	254,322		254,322
	C5 - 2750mm dia concrete filled stel tube f'c 100mpa, 300kg/m3	58	m	38,415.00	2,228,070		2,228,070
	Columns to roof Plant room	40	m	950.00	38,000		38,000

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Columns

(Continued)

Columns

5,264,671

5,264,671

Upper Floors

	UPPER FLOORS						
	25mm plywood top in existing for seismic	3,261	m2	125.00	407,625		407,625
	200mm suspended slab f'c 40mpa, 120kg/m3	1,326	m2	395.00	523,770		523,770
	250mm suspended slab f'c 40mpa, 120kg/m3	2,652	m2	436.00	1,156,272		1,156,272
	EO for 550mm slab bands	444	m2	425.00	188,698		188,698
	Ditto 2000 x 3000mm Transfer band	18	m	9,550.00	171,900		171,900
	EO to construct turntable for stacker	1	no	5,000.00	5,000		5,000
	Ditto for loading dock	1	no	20,000.00	20,000		20,000
	200mm PT slab, 50mpa, PT6kg/m2, 50kg/m3 reo	23,063	m2	405.00	9,340,515		9,340,515
	3000 x 3500mm deep transfer band	32	m	14,735.00	471,520		471,520
	EO for the provision of temp support of cantilevered slabs	1	no	350,000.00	350,000		350,000
	Allow to FRP pool shell	211	m2	625.00	131,875		131,875
	Allowance for resilient mounts	78	no	350.00	27,300		27,300
	Suspended slab to roof top plant room	126	m2	383.00	48,258		48,258

Upper Floors

12,842,733

12,842,733

Staircases

	STAIRCASES						
	Fire stairs B2 to Ground (L1)	7	m	2,750.00	19,250		19,250
	New egress from substation	5	m	2,750.00	13,750		13,750
	Stair and ramp configuration from Lobby to Drop off	1	no	7,500.00	7,500		7,500
	EO floor finish to create stairs from Drop off to Lobby	1	no	5,000.00	5,000		5,000
	Stairs from Lounge to Library including landing	1	m	5,000.00	5,000		5,000
	Ramp and stair configuration to BOH L2	1	no	7,500.00	7,500		7,500
	Fire stairs transferring from L2 to L6	44	m	2,750.00	121,000		121,000
	New service stairs connecting L2 to L6	44	m	3,500.00	154,000		154,000
	Fire stairs connecting L6 to L8	32	m	2,750.00	88,000		88,000
	Fire stairs to tower	262	m	2,750.00	720,500		720,500
	Allow to refurbish existing heritage stair connecting L1 to L6	28	m	5,000.00	140,000		140,000
	Allow for stairs to access plant room mezz slab	3	m	2,000.00	6,000		6,000

Staircases

1,287,500

1,287,500

Roof

	ROOF						
	Allow for framing and cladding to create roof enclosure	1,250	m2	850.00	1,062,500		1,062,500
	Allow for roof to lift and stair core	126	m2	650.00	81,900		81,900
	Roof over Level 5 for tower set back	179	m2	550.00	98,450		98,450

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Roof

(Continued)

	Ditto for extension to heritage over hotel rooms	194	m2	550.00	106,700		106,700
	Roof over building set back at L36	137	m2	550.00	75,350		75,350
	Allow to make good roof over existing heritage building	647	m2	350.00	226,450		226,450
	Roof and façade access safety	1	no	50,000.00	50,000		50,000

Roof

1,701,350

1,701,350

External Walls, Windows and Doors

	EXTERNAL WALLS, WINDOWS AND DOORS						
	Patch, clean and make good existing façade	769	m2	350.00	269,150		269,150
	Ditto do heritage ditto	1,516	m2	350.00	530,600		530,600
	Masonry external wall to basements	1,128	m2	250.00	282,000		282,000
	External wall to new Build Level 6 and below	2,166	m2	1,250.00	2,707,500		2,707,500
	New façade to Phillip St	368	m2	1,750.00	644,000		644,000
	Ditto to Drop Off/ Lobby	97	m2	1,750.00	169,750		169,750
	EO for Auto doors	5	no	20,000.00	100,000		100,000
	Ditto single	1	no	7,500.00	7,500		7,500
	External Fire and Service doors	6	no	1,450.00	8,700		8,700
	Façade Level 6 to Level 8	1,176	m2	1,250.00	1,470,000		1,470,000
	Allow to clad walled "mega column" tower support	371	m2	650.00	241,150		241,150
	FaçadeLevel 8 to Level 10	579	m2	1,250.00	723,750		723,750
	Façade Level 10 to Level 15	1,933	m2	1,250.00	2,416,250		2,416,250
	E for vision component	1,467	m2	550.00	806,850		806,850
	Façade to typical Hotel levels L16 up	6,284	m2	1,250.00	7,855,000		7,855,000
	EO for vision component	4,770	m2	550.00	2,623,500		2,623,500
	Façade to Level 34	350	m2	1,250.00	437,500		437,500
	Façade to L35	242	m2	1,250.00	302,500		302,500
	EO for vision component	158	m2	550.00	86,900		86,900
	Glazed façade onto pool deck L35	61	m2	1,500.00	91,500		91,500
	Solid wall facing pool deck L35	37	m2	500.00	18,500		18,500
	Glazed screen façade at pool	73	m2	1,500.00	109,500		109,500
	Façade to residential	3,687	m2	1,250.00	4,608,750		4,608,750
	EO for vision component	2,677	m2	550.00	1,472,350		1,472,350
	Façade above Level 48 to roof plane	1,327	m2	1,250.00	1,658,750		1,658,750

External Walls, Windows and Doors

29,641,950

29,641,950

Internal Walls and Screens

	INTERNAL WALLS, SCREENS						
	1000mm Lift core walls to new building f'c 80mpa 180kg/m3	859	m2	1,617.00	1,389,003		1,389,003
	800mm ditto,do, ditto	573	m2	1,382.00	791,886		791,886
	750mm ditto,do, ditto	1,134	m2	1,323.00	1,500,282		1,500,282

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Internal Walls and Screens

(Continued)

	350mm ditto, do, ditto	2,067	m2	852.00	1,761,084		1,761,084
	750mm core walls to existing f'c 80mpa 180kg/m3	754	m2	1,383.00	1,042,782		excl
	600mm ditto d. 250kg/m3	817	m2	1,318.00	1,076,806		1,076,806
	Blade wall acting in lieu of columns	2,155	m2	912.00	1,965,360		1,965,360
	Masonry walls to service areas and back of house	4,549	m2	195.00	887,055		887,055
	600mm core walls to tower f'c 80mpa 180kg/m3	2,147	m2	1,147.00	2,462,609		2,462,609
	500mm ditto, do, ditto	4,765	m2	1,029.00	4,903,185		4,903,185
	400mm ditto, do, ditto	1,500	m2	912.00	1,368,000		1,368,000
	250mm ditto, do ditto	3,678	m2	735.00	2,703,330		2,703,330
	Operable walls to meeting spaces and Function Room	62	m2	1,500.00	93,000		93,000
	Walls to risers	3,249	m2	225.00	731,025		731,025
	Intertenancy walls	9,663	m2	255.00	2,464,065		2,464,065
	Stud walls	5,760	m2	135.00	777,600		777,600
	Allow to infill existing openings	50	no	1,250.00	62,500		62,500
	Shower screens to rooms	244	no	1,750.00	427,000		427,000
	Allow for sundry internal glazed screens	32	m2	450.00	14,400		14,400
	Toilet partitions complete to public areas	36	no	1,450.00	52,200		52,200
	Masonry walls to service areas	130	m2	195.00	25,350		25,350
	Walls to risers	284	m2	225.00	63,900		63,900
	Intertenancy walls	1,396	m2	255.00	355,980		355,980
	Stud walls	8,280	m2	135.00	1,117,800		1,117,800
	Shower screens to rooms	69	no	2,250.00	155,250		155,250

Internal Walls and Screens

28,191,452

27,148,670

Internal Doors

	INTERNAL DOORS						
	Hotel						
	Room entry doors including hardware and frame (from corridors)	241	no	2,750.00	662,750		662,750
	Pair ditto creating suite	5	no	4,250.00	21,250		21,250
	Single door complete to bathrooms	246	no	1,850.00	455,100		455,100
	Room internal door	19	no	1,850.00	35,150		35,150
	Single doors to escape stairs	83	no	2,250.00	186,750		186,750
	Single door to services room and cupboards /rooms	165	no	2,150.00	354,750		354,750
	Double ditto to services cupboards / rooms	7	no	3,650.00	25,550		25,550
	Service door/access panel to riser	296	no	450.00	133,200		133,200
	Single door complete to FOH areas	50	no	3,150.00	157,500		157,500
	Double ditto, do.	24	no	5,750.00	138,000		138,000
	Residential						
	Apartment entry doors including hardware and frame	23	no	3,750.00	86,250		86,250

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Internal Doors

(Continued)

	Single door complete to rooms	138	no	1,850.00	255,300		255,300
	Bi-fold doors and frames to laundries	23	no	1,950.00	44,850		44,850
	Pantry cavity sliders	23	no	2,450.00	56,350		56,350
	Study/Family room sliders	23	no	4,000.00	92,000		92,000
	Single doors to escape stairs	24	no	2,250.00	54,000		54,000
	Single door to services room and cupboards	36	no	2,150.00	77,400		77,400
	Service door/access panel to riser	46	no	450.00	20,700		20,700

Internal Doors

2,856,850

2,856,850

Wall Finishes

	WALL FINISHES						
	Hotel						
	Allowance for paint finishes on walls	5,999	m2	15.00	89,985		89,985
	Wall tiling to amenity areas	730	m2	225.00	164,250		164,250
	Ditto to kitchen areas	920	m2	175.00	161,000		161,000
	Wall finish to walls of existing building Bar and Cafe, FOH etc	6,496	m2	125.00	812,000		812,000
	Wall finish to rooms	31,288	m2	75.00	2,346,600		2,346,600
	Ditto to corridors and common areas	4,526	m2	125.00	565,750		565,750
	EO for Tiling incl membrane to bathrooms	7,862	m2	225.00	1,768,950		1,768,950
	Residential						
	Wall finish to Residential Lobby	120	m2	350.00	42,000		42,000
	Wall finish to apartment walls	2,513	m2	75.00	188,475		188,475
	Ditto to corridors and common areas	542	m2	125.00	67,750		67,750
	Paint finish to service areas	568	m2	15.00	8,520		8,520
	EO for Tiling incl membrane to bathrooms	2,739	m2	325.00	890,175		890,175

Wall Finishes

7,105,455

7,105,455

Floor Finishes

	FLOOR FINISHES						
	Sealer to plant areas etc.	3,232	m2	12.00	38,784		38,784
	Epoxy finish to Garbage store	99	m2	65.00	6,435		6,435
	Floor finish to amenities	254	m2	225.00	57,150		57,150
	Ditto to Kitchen	389	m2	195.00	75,855		75,855
	Ditto to BOH	2,101	m2	75.00	157,575		157,575
	Floor finish to Meeting Rooms/Function areas	992	m2	125.00	124,000		124,000
	Ditto to Bar, Dining, FOH etc	1,010	m2	425.00	429,250		429,250
	Carpet to corridor	1,886	m2	125.00	235,750		235,750
	Ditto to rooms	11,507	m2	85.00	978,095		978,095
	Stone tiles to bathrooms including membrane	2,416	m2	295.00	712,720		712,720
	Floor finish to Gym and Yoga areas	128	m2	125.00	16,000		16,000

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Floor Finishes

(Continued)

	Decking to pool areas	109	m2	275.00	29,975		29,975
	Residential						
	Carpet to corridor	1,720	m2	125.00	215,000		215,000
	Ditto to bedrooms	1,287	m2	85.00	109,395		109,395
	Stone tiles to bathrooms including membrane	695	m2	295.00	205,025		205,025
	Timber/tile floor to living area	2,104	m2	275.00	578,600		578,600
	Sealer to plant areas etc.	1,039	m2	12.00	12,468		12,468

Floor Finishes

3,982,077

3,982,077

Ceiling Finishes

	CEILING FINISHES						
	Hotel						
	Paint finish to soffit of plant areas	4,065	m2	12.00	48,780		48,780
	Painted suspended plasterboard feature ceilings to Lobby, Cafe , Bar, Lounge, Function etc	2,002	m2	250.00	500,500		500,500
	Ditto to back of house, kitchens, amenities areas etc.	2,872	m2	85.00	244,120		244,120
	Painted suspended plasterboard to corridors	1,886	m2	150.00	282,900		282,900
	Ditto to bedrooms	13,923	m2	100.00	1,392,300		1,392,300
	EO for waterproof plasterboard bathrooms	2,416	m2	10.00	24,160		24,160
	Allow for bulkhead at room entry	240	no	450.00	108,000		108,000
	Allow for room coffers	244	no	1,500.00	366,000		366,000
	Allowance for access panels	325	no	275.00	89,375		89,375
	Residential						
	Painted suspended plasterboard to corridors	1,720	m2	150.00	258,000		258,000
	Ditto to apartments	4,086	m2	100.00	408,600		408,600
	EO for waterproof plasterboard bathrooms	695	m2	10.00	6,950		6,950
	Allow for bulkheads	23	no	450.00	10,350		10,350
	Paint finish to soffit of plant areas	1,039	m2	12.00	12,468		12,468
	Allowance for access panels	60	no	275.00	16,500		16,500

Ceiling Finishes

3,769,003

3,769,003

Fixtures & Fittings

	FIXTURES & FITTINGS						
	Hotel						
	Allow for guest and employee bicycle parking and EOT facilities	1	no	250,000.00	250,000		250,000
	Allowance for fit out of Admin Offices incl Training and Engineering	1	no	75,000.00	75,000		75,000
	Reception Desk Area, Hotel lobby and Reception	1	no	50,000.00	75,000		75,000
	Shelving to BOH & stores area	1	no	20,000.00	20,000		20,000
	Allowance for fit out of amenities	1	no	150,000.00	150,000		150,000
	Allowance to fit out Linen Store and Housekeeping	1	no	50,000.00	50,000		50,000

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Fixtures & Fittings

(Continued)

	Allowance for fit out of dining/lounge & bar areas	1	no	350,000.00	350,000		350,000
	Commercial kitchen,finishing kitchens, Bar Cafe and Function Bar	1	no	1,500,000.00	1,500,000		1,500,000
	Allowance to fit out Staff kitchen and canteen	1	no	100,000.00	100,000		100,000
	Allowance to fit out pool amenities	1	no	75,000.00	75,000		75,000
	Allowance to fit out pool bar & pantry	1	no	100,000.00	100,000		100,000
	Allowance to fit out Gym	1	no	50,000.00	50,000		50,000
	Artwork	1	no	250,000.00	250,000		250,000
	IT/POS	1	no	1,000,000.00	1,000,000		1,000,000
	AV to public areas and meeting rooms	1	no	250,000.00	250,000		250,000
	Allowance for Public Area FF&E	1	no	250,000.00	250,000		250,000
	Function / Meeting tables and chairs	1	no	350,000.00	350,000		350,000
	Allowance for prototype	1	no	150,000.00	150,000		150,000
	Accommodation						
	Mirrors	246	no				incl
	Bathroom fixtures incl, TPH and towel rails , hooks etc.	246	no				incl
	Wardrobes and fixed joinery	246	no				incl
	Shelving to linen room/ maids store	24	no	5,000.00	120,000		120,000
	Signage	1	no	379,500.00	379,500		379,500
	Allowance for Guest Rooms I FF&E	246	no				incl
	Drapes / blinds to rooms	246	no	1,500.00	369,000		369,000
	Residential						
	Joinery to Residential penthouses	23	no	211,800.00	4,871,400		4,871,400
	Fixtures and fittings	69	no	3,500.00	241,500		241,500
	Letterboxes	24	no	350.00	8,400		8,400

Fixtures & Fittings

11,034,800

11,034,800

- F&E for Loose Furniture to Hotel Rooms (\$12,500 per key)

	FF&E for Loose Furniture (\$12,500 per key)	246	no	12,500.00	3,075,000		3,075,000
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- F&E for Loose Furniture to Hotel Rooms (\$12,500 per key)

3,075,000

3,075,000

- FF&E for Fixed Furniture to Hotel Rooms (\$13,000 per key)

	FF&E for Fixed Furniture (\$13,000 per key)	246	no	13,000.00	3,198,000		3,198,000
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- FF&E for Fixed Furniture to Hotel Rooms (\$13,000 per key)

3,198,000

3,198,000

Special Equipment

	SPECIAL EQUIPMENT						
	Allowance for garbage and recycling facilities	1	no	150,000.00	150,000		150,000
	Linen chute	35	no	3,750.00	131,250		131,250
	BMU	1	no	850,000.00	850,000		850,000
	Access systems to clean lower level façades	1	no	150,000.00	150,000		150,000

Elements

Project: 50-52 Phillip Street

Details: DA Submission 50-52 Phillip Street

Building: 50-52 Phillip St Sydney

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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Special Equipment

(Continued)

	Allow for swimming pool finishes, plant and equipment	1	no	150,000.00	150,000		150,000
	Turntable to Loading dock	1	no	40,000.00	40,000		40,000
	Car stacker facility for 23 cars including turntable	1	no	500,000.00	500,000		500,000

Special Equipment

1,971,250

1,971,250

Hydraulic Services

	HYDRAULIC SERVICES						
	Hotel						
	Hydraulic services to new Build Hotel	17,509	m2	215.00	3,764,435		3,764,435
	Ditto to Conversion Hotel	8,058	m2	275.00	2,215,950		2,215,950
	Ditto to Plant	3,215	m2	150.00	482,250		482,250
	BWIC	1	no	105,000.00	105,000		105,000
	Residential						
	Hydraulic Services to Residential	5,241	m2	260.00	1,362,660		1,362,660
	Ditto Plant	620	m2	150.00	93,000		93,000
	BWIC	1	no	22,500.00	22,500		22,500

Hydraulic Services

8,045,795

8,045,795

Mechanical Services

	MECHANICAL SERVICES						
	Hotel						
	Mechanical services to new Build Hotel	17,509	m2	320.00	5,602,880		5,602,880
	Ditto to Conversion Hotel	8,058	m2	370.00	2,981,460		2,981,460
	Ditto to Plant	3,215	m2	95.00	305,425		305,425
	BWIC	1	no	130,000.00	130,000		130,000
	Residential						
	Mechanical services to Residential	5,241	m2	265.00	1,388,865		1,388,865
	Ditto to Plant	620	m2	95.00	58,900		58,900
	BWIC	1	no	20,000.00	20,000		20,000

Mechanical Services

10,487,530

10,487,530

Fire Protection

	FIRE PROTECTION						
	Hotel						
	Fire services to new Build Hotel	17,509	m2	95.00	1,663,355		1,663,355
	Ditto to Conversion Hotel	8,058	m2	125.00	1,007,250		1,007,250
	Ditto to Plant	3,215	m2	85.00	273,275		273,275
	BWIC	1	no	45,000.00	45,000		45,000
	Residential						
	Fire services to Residential	5,241	m2	95.00	497,895		497,895
	Ditto to Plant	620	m2	85.00	52,700		52,700

Elements

Project: 50-52 Phillip Street

Details: DA Submission 50-52 Phillip Street

Building: 50-52 Phillip St Sydney

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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Fire Protection

(Continued)

	BWIC	1	no	10,000.00	10,000		10,000
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Fire Protection

3,549,475

3,549,475

Electrical Services

	ELECTRICAL SERVICES						
	Hotel						
	Electrical services to new Build Hotel	17,509	m2	375.00	6,565,875		6,565,875
	Ditto to Conversion Hotel	8,058	m2	425.00	3,424,650		3,424,650
	Ditto to Plant	3,215	m2	125.00	401,875		401,875
	BWIC	1	no	160,000.00	160,000		160,000
	Residential						
	Electrical services to Residential	5,241	m2	345.00	1,808,145		1,808,145
	Ditto to Plant	620	m2	125.00	77,500		77,500
	BWIC	1	no	30,000.00	30,000		30,000

Electrical Services

12,468,045

12,468,045

Transportation Services

	TRANSPORTATION SERVICES						
	Hotel						
	Hotel guest lifts serving from B1 to L35	3	no	1,150,000.00	3,450,000		3,450,000
	Service lift serving from B2 through to L35	2	no	1,100,000.00	2,200,000		2,200,000
	Passenger lift L1 to L6 travelling 30 metres	1	no	275,000.00	275,000		275,000
	Service Lift Ditto	1	no	215,000.00	215,000		215,000
	BWIC	1	no	100,000.00	100,000		100,000
	Residential						
	Residential Lifts serving L36 to L47 accessed from B1 & L1	2	no	1,250,000.00	2,500,000		2,500,000
	BWIC	1	no	35,000.00	35,000		35,000

Transportation Services

8,775,000

8,775,000

External Works

	EXTERNAL WORKS						
	Phillip Lane and outside areas replacement	246	m2	450.00	110,700		110,700
	Drive through /Port Cochere	227	m2	550.00	124,850		124,850
	Street-scape Phillip St	142	m2	500.00	71,000		71,000
	Allow to reinstate Kerb and gutters	152	m	450.00	68,400		68,400
	Allow for smart pole and street furniture etc	1	no	150,000.00	150,000		150,000
	Planting beds complete at L35	28	m2	450.00	12,600		12,600
	Allow the Provisional Sum of \$2.5m for Utilities, Infrastructure and Headworks	1	no				incl

External Works

537,550

537,550

Elements

Project: 50-52 Phillip Street	Details: DA Submission 50-52 Phillip Street
Building: 50-52 Phillip St Sydney	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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- Provisional Sum of \$2.5million for Utilities - HV/Substation,Gas, Water,Sewer & NB

	Provisional Sum of \$2.5million for Utilities - HV/Substation,Gas, Water,Sewer &NB	1	no	2,500,000.00	2,500,000		2,500,000
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- Provisional Sum of \$2.5million for Utilities - HV/Substation,Gas, Water,Sewer & NB	2,500,000	2,500,000
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