



07 November 2022

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Dear Nora

UNITING CHARLESTOWN DEVELOPMENT, STAGES 1-3
COST PLAN – SCHEMATIC DESIGN 80%

As requested, WT has prepared a Schematic Design (SD) 80% Cost Plan for the works, estimated Head Contract Works cost is \$230,108,100 exclusive of GST.

We refer you to the attached report which provides a Main Summary of Costs together with Schedule of Information Used, Assumptions and Exclusions.

Please do not hesitate to contact us to discuss any aspect which requires clarification or amendment to the assumed scope of works on our part.

Yours faithfully.

KEVIN DAVIS
National Director
WT

WT REF: 200011



UNITING CHARLESTOWN DEVELOPMENT, STAGES 1-3

SD 80% COST PLAN

07 NOVEMEBR 2022

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APPENDIX A
SD 80% COST PLAN

CONTACT

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DOCUMENT STATUS	NAME	DATE
PREPARED BY	Jeru Poobalasingam	07 November 2022
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E-SIGNATURE APPROVED		

REVISION NO.	REVISION DATE	DRAFT.FINAL
Rev 0	29/06/2022	Final
Rev 1	04/07/2022	Final
Rev 2	15/08/2022	Final
Rev 3	22/08/2022	Final
Rev 4	07/11/2022	Final

1 EXECUTIVE SUMMARY

This SD 80% Cost Plan Report has been prepared for Uniting Charlestown Development Stages 1-3.

The estimated Construction Cost of **\$230,108,100 (ex GST)** is summarised below and includes Contingencies of 10%. It should be noted that all other development costs have been excluded.

A detailed breakdown of the SD 80% Cost Plan can be found in Appendix A. The following is a Summary of Costs:

SD 80% COST PLAN	TOTAL
EARLY WORKS (SITE REMEDIATION)	\$6,175,860
STAGE 1 – BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)	\$102,133,253
STAGE 2 – BUILDING C (ILU TOWER AND PODIUM)	\$59,567,471
STAGE 3 – BUILDING D (RESIDENTIAL TOWER)	\$48,736,112
TOTAL	\$230,108,100

2 PROJECT DESCRIPTION

The project focuses on Stages 1-3 of the overall Uniting Charlestown Development located in Charlestown, NSW.

The project comprises of two ILU towers, one residential flat building and a RAC building including associated common facilities. The scope, for each stage includes site clearance and remediation, new building work and services and external works and services.

3 SCHEDULE OF INFORMATION USED

In compiling this cost estimate, the following documentation has been relied upon:

- Architectural SD 80% packages received 09 June 2022 via Aconex from TSA
- Landscaping package received 8 October 2021 via Aconex from TSA
- Civil drawings issued 25th Aug 2022 (Transmittal: MPC Eng.-TRANSMIT-000012)
- ACM Storage volume drawing (Email 13 Aug 2022)
- Remediation Action Plan (Email 23 Aug 2022)
- Uniting Design Guide – ILU FF and E schedule1 Section 10 ILU finishes, fittings, and Equipment

4 SCHEDULE OF AREAS

GFA	TOTAL (m2)
STAGE 1 – BUILDING A (RAC BLOCK0, AND BUILDING B (ILU TOWER AND PODIUM)	25,659
STAGE 2 – BUILDING C (ILU TOWER AND PODIUM)	17,035
STAGE 3 – BUILDING D (RESIDENTIAL TOWER)	19,088
TOTAL GFA	61,783

5 ASSUMPTIONS & EXCLUSIONS

ASSUMPTIONS

- Cut quantities have been taken from current iteration of the project across the site prepared by Plus Architecture
- ACM Scenario 2a Volume Estimate of 8800m³ as advised by Douglas Partners has been included in Early Works Site Remediation
- Duration of remediation works due to there being no RAP Report available at this stage
- Demolition of hardstand and sundry structures
- Removal of trees 100 No.
- Allowance for existing trees to be retained 138 No.
- Allowance for excavation for basement has been included, assumed excavated material has been removed as VENM.
- Assumed all the screw piling in RAC building (Building A) are 219x6.4 CHS and 12m long each.
- Assumed 10.6m wide and 128m long open concrete channel between Building B and RAC building cost has been included in Stage 1
- Depth of pool assumed as 1.2m
- Assumed 32Nos of palm trees are carefully removed and replanted as per the landscaping design on site.
- Extra-over allowance has been included for RAC building substructure to handle the ACM material buried under.
- Substructure, Columns and Upper floor has been priced based on benchmarking based on 50% SD design estimate
- Only rates been updated to current market for civil, and landscaping based on 50% SD design estimate
- Assumed light duty asphalt pavement required at the entrance roadway of the RAC building
- Allowance for ramp between car parking levels
- Allowance for Café fit-out
- Commercial kitchen equipment
- Relocation, maintenance, and replanting of existing palms 32 No.

- Site directory signage
- Easement drainage based upon schematics provided and discussions with MPC Engineers
- External services
- Allowances for retaining walls and acoustic fencing
- Outside site works allowance (split over stages)
- Specific site provisions for vegetation management plans (split over stages)
- Contributions, Authority Fees and Legal
- The base date for the estimate is June 2022
- Allowance made for Preliminaries and Margin
- All other allowances as per estimate

EXCLUSIONS

- Site Decommissioning
- Mine subsidence and grouting
- River stones to concrete roof
- Floor finish to tower roof terraces. Waterproofing only.
- Epoxy grouting to wall and floor tiles
- No finishes to fire stairs
- Painting to car park soffits, walls, and columns
- Bulkheads
- Loose FFE and workstations (RAC included as noted above)
- Allowance for FFE per RAC bed (No.120).
- Vending machine to Building A
- Lifters to RAC rooms
- Blinds to apartments
- Fire extinguishers to individual apartments
- Microwaves and washing machines
- ICT
- Professional fees
- Contributions, Authority Fees and Legal
- Land costs
- Finance costs
- Escalation beyond the base date
- Finance and related fees and charges
- Land purchasing and holding costs
- GST
- Latent conditions other than those included in the estimate

- All other exclusions as per estimate



APPENDIX A

SD 80% COST PLAN



WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Summary

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	UNITING CHARLESTOWN STAGED				
	SCHEMATIC DESIGN 80% COST PLAN – JUNE 2022				
	Based on Architectural Package received 09th of June 2022, Landscaping package received 20th of August 2021, Civil drawings issued 25th Aug, ACM Storage volume drawing emailed on 13th Aug 2022 and Remediation action plan received via Email on 23th Aug 2022.				
	UNITING CHARLESTOWN DEVELOPMENT				
	EARLY WORKS (SITE REMEDIATION)				6,175,860
1/A	STAGE 1 – BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)	25,659	m2	3,980	102,133,253
1/B	STAGE 2 – BUILDING C (ILU TOWER AND PODIUM)	17,035	m2	3,497	59,567,471
1/C	STAGE 3 – BUILDING D (RESIDENTIAL TOWER)	19,088	m2	3,260	62,231,515
1/D	Main Works – Construction Total (Excl. GST)	61,782	m2		230,108,100
	<u>No. of ILU units</u>				
1/E	Building A:	14	No		
1/F	Building B:	101	No		
1/G	Building C:	120	No		
1/H	Total ILU's:	235	No		
	<u>No. of Residential units</u>				
1/J	Building D:	132	No		
1/K	Total Residential:	132	No		
	<u>No. of RAC units</u>				
1/L	Total RAC's – Building A:	120	No		
1/M	TOTAL NO OF UNITS:	487	No		
	Total Cost				230,108,100

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>EARLY WORKS (SITE REMEDIATION)</u>				
	<u>EARLY WORKS</u>				
	DEMOLITION				437,621
	SITE PREPARATION AND EARTHWORKS				4,470,087
	<i>Subtotal</i>				4,907,708
	SUBTOTAL TRADE COSTS				4,907,708
	PRELIMINARIES (10%)				490,771
	BUILDER'S OVERHEADS & MARGIN (4%)				215,939
	CONTINGENCIES (10%)				561,442
	STAGE 1 – CONSTRUCTION ESTIMATE AT JUN 2022 (EXCL GST)				6,175,860
	ESCALATION				Excluded
	STAGE 1 – CONSTRUCTION ESTIMATE AT JUN 2022 (EXCL GST)				6,175,860
	Total - Early Works (site Remediation)				6,175,860

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>EARLY WORKS (SITE REMEDIATION)</u>				
	<u>Demolition</u>				
	Demolition				
	<u>Site Preparation and Demolition</u>				
3/A	Clearing and grubbing	21,052	m2	3	63,157
3/B	Existing building foundation area to be removed	1,434	m2	75	107,550
3/C	ACM contaminated building materials assumed to be included in bulk earthworks remediation		Note		
3/D	Existing Drive way to be removed	919	m2	65	59,733
3/E	Existing channel to be removed	115	m2	300	34,413
3/F	Existing concrete bridge to be removed	50	m2	600	29,868
3/G	Existing rock headwall to be removed	1	no	2,500	2,500
3/H	Removal of small trees	75	no	600	45,000
3/J	Removal of medium trees	18	no	1,000	18,000
3/K	Removal of Large trees	7	no	1,200	8,400
3/L	Allowance for existing trees to be retained	138	no	500	69,000
	Total - Demolition				437,621

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>EARLY WORKS (SITE REMEDIATION)</u>				
	<u>Site Preparation And Earthworks</u>				
	Site Preparation and Earthworks				
	<u>Sediment and erosion control</u>				
4/A	Temporary site access	1	Item	25,000	25,000
4/B	Silt fences around RAC building area	295	m	18	5,318
4/C	Temporary surface diversion banks/swales with rock-check dams	1	Item	15,000	15,000
	<u>De-watering</u>				
4/D	Temporary dewatering using sump pump method	1	Item	50,000	50,000
	<u>Monitoring</u>				
4/E	Asbestos air monitoring	40	day	450	18,000
4/F	Authority fees (Waste classification letter, UXO clearance & report Etc)	1	Item	5,000	5,000
4/G	Samplings of asbestos	101	each	170	17,189
4/H	Hygienist	24	day	1,000	24,000
4/J	VENM Validation sample testing	101	each	250	25,278
4/K	Soil Sample Testing	101	each	70	7,078
4/L	On-site asbestos awareness training	1	Item	5,000	5,000
4/M	Validation Report- at end of project to confirm the remediation goals have been achieved and provide details on all remediation works	1	Item	3,000	3,000
	<u>Remediation Works</u>				
4/N	Development of method specification	1	Item	2,500	2,500
4/P	Level 1 supervision	1	Item	45,000	45,000
	Geo-technical Engineering & Inspections				Excl
4/Q	Additional survey works to identify contaminated areas, site records and as-builts	1	Item	10,000	10,000
4/R	Setup sediment and erosion controls around ACM stockpile area	1	Item	30,000	30,000
4/S	Maintain geofabric cover of stockpile ACM	1	Item	15,000	15,000
4/T	Wheel bath setup	1	Item	11,500	11,500
4/U	Wheel bath hire	8	week	1,100	8,800
4/V	Asbestos PPE	40	day	500	20,000
4/W	Decontamination Unit	8	week	1,500	12,000
4/X	Dust Suppression	8	week	2,500	20,000
	<u>Earthworks</u>				
4/Y	Bulk excavation excluding contaminated material	1,311	m3	43	56,635
4/Z	Extra over for rock excavation (assume 10%)	131	m3	86	11,327
4/AA	Volume provided assumes to include batter. No requirement for retention assumed.		Note		

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
5/A	Excavate contaminated material	8,800	m3	43	380,160
5/B	Stockpile contaminated material	8,800	m3	10	88,000
5/C	Excavate Borrow pit for receiving contaminated material	8,800	m3	43	380,160
5/D	Fill Borrow pit with contaminated material	8,800	m3	15	132,000
5/E	Supply and place Geofabric marker layer	4,318	m2	5	21,590
5/F	Place clean material as capping layer to Borrow pit assumed excavated material from borrow pit used as capping material	1,296	m3	15	19,440
5/G	Dispose off-site clean material from Borrow pit, excluding levies (Assumed 80% VENM)	10,806	t	86	933,618
5/H	Dispose off-site clean material from Borrow pit, including levies (assumed GSW 20%)	2,701	t	270	729,389
5/J	Bulk excavated material disposal off-site, excluding levies (assumed 80% VENM)	1,888	t	86	163,109
5/K	Bulk excavated material disposal off-site, including levies (assumed GSW 20%)	472	t	270	127,429
	<u>Basement Earthworks (Building D)</u>				
5/L	Bulk excavation excluding contaminated material	4,873	m3	43	210,514
5/M	Extra over for rock excavation (assume 20%)	975	m3	86	84,205
5/N	Bulk excavated material disposal off-site, excluding levies (assumed 100% VENM)	8,771	t	86	757,849
	Total - Site Preparation And Earthworks				4,470,087

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>STAGE 1 – BUILDING A (RAC BLOCK) AND BUILDING B (ILU BLOCK)</u>				
	<u>SITE PREPARATION</u>				
	DEMOLITION				7,500
	<i>Subtotal</i>				7,500
	<u>BUILDING A – Car Parking and Associated BOH</u>				
	SUBSTRUCTURE				717,294
	COLUMNS				75,074
	UPPER FLOORS				N/A
	STAIRCASES				15,000
	ROOF				261,392
	EXTERNAL WALLS, WINDOWS AND DOORS				426,815
	INTERNAL WALLS / SCREENS				93,119
	INTERNAL DOORS				2,400
	WALL FINISHES				0
	FLOOR FINISHES				35,980
	CEILING FINISHES				0
	FITTINGS & FIXTURES				26,923
	HYDRAULIC SERVICES				55,708
	ELECTRICAL SERVICES				79,164
	MECHANICAL SERVICES				95,290
	FIRE SERVICES				87,960
	VERTICAL TRANSPORTATION				N/A
	BWIC				9,544
	<i>Subtotal</i>				1,981,662
	<u>BUILDING A – Common Functional Areas to LG</u>				
	SUBSTRUCTURE				982,516
	COLUMNS				106,975
	UPPER FLOORS				239,921
	STAIRCASES				30,000
	ROOF				90,786
	EXTERNAL WALLS, WINDOWS AND DOORS				686,587
	INTERNAL WALLS / SCREENS				466,613
	INTERNAL DOORS				110,650
	WALL FINISHES				107,254
	FLOOR FINISHES				156,372
	CEILING FINISHES				98,990

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	FITTINGS & FIXTURES				928,250
	HYDRAULIC SERVICES				130,632
	ELECTRICAL SERVICES				391,875
	MECHANICAL SERVICES				307,800
	FIRE SERVICES				123,975
	VERTICAL TRANSPORTATION				N/A
	BWIC				28,628
	<i>Subtotal</i>				4,987,824
	<u>BUILDING A – Common Functional Areas to UG</u>				
	SUBSTRUCTURE				N/A
	COLUMNS				35,905
	UPPER FLOORS				278,552
	STAIRCASES				26,250
	ROOF				N/A
	EXTERNAL WALLS, WINDOWS AND DOORS				226,835
	INTERNAL WALLS / SCREENS				115,641
	INTERNAL DOORS				30,300
	WALL FINISHES				28,006
	FLOOR FINISHES				71,260
	CEILING FINISHES				49,880
	FITTINGS & FIXTURES				201,000
	HYDRAULIC SERVICES				55,275
	ELECTRICAL SERVICES				175,725
	MECHANICAL SERVICES				138,024
	FIRE SERVICES				55,593
	VERTICAL TRANSPORTATION				N/A
	BWIC				12,738
	<i>Subtotal</i>				1,500,984
	<u>BUILDING A – ILU Apartments and Associated Common Areas</u>				
	SUBSTRUCTURE				N/A
	COLUMNS				75,403
	UPPER FLOORS				595,493
	STAIRCASES				26,250
	ROOF				81,864
	EXTERNAL WALLS, WINDOWS AND DOORS				493,480
	INTERNAL WALLS / SCREENS				479,251
	INTERNAL DOORS				88,100
	WALL FINISHES				145,396
	FLOOR FINISHES				168,420

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	CEILING FINISHES				103,250
	FITTINGS & APPLIANCES				288,462
	HYDRAULIC SERVICES				282,942
	ELECTRICAL SERVICES				375,650
	MECHANICAL SERVICES				295,056
	FIRE SERVICES				118,842
	VERTICAL TRANSPORTATION				N/A
	BWIC				32,175
	<i>Subtotal</i>				3,650,034
	<u>BUILDING A – Bridge Link UG Only</u>				
	SUBSTRUCTURE				0
	COLUMNS				60,695
	UPPER FLOORS				49,450
	STAIRCASES				N/A
	ROOF				9,875
	EXTERNAL WALLS, WINDOWS AND DOORS				60,300
	INTERNAL WALLS / SCREENS				N/A
	INTERNAL DOORS				N/A
	WALL FINISHES				N/A
	FLOOR FINISHES				3,500
	CEILING FINISHES				2,480
	FITTINGS & FIXTURES				N/A
	HYDRAULIC SERVICES				N/A
	ELECTRICAL SERVICES				6,875
	MECHANICAL SERVICES				5,400
	FIRE SERVICES				2,175
	VERTICAL TRANSPORTATION				N/A
	BWIC				434
	<i>Subtotal</i>				201,183
	<u>BUILDING A – RAC and Associated Common Areas (L1–L3)</u>				
	SUBSTRUCTURE				N/A
	COLUMNS				351,281
	UPPER FLOORS				2,058,687
	STAIRCASES				108,750
	ROOF				1,039,051
	EXTERNAL WALLS, WINDOWS AND DOORS				2,582,613
	INTERNAL WALLS / SCREENS				1,875,900
	INTERNAL DOORS				414,450
	WALL FINISHES				580,593

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	FLOOR FINISHES				624,553
	CEILING FINISHES				602,535
	FITTINGS & FIXTURES				2,461,624
	HYDRAULIC SERVICES				1,545,913
	ELECTRICAL SERVICES				2,122,848
	MECHANICAL SERVICES				1,594,944
	FIRE SERVICES				359,424
	VERTICAL TRANSPORTATION				540,000
	BWIC				184,894
	<i>Subtotal</i>				19,048,060
	<u>BUILDING A – EXTERNAL WORKS AND SERVICES</u>				
	EXTERNAL WORKS				1,574,379
	EXTERNAL SERVICES				1,151,220
	<i>Subtotal</i>				2,725,599
	<u>BUILDING B – Car Parking and Associated BOH (LG & UG)</u>				
	SUBSTRUCTURE				784,020
	COLUMNS				162,109
	UPPER FLOORS				532,620
	STAIRCASES				N/A
	ROOF				502,175
	EXTERNAL WALLS, WINDOWS AND DOORS				391,173
	INTERNAL WALLS / SCREENS				184,877
	INTERNAL DOORS				5,250
	WALL FINISHES				8,084
	FLOOR FINISHES				84,105
	CEILING FINISHES				0
	FITTINGS & FIXTURES				61,503
	HYDRAULIC SERVICES				123,006
	ELECTRICAL SERVICES				174,798
	MECHANICAL SERVICES				210,405
	FIRE SERVICES				194,220
	VERTICAL TRANSPORTATION				N/A
	BWIC				21,073
	<i>Subtotal</i>				3,439,417
	<u>BUILDING B – Wellness Centre (LG)</u>				
	SUBSTRUCTURE				172,003
	COLUMNS				18,198
	UPPER FLOORS				N/A
	STAIRCASES				N/A

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SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	ROOF				N/A
	EXTERNAL WALLS, WINDOWS AND DOORS				98,577
	INTERNAL WALLS / SCREENS				40,275
	INTERNAL DOORS				12,850
	WALL FINISHES				26,130
	FLOOR FINISHES				21,705
	CEILING FINISHES				14,705
	FITTINGS & FIXTURES				45,315
	HYDRAULIC SERVICES				6,916
	ELECTRICAL SERVICES				9,828
	MECHANICAL SERVICES				11,830
	FIRE SERVICES				10,920
	VERTICAL TRANSPORTATION				N/A
	BWIC				1,185
	<i>Subtotal</i>				490,437
	<u>BUILDING B – ILU Clubhouse on Level 1</u>				
	SUBSTRUCTURE				N/A
	COLUMNS				16,458
	UPPER FLOORS				167,211
	STAIRCASES				N/A
	ROOF				N/A
	EXTERNAL WALLS, WINDOWS AND DOORS				94,076
	INTERNAL WALLS / SCREENS				25,776
	INTERNAL DOORS				4,900
	WALL FINISHES				27,184
	FLOOR FINISHES				36,761
	CEILING FINISHES				109,585
	FITTINGS & APPLIANCES				171,575
	HYDRAULIC SERVICES				52,745
	ELECTRICAL SERVICES				48,950
	MECHANICAL SERVICES				38,448
	FIRE SERVICES				15,486
	VERTICAL TRANSPORTATION				N/A
	BWIC				4,669
	<i>Subtotal</i>				813,824
	<u>BUILDING B – Pool Pavilion and Amenities</u>				
	SUBSTRUCTURE				N/A
	COLUMNS				43,400
	UPPER FLOORS				39,340

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	STAIRCASES				N/A
	ROOF				149,174
	EXTERNAL WALLS, WINDOWS AND DOORS				274,560
	INTERNAL WALLS / SCREENS				3,240
	INTERNAL DOORS				3,600
	WALL FINISHES				8,072
	FLOOR FINISHES				56,720
	CEILING FINISHES				10,185
	FITTINGS & APPLIANCES				260,300
	HYDRAULIC SERVICES				44,739
	ELECTRICAL SERVICES				61,770
	MECHANICAL SERVICES				73,840
	FIRE SERVICES				12,070
	VERTICAL TRANSPORTATION				N/A
	BWIC				5,773
	<i>Subtotal</i>				1,046,783
	<u>BUILDING B – Apartments and Common Spaces (incl LG and UG)</u>				
	SUBSTRUCTURE				1,160,250
	COLUMNS				733,933
	UPPER FLOORS				4,158,344
	STAIRCASES				273,750
	ROOF				824,276
	EXTERNAL WALLS, WINDOWS AND DOORS				5,799,351
	INTERNAL WALLS / SCREENS				4,080,481
	INTERNAL DOORS				835,750
	WALL FINISHES				719,766
	FLOOR FINISHES				1,418,692
	CEILING FINISHES				895,175
	FITTINGS & APPLIANCES				2,248,090
	HYDRAULIC SERVICES				2,285,282
	ELECTRICAL SERVICES				3,067,350
	MECHANICAL SERVICES				2,409,264
	FIRE SERVICES				970,398
	VERTICAL TRANSPORTATION				705,000
	BWIC				283,119
	<i>Subtotal</i>				32,868,271
	<u>BUILDING B – EXTERNAL WORKS AND SERVICES</u>				
	EXTERNAL WORKS				1,412,164
	EXTERNAL SERVICES				1,485,004

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<i>Subtotal</i>				2,897,168
	SUBTOTAL TRADE COSTS				75,658,745
	PRELIMINARIES (18%)				13,618,574
	BUILDER'S OVERHEADS & MARGIN (4%)				3,571,093
	CONTINGENCIES (10%)				9,284,841
	STAGE 1 – CONSTRUCTION ESTIMATE AT JUN 2022 (EXCL GST)				102,133,253
	ESCALATION				Excluded
	STAGE 1 – CONSTRUCTION ESTIMATE AT JUN 2022 (EXCL GST)				102,133,253
12/A	Total GFA: Building A	10,604	m2		
12/B	Total No of Units: Building A	134	No		
12/C	GFA to ILU's only : Building A	1,389	m2		
12/D	No of Units: Building A	14	No		
12/E	GFA to RAC's only: Building A	5,594	m2		
12/F	No of Units: Building A	120	No		
12/G	Total GFA: Building B	15,042	m2		
12/H	No of Units: Building B	101	No		
12/J	GFA to ILU's only: Building B	11,154	m2		
12/K	No of Units: Building B	101	No		
	Total - Stage 1 - Building A (rac Block) And Building B (ilu Tow...				102,133,253

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Demolition</u>				
	Demolition				
13/A	Allow to break through existing facade to form opening between Bridge Link and Building B including making good	1	item	7,500	7,500
	Total - Demolition				7,500

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Substructure</u>				
	Substructure				
14/A	Substructure including pad footings, strip footings, lift pits, slab on ground	1,466	m2	346	507,295
	<u>Slab on Ground</u>				
14/B	Provisional sum for handling ACM material capped under the building foot print area assumed to be capped within the site after completed the piles, pile caps and footings	1	Item	210,000	210,000
	Total - Substructure				717,294

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Columns</u>				
	Columns				
15/A	Allow elemental rate for columns	1,466	m2	51	75,074
	Total - Columns				75,074

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Staircases</u>				
	Staircases				
	<u>Access Stairs</u>				
16/A	Reinforced concrete main access stair including finishes and balustrade (No.1)	4	m/ris e	3,750	15,000
	Total - Staircases				15,000

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Roof</u>				
	Roof				
17/A	Allowance for Concrete Slab Roof– Above Car Parking	565	m2	463	261,392
	Total - Roof				261,392

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>External Walls, Windows And Doors</u>				
	External Walls, Windows and Doors				
	<u>Piers</u>				
18/A	BR2 Hollow face brick piers varying sizes	28	m2	405	11,340
	<u>Walls</u>				
18/B	BR2 Face brick wall system, assumed comprising 110mm face brick wall, 40mm cavity, vapour barrier and fixed to 200mm thick Concrete or Dincel wall (e/w measured)	224	m2	386	86,464
18/C	BR2 Face brick double layer 110mm face brick wall	5	m2	762	3,810
18/D	Ditto BR2 but circular on plan	75	m2	842	63,150
18/E	EO BR2 for raking cutting for soldiering pattern	68	m	37	2,516
18/F	200mm thick Dincel wall	71	m2	373	26,469
18/G	200mm thick Dincel retaining wall	435	m2	463	201,318
18/H	Ditto 200mm thick Dincel retaining wall but circular on plan	35	m2	513	17,948
	<u>Sundries</u>				
18/J	Allow for steel lintel	8	m	75	600
	<u>Doors</u>				
18/K	Allowance for 8000 x 3000mm high roller shutter door to Car Park	1	Item	13,200	13,200
	Total - External Walls, Windows And Doors				426,815

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Internal Walls / Screens</u>				
	<u>Internal Walls / Screens</u>				
	<u>Concrete Walls</u>				
19/A	CWC 50MPa Reinforced concrete core/ shear walls, 200mm thick (200kg/m3 reinforcement)	62	m2	544	33,744
	<u>Block Walls</u>				
19/B	Allow for 190mm thick block wall	59	m2	200	11,800
	<u>Metal Stud Walls</u>				
19/C	Allow for internal wall comprising of 190mm thick block wall, 64mm thick metal stud lined one side with 13mm thick plasterboard	173	m2	275	47,575
	Total - Internal Walls / Screens				93,119

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Internal Doors</u>				
	Internal Doors				
20/A	Single door including frame, hardware and paint finish, generally	2	no	1,200	2,400
	Total - Internal Doors				2,400

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM</u>				
	<u>Wall Finishes</u>				
	Wall Finishes				

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Floor Finishes</u>				
	Floor Finishes				
	<u>Concrete Sealer</u>				
22/A	To service rooms	37	m2	15	555
22/B	Sealer to concrete slab and line marking to car park areas	1,417	m2	25	35,425
22/C	FECA check	1,466	m2		
	Total - Floor Finishes				35,980

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM</u>				
	<u>Ceiling Finishes</u>				
	Ceiling Finishes				
	Paint finish to concrete soffit				EXCL
	Painted finishes to Services and Garbage areas				EXCL
23/A	FECA check	0	m2		

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM</u>				
	<u>Fittings & Fixtures</u>				
	Fittings & Fixtures				
	<u>Car Parking</u>				
24/A	Allow elemental rate for fittings	1,417	m2	19	26,923
	Total - Fittings & Fixtures				26,923

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Hydraulic Services</u>				
	Hydraulic Services				
25/A	Allow elemental rate for Hydraulic Services to Car Parking	1,466	m2	38	55,708
	Total - Hydraulic Services				55,708

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Electrical Services</u>				
	Electrical Services				
26/A	Allow elemental rate for Electrical Services to Car Parking	1,466	m2	54	79,164
	Total - Electrical Services				79,164

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Mechanical Services</u>				
	Mechanical Services				
27/A	Allow elemental rate for Mechanical Services to Car Parking	1,466	m2	65	95,290
	Total - Mechanical Services				95,290

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Fire Services</u>				
	Fire Services				
28/A	Allow elemental rate for Fire Services to Car Parking	1,466	m2	60	87,960
	Total - Fire Services				87,960

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Substructure</u>				
	Substructure				
29/A	Substructure including pad footings, strip footings, lift pits, slab on ground	1,425	m2	475	677,516
	<u>Additional</u>				
29/B	Provisional sum for handling ACM material capped under the building foot print area assumed to be capped within the site after completed the piles, pile caps and footings	1	Item	305,000	305,000
	Total - Substructure				982,516

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM</u>				
	<u>Columns</u>				
	Columns				
30/A	Allow elemental rate for columns	1,425	m2	75	106,975
	Total - Columns				106,975

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Upper Floors</u>				
	Upper Floors				
31/A	Allow elemental rate including setdowns & transfer beam	470	m2	510	239,921
	Total - Upper Floors				239,921

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM</u>				
	<u>Staircases</u>				
	Staircases				
	<u>Access Stairs</u>				
32/A	Reinforced concrete main access stair including finishes and balustrade (No.2)	8	m/ris e	3,750	30,000
	Total - Staircases				30,000

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Roof</u>				
	<u>Roof</u>				
	<u>Concrete Roof</u>				
33/A	350mm thick, 40MPa reinforced concrete roof transfer beam, including waterproofing	99	m2	614	60,786
	<u>Skylight</u>				
33/B	Glazed skylight to Chapel	1	Item	30,000	30,000
	Total - Roof				90,786

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>External Walls, Windows And Doors</u>				
	External Walls, Windows and Doors				
	<u>Piers</u>				
34/A	BR2 Hollow face brick piers	573	m2	405	232,065
	<u>Walls</u>				
34/B	BR1 Face brick wall system, assumed comprising 110mm face brick wall, 40mm cavity, vapour barrier, 92mm steel stud with acoustigard R2.2 insulation and 13mm standard plasterboard	262	m2	486	127,332
34/C	CW1 50MPa Reinforced concrete core/ shear walls, 200mm thick (160kg/m3 reinforcement)	25	m2	516	12,900
34/D	Allowance for air bricks to Loading Dock	44	m2	200	8,800
34/E	EO BR1 for raking cutting for soldiering pattern	119	m	35	4,165
	<u>Sundries</u>				
34/F	Allow for steel lintel	19	m	75	1,425
34/G	Allow for sill	15	m	50	750
	<u>Cladding</u>				
34/H	M2 Lysaght Longline 'Monument' metal cladding wall system, assumed comprising Metal cladding, subframing, sarking fixed to 200mm thick Concrete or Dintel wall (e/w measured)	26	m2	230	5,980
34/J	M2 Lysaght Longline 'Monument' metal cladding wall system, assumed comprising Metal cladding, subframing, sarking, 92mm steel stud with insulation and 13mm standard plasterboard	70	m2	331	23,170
	<u>Glazing</u>				
34/K	Windows	32	m2	600	19,200
34/L	Glazed sliding doors to Multi-purpose Room	55	m2	1,000	55,000
34/M	Glazed walls	100	m2	900	90,000
34/N	EO for double glazed door	1	No	2,100	2,100
34/P	EO for auto sliding door to Lobby	2	No	15,000	30,000
34/Q	Allow for full height operable glazing to Cafe and Chapel (No.3)	36	m2	1,500	54,000
	<u>Doors</u>				
34/R	Single solid core door including frame, hardware and paint finish	1	no	1,200	1,200
34/S	Double solid core door including frame, hardware and paint finish	1	no	2,500	2,500
34/T	Single fire rated door including frame, hardware and paint finish; to fire stairs	2	no	1,400	2,800
34/U	Allow for roller shutter doors to Loading Dock	1	Item	13,200	13,200
34/V	FECA Check	569	m2		

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Total - External Walls, Windows And Doors				686,587

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Internal Walls / Screens</u>				
	<u>Internal Walls / Screens</u>				
	<u>Reinforced Concrete Wall to Lift and Stair Cores</u>				
36/A	CWB 50MPa Reinforced concrete core/ shear walls, 250mm thick (160kg/m3 reinforcement)	128	m2	565	72,352
	<u>Block Walls</u>				
36/B	190mm thick block wall (M-S)	13	m2	200	2,600
36/C	Internal wall comprising of 190mm thick block wall, 64mm thick metal stud lined one side with 13mm thick plasterboard (M-S/PB-P)	121	m2	275	33,275
	<u>Metal Stud Walls</u>				
36/D	Internal wall comprising of 64mm thick metal stud lined both sides with 13mm thick plasterboard (PB+ST+PB)	829	m2	106	87,460
36/E	Internal wall assumed comprising of 64mm thick metal stud lined both sides with Aquacheck plasterboard (PB(W)+ST_PB(W))	36	m2	116	4,158
36/F	Internal wall comprising of 64mm thick metal stud lined with 13mm thick plasterboard on the dry side and 13mm thick aquacheck plasterboard on the wet side (PB+ST+PB(W))	106	m2	111	11,713
	<u>Party Walls</u>				
36/G	Party walls between corridors and common areas – Wall comprising of 43mm wide cavity of furring channel on fixing clips, 75mm thick hebel powerpanel, 50mm thick Acoustigard 11kg/m3 insulation in a 43mm wide cavity of furring channel on fixing clips lined wet side with 13mm thick Aquacheck plasterboard and dry side with 13mm thick gyprock plasterboard (Corridor)	327	m2	225	73,575
36/H	Party walls between stair core / lift core and apartments – Wall comprising of 43mm wide cavity of furring channel on fixing clips, 75mm thick hebel powerpanel, 50mm thick acoustigard 11kg/m3 insulation in a 43mm wide cavity of furring channel on fixing clips lined one side with 13mm thick gyprock plasterboard (Room/Cores)	52	m2	165	8,580
36/I	EO Acoustic insulation layer	616	m2	50	30,800
	<u>Glazing</u>				
36/K	Allow for 2700mm high glazed wall	16	m2	650	10,400
36/L	Operable panel walls including overhead track, fixings and hardware	88	m2	1,200	105,600
36/M	Toilet cubicles including door	12	No	2,000	24,000
36/N	Urinal privacy screen	3	No	700	2,100
	Total - Internal Walls / Screens				466,613

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Internal Doors</u>				
	Internal Doors				
	<u>Common Areas</u>				
37/A	Allow for single hinged door	15	No	850	12,750
37/B	Allow for double hinged door	10	No	2,000	20,000
37/C	Allow for fire rated single egress door	2	No	1,400	2,800
37/D	Allow for bi-fold doors, to Multipurpose room	8	m	2,000	16,000
37/E	Allow for double cupboard door for service access	8	No	950.00	7,600
37/F	Allow for single glazed doors	12	No	2,500	30,000
37/G	Allow for double glazed doors	2	No	4,500	9,000
37/H	Allow for automatic glazed sliding doors	1	No	12,500	12,500
	Total - Internal Doors				110,650

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Wall Finishes</u>				
	Wall Finishes				
	<u>Painting</u>				
38/A	Paint to plasterboard wall	2,730	m2	12	32,760
	<u>Tiling and the like</u>				
38/B	Allow for 2100mm high ceramic tiles to amenities, incl waterproof membrane (PC sum \$15/m2)	148	m2	150	22,200
38/C	Allow for 2100mm high ceramic tiles to Central Kitchen, incl waterproof membrane (PC sum \$15/m2)	102	m2	150	15,300
	<u>Splashback</u>				
38/D	Allow for 700mm high feature tile splashback to Cafe, Staff room and Saloon incl waterproof membrane (PC sum \$35/m2)	22	m2	172	3,784
	<u>Mirror</u>				
38/E	Allow 1200mm high x 900mm wide mirror to bathroom / WC above feature joinery	11	m2	400	4,400
	<u>Others</u>				
38/F	Allow for feature wall finishes, to Foyer	1	Item	2,500	2,500
38/G	Allow for bump rails, to BOH Corridor	56	m	150	8,400
	<u>Extra over</u>				
38/H	Allow for 2100mm high epoxy, to Waste room	57	m2	80	4,560
38/I	Allow for 1200mm high vinyl, to BOH corridors and Dirty linen	142	m2	85	12,070
38/K	Allow for 1200mm high impact resistant plasterboard, to Consult room	32	m2	40	1,280
	Total - Wall Finishes				107,254

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Floor Finishes</u>				
	<u>Floor Finishes</u>				
	<u>Carpet</u>				
39/A	To Admin, Office, Chapel, Multipurpose etc.	457	m2	70	32,127
	<u>Tiling</u>				
39/B	Ceramic floor tiles to Amenities including waterproofing (PC Sum \$23/m2 supply)	86	m2	150	12,900
39/C	Ceramic floor tiles to Foyer (PC Sum \$30/m2 supply)	233	m2	115	26,795
	<u>Tiling to Balconies and Terraces</u>				
39/D	Ceramic floor tiles to Balconies, Terraces and Outdoor Gathering area including waterproofing (PC Sum \$25/m2 supply).	0	m2	177	0
	<u>Vinyl</u>				
39/E	Vinyl sheet equal to 'Forbo Flooring Systems' Eternal wood with 2mm thickness in Warm Chestnut colour with P3 slip rating to BOH Corridor, Cafe, Dirty Linen, Store Rooms etc.	286	m2	85	24,310
39/F	2mx25m Vinyl sheet equal to 'Forbo Flooring Systems' Eternal wood with 2mm thickness in Black Oak colour with P3 slip rating to Hair Salon incl waterproofing.	32	m2	120	3,840
39/G	Vinyl sheet equal to 'Altro Floors' Stronghold with 3mm thickness in Cannon colour with R12 slip rating to Kitchen incl waterproofing.	124	m2	165	20,460
	<u>Skirtings</u>				
39/H	Allow for timber painted skirting to Admin, Chapel, HACC, Multipurpose, Foyer	326	m	25	8,150
39/J	Allow for 100mm high tile skirting to Amenities	111	m	100	11,100
	<u>Finish to Concrete Slab</u>				
39/K	To garbage rooms. Allow epoxy flooring	26	m2	65	1,690.00
39/L	To fire stairs	22	m2		Excl
39/M	To service and plant rooms	22	m2		Excl
	<u>Metalwork</u>				
39/N	Entry mat	1	item	5,000	5,000
39/P	Allowance for tactile indicators and feature floor finishes to Lobby	1	item	10,000	10,000
39/Q	FA Check	1,362	m2		
	Total - Floor Finishes				156,372

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Ceiling Finishes</u>				
	Ceiling Finishes				
40/A	Painted flush plasterboard suspended ceiling, to common areas	975	m2	80	78,000
40/B	Painted flush moisture resistant plasterboard suspended ceiling to wet areas	86	m2	85	7,310
40/C	Allow for cornice	762	m	15	11,430
40/D	Painted soffits to balconies and terraces	0	m2	20	0
40/E	Painted soffits to fire stair landings	22	m2		EXCL
40/F	Painted soffit to plant, Store rooms	178	m2		EXCL
	Allow for bulkhead				EXCL
	Allow for feature ceiling to foyer/corridor areas				EXCL
40/G	Allow for access panel	9	no	250	2,250
40/H	FA Check	1,362	m2		0
	Total - Ceiling Finishes				98,990

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Fittings & Fixtures</u>				
	Fittings & Fixtures				
	<u>Allowance for Joinery and Fixtures to General Areas</u>				
41/A	ACC's	2	No	5,000	10,000
41/B	Multi-purpose Room	1	item	35,000	35,000
41/C	Chapel	1	item	31,500	31,500
41/D	Foyer seating	1	item	10,500	10,500
41/E	Pastoral office	1	item	3,150	3,150
41/F	Cafe	1	item	15,750	15,750
41/G	Hair Salon	1	item	21,500	21,500
41/H	Staff room	1	item	32,500	32,500
41/J	Staff Admin	1	item	15,000	15,000
41/K	Offices	4	No	2,100	8,400
41/L	Meeting Rooms/ Training Rooms	3	No	3,000	9,000
41/M	Consult Rooms	2	No	2,500	5,000
41/N	Reception / Waiting	1	item	20,000	20,000
41/P	Locker room	1	item	20,000	20,000
41/Q	Dirty Linen	1	item	8,500	8,500
41/R	Central Kitchen	1	item	52,500	52,500
41/S	Central Store	1	item	10,500	10,500
41/T	Storages	5	No	3,150	15,750
41/U	WC's	4	No	37,800	151,200
41/V	Allowance for statutory signage	1	PROV	21,000	21,000
	<u>Equipment</u>				
41/W	Cafe Fitout	1	item	31,500	31,500
41/X	Central Kitchen Fitout	1	item	400,000	400,000
41/Y	Vending machine		Note		Excluded
41/Z	Loose FF&E and workstations		Note		Excluded
	Total - Fittings & Fixtures				928,250

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Hydraulic Services</u>				
	Hydraulic Services				
	<u>Fixtures & Fittings</u>				
42/A	Allowance for double sink to common functional areas	6	no	586	3,513
42/B	Allowance for single sink to Cafe	3	no	529	1,586
42/C	Allowance for toilet suite	10	no	697	6,970
42/D	Allowance for toilet suite ACC	1	no	992	992
42/E	Allowance for urinal	3	no	1,150	3,450
42/F	Allowance for vanity basin	10	no	302	3,020
42/G	Allowance for basin to Consult Rooms	2	no	375	750
42/H	Allowance for vanity basin ACC	1	no	450	450
42/J	Allowance for free standing laundry tub, Stainless steel tub polished 45Ltr including Bypass	2	no	460	919
42/K	Allowance for kitchen sink mixer	9	no	247	2,223
42/L	Allowance for bathroom basin mixer	12	no	162	1,944
42/M	Allowance for ACC basin mixer	1	no	190	190
42/N	Allowance for shower mixer	2	no	129	258
42/P	Allowance for laundry tapset	2	no	155	310
42/Q	Allowance for washing machine tapset	3	no	179	537
42/R	Allowance for rail shower	2	no	477	954
42/S	Allowance for shower bench	2	no	725	1,450
42/T	Allowance for square floor waste tile insert to bathroom, laundry, kitchen	12	no	73	876
42/U	Allowance for strip floor waste tile insert for shower	2	no	310	620
	<u>Hydraulic Services</u>				
42/V	On floor distribution allowance	1	floors	15,000	15,000
	Hydraulic services to the below room types including all rough in pipework for sewer, hot water, cold water, gas and stormwater. Fixtures and fittings taken elsewhere				
42/W	Single ACC	1.00	no	2,450	2,450
42/X	Consult Rooms	2.00	no	1,650	3,300
42/Y	Multipurpose Rooms	3.00	no	1,650	4,950
42/Z	Female and Male Bathrooms	1.00	Item	19,200	19,200
42/AA	Hair Salon	1.00	no	3,750	3,750
42/AB	Cafe	1.00	no	5,000	5,000
42/AC	Dirty Linen	1.00	no	6,550	6,550
42/AD	Staff Room	1.00	no	1,450	1,450
42/AE	Central Kitchen	1	item	20,000	20,000

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	MISC				
43/A	Allowance for services not included above	1	item	10,000	10,000
43/B	Rainwater re-use supply meter	1	no	350	350
43/C	Fire Hose Reel supply meter	1	no	350	350
43/D	Hot water system meter	1	no	350	350
43/E	Cold water supply meter	1	no	350	350
43/F	Irrigation supply meter	1	no	350	350
43/G	BWIC included		Note		
43/H	Testing & Commissioning included		Note		
43/I	Design	1	item	6,221	6,221
43/K	Total	1,425	m2	91.67	0
	Total - Hydraulic Services				130,632

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Electrical Services</u>				
	Electrical Services				
44/A	Allow elemental rate for Electrical Services	1,425	m2	275	391,875
	Total - Electrical Services				391,875

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Mechanical Services</u>				
	Mechanical Services				
45/A	Allow elemental rate for Mechanical Services	1,425	m2	216	307,800
	Total - Mechanical Services				307,800

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Fire Services</u>				
	Fire Services				
46/A	Allow elemental rate for Fire Services	1,425	m2	87	123,975
	Total - Fire Services				123,975

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Columns</u>				
	Columns				
47/A	Allow elemental rate for columns	639	m2	56	35,905
	Total - Columns				35,905

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Upper Floors</u>				
	<u>Upper Floors</u>				
48/A	Allow elemental rate including setdowns & transfer beam	671	m2	415	278,552
	Total - Upper Floors				278,552

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Staircases</u>				
	Staircases				
	<u>Access Stairs</u>				
49/A	Reinforced concrete main access stair including finishes and balustrade (No.2)	7	m/ris e	3,750	26,250
	Total - Staircases				26,250

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>External Walls, Windows And Doors</u>				
	External Walls, Windows and Doors				
	<u>Cladding</u>				
50/A	M2 Lysaght Longline 'Monument' metal cladding wall system, assumed comprising Metal cladding, subframing, sarking, 92mm steel stud with insulation and 13mm standard plasterboard	74	m2	331	24,494
50/B	Ditto but COP	11	m2	331	3,641
	<u>Glazing</u>				
50/C	Windows	4	m2	600	2,400
50/D	Sliding doors to Office area	11	m2	1,000	11,000
50/E	Glazed walls	166	m2	900	149,400
50/F	EO for single glazed door	1	No	1,200	1,200
50/G	EO for auto sliding door to Lobby	1	No	15,000	15,000
	<u>Balustrades</u>				
50/H	M1 Type metal balustrade 1000mm high, assumed semi-framed with black powder coat including handrail	38	m	450	17,100
50/I	Metal privacy screen, assumed perforated metal 1500mm high	4	m2	650	2,600
	Total - External Walls, Windows And Doors				226,835

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Internal Walls / Screens</u>				
	<u>Internal Walls / Screens</u>				
	<u>Reinforced Concrete Wall to Lift and Stair Cores</u>				
51/A	CWB 50MPa Reinforced concrete core/ shear walls, 250mm thick (160kg/m3 reinforcement)	77	m2	565	43,524
	<u>Block Walls</u>				
51/B	Allow for 190mm thick block wall, comprising of 64mm thick metal stud lined one side with 13mm thick plasterboard	25	m2	275	6,875
	<u>Metal Stud Walls</u>				
51/C	Internal wall comprising of 64mm thick metal stud lined both sides with 13mm thick plasterboard (PB+ST+PB)	213	m2	106	22,472
51/D	Internal wall comprising of 64mm metal stud lined with 13mm thick plasterboard on the dry side and 13mm thick Aquachek plasterboard on the wet side (PB+ST+PB(W))	59	m2	111	6,520
51/E	Internal wall assumed comprising of 64mm thick metal stud lined both sides with 13mm thick Aquachek plasterboard (PB(W)+ST_PB(W))	41	m2	116	4,736
51/F	Extra over waterproofing plasterboard layer cost	33	m2	5.00	165
	<u>Party Walls</u>				
51/G	Party wall comprising of 64mm thick metal stud lined one side with 13mm thick plasterboard (IW/PW_PB-P)	98	m2	75	7,350
51/H	EO Acoustic insulation layer	224	m2	50.00	11,200
51/J	Toilet cubicles including door	5	No	2,000	10,000
51/K	Urinal privacy screen	4	No	700	2,800
	Total - Internal Walls / Screens				115,641

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Internal Doors</u>				
	Internal Doors				
52/A	Allow for single hinged door	7	No	850	5,950
52/B	Allow for single glazed doors	5	No	2,500	12,500
52/C	Allow for double cupboard door for service access	11	No	950	10,450
52/D	Allow for fire rated single egress door	1	No	1,400	1,400
	Total - Internal Doors				30,300

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Wall Finishes</u>				
	<u>Wall Finishes</u>				
	<u>Painting</u>				
53/A	Paint to plasterboard wall and fibre cement sheeting	713	m2	12	8,556
	<u>Tiling and the like</u>				
53/B	Allow for 2100mm high ceramic tiles to amenities, incl waterproof membrane (PC sum \$15/m2)	88	m2	150	13,200
	<u>Splashback</u>				
53/C	Allow for 700mm high feature tile splashback to Staff dining incl waterproof membrane (PC sum \$35/m2)	9	m2	150	1,350
	<u>Mirrors</u>				
53/D	Allow 1200mm high x 900mm wide mirror to bathroom / WC above feature joinery	6	m2	400	2,400
	<u>Others</u>				
53/E	Allow for feature wall finishes, to Lobby and Entry	1	Item	2,500	2,500
	Total - Wall Finishes				28,006

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Floor Finishes</u>				
	Floor Finishes				
	<u>Carpet</u>				
54/A	To Admin, Staff Training, Office and Prep Rm.	416	m2	70	29,245
	<u>Vinyl</u>				
54/B	Vinyl sheet equal to 'Forbo Flooring Systems' Eternal wood with 2mm thickness with P3 slip rating to Staff Dinniq, Print room	91	m2	85	7,735
	<u>Tiling</u>				
54/C	Ceramic floor tiles to Amenities and Laundry including waterproofing (PC Sum \$23/m2 supply).	46	m2	175	8,050
54/D	Ceramic floor tiles to Balconies including waterproofing (PC Sum \$25/m2 supply)	40	m2	178	7,120
	<u>Skirtings</u>				
54/E	Allow for timber painted skirting to general areas.	182	m	25	4,550
54/F	Allow for 100mm high tile skirting	55	m	100	5,500
	<u>Finish to Concrete Slab</u>				
54/G	To fire stairs	17	m2		Excl
	<u>Epoxy</u>				
54/H	Epoxy floor finish to RAC areas	24	m2	65	1,560
	<u>Metalwork</u>				
54/I	Entry mat	1	item	5,000	5,000
54/K	Allowance for tactile indicators to Lobby	1	item	2,500	2,500
54/L	FA check	631	m2		
	Total - Floor Finishes				71,260

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Ceiling Finishes</u>				
	Ceiling Finishes				
55/A	Painted flush plasterboard suspended ceiling to ELC	507	m2	80	40,560
55/B	Painted flush moisture resistant plasterboard suspended ceiling to wet areas	46	m2	85	3,910
55/C	Allow for cornice	224	m	15	3,360
55/D	Painted soffits to fire stair landings	17	m2		EXCL
	Allow for bulkhead				EXCL
	Allow for feature ceiling to foyer/corridor areas				EXCL
55/E	Allow for access panel	5	no	250	1,250
55/F	Painted soffits to balconies and terraces	40	m2	20.00	800
55/G	FA check	520	m2		
	Total - Ceiling Finishes				49,880

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Fittings & Fixtures</u>				
	<u>Fittings & Appliances</u>				
	<u>Allowance for Joinery and Fixtures to General Areas</u>				
56/A	ACC's	1	No	5,000	5,000
56/B	Meeting Room	2	No	4,000	8,000
56/C	Meeting Room (4 persons)	2	No	2,000	4,000
56/D	Office area	1	item	15,000	15,000
56/E	Print room	1	item	13,500	13,500
56/F	Reception / Waiting	1	item	20,000	20,000
56/G	Staff room	1	item	33,500	33,500
56/H	Waiting area seating at Reception	1	item	5,700	5,700
56/I	Waiting area seating at Foyer	1	item	16,300	16,300
56/K	WC's	2	No	35,000	70,000
56/L	Allowance for statutory signage	1	PROV	10,000	10,000
	Total - Fittings & Fixtures				201,000

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Hydraulic Services</u>				
	Hydraulic Services				
	<u>Fixtures & Fittings</u>				
57/A	Allowance for double sink to common functional areas	1	no	586	586
57/B	Allowance for toilet suite	5	no	858	4,292
57/C	Allowance for toilet suite ACC	1	no	992	992
57/D	Allowance for urinal	3	no	1,150	3,450
57/E	Allowance for vanity basin	6	no	302	1,812
57/F	Allowance for vanity basin ACC	1	no	450	450
57/G	Allowance for sink mixer	1	no	360	360
57/H	Allowance for bathroom basin mixer	6	no	162	972
57/J	Allowance for basin mixer ACC	1	no	310	310
57/K	Allowance for square floor waste tile insert to bathrooms	3	no	73	219
	<u>Hydraulic Services</u>				
57/L	On floor distribution allowance	1	floors	15,000	15,000
	Hydraulic services to the below apartment types including all rough in pipework for sewer, hot water, cold water, gas and stormwater. Fixtures and fittings taken elsewhere				
57/M	Single ACC	1.00	no	2,450	2,450
57/N	Female and Male Bathrooms	1.00	Item	10,300	10,300
57/P	Staff Room	1.00	no	1,450	1,450
	MISC				
57/Q	Allowance for services not included above	1	item	10,000	10,000
57/R	BWIC included		Note		
57/S	Testing & Commissioning included		Note		
57/T	Design	1	item	2,632	2,632
57/U	Total	1,293	m2	43	0
	Total - Hydraulic Services				55,275

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Electrical Services</u>				
	Electrical Services				
58/A	Allow elemental rate for Electrical Services, including ICT	639	m2	275	175,725
	Total - Electrical Services				175,725

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Mechanical Services</u>				
	Mechanical Services				
59/A	Allow elemental rate for Mechanical Services	639	m2	216	138,024
	Total - Mechanical Services				138,024

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Fire Services</u>				
	Fire Services				
60/A	Allow elemental rate for Fire Services	639	m2	87	55,593
	Total - Fire Services				55,593

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Columns</u>				
	Columns				
61/A	Allow elemental rate for columns	1,366	m2	55	75,403
	Total - Columns				75,403

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM</u>				
	<u>Upper Floors</u>				
	<u>Upper Floors</u>				
62/A	Allow elemental rate including setdowns & transfer beam	1,437	m2	414	595,493
	Total - Upper Floors				595,493

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Staircases</u>				
	Staircases				
	<u>Access Stairs</u>				
63/A	Reinforced concrete main access stair including finishes and balustrade (No.2)	7	m/ris e	3,750	26,250
	Total - Staircases				26,250

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Roof</u>				
	<u>Roof</u>				
	<u>Concrete Roof</u>				
64/A	200mm thick, 40MPa reinforced post-tensioned concrete roof slab, including waterproofing	216	m2	379	81,864
	Total - Roof				81,864

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>External Walls, Windows And Doors</u>				
	External Walls, Windows and Doors				
	<u>Cladding</u>				
65/A	M2 Lysaght Longline 'Monument' metal cladding wall system, assumed comprising Metal cladding, subframing, sarking, 92mm steel stud with insulation and 13mm standard plasterboard	440	m2	331	145,640
	<u>Glazing</u>				
65/B	Windows	79	m2	600	47,400
65/C	Glazed sliding door	168	m2	700	117,600
65/D	Glazed walls	29	m2	900	26,100
65/E	EO for auto sliding door to Lobby	2	No	15,000	30,000
	<u>Balustrades</u>				
65/F	Aluminium framed balustrade, assumed 1000mm high fixed behind Fire Stair screen	9	m	300	2,700
65/G	M1 Type metal balustrade 1000mm high, assumed semi-framed with black powder coat including handrail	103	m	450	46,350
65/H	Extra over allowance for curved balustrade	13	No	150	1,950
	<u>Louvres & Screens</u>				
65/J	Allowance for perforated screen to fire stairs	27	m2	650	17,550
65/K	Allowance for privacy screens	7	m2	650	4,550
	<u>Face brick balustrade wall</u>				
65/L	BR1 Hollow face brick wall consisting of double layer 110mm face brick wall 1000mm high with 480mm cavity and face brick capping (600mm wide)	120	m2	447	53,640
	Total - External Walls, Windows And Doors				493,480

WT ESTIMATE

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Internal Walls / Screens</u>				
	<u>Internal Walls / Screens</u>				
	<u>Reinforced Concrete Wall to Lift and Stair Cores</u>				
66/A	CWB 50MPa Reinforced concrete core/ shear walls, 250mm thick (160kg/m3 reinforcement)	251	m2	565	141,878
	<u>Walls Within ILU</u>				
66/B	Internal wall comprising of 64mm thick metal stud lined both sides with 13mm thick plasterboard (PB+ST+PB)	399	m2	106	42,095
66/C	Internal wall comprising of 64mm thick metal stud lined with 13mm thick plasterboard on the dry side and 13mm thick aquacheck plasterboard on the wet side (PB+ST+PB(W))	468	m2	111	51,714
66/D	Internal wall assumed comprising of 64mm thick metal stud lined both sides with Aquacheck plasterboard (PB(W)+ST_PB(W))	63	m2	116	7,277
66/E	Riser – Internal wall comprising of 76mm thick metal stud lined with 10mm thick aquacheck plasterboard and with 75mm thick acoustic-guard 11kg/m2 acoustic insulation (Riser_PB(W))	113	m2	100	11,328
66/F	Extra over waterproofing plasterboard layer cost	286	m2	5.00	1,430
	<u>Party Walls</u>				
66/G	Party walls between apartments – Wall comprising of 50mm acoustigard 11kg/m insulation in 43mm cavity of furring channel on fixing clips, 75mm thick hebel powerpanel, 35mm wide cavity, 64mm thick metal stud with 75mm thick acoustigard 11kg/m3 insulation lined both sides with 13mm thick plasterboard (Apt/Apt)	251	m2	275	69,025
66/H	Party walls between stair core / lift core and apartments – Wall comprising of 43mm cavity of furring channel on fixing clips, 75mm hebel powerpanel, 50mm acoustigard 11kg/m3 insulation in a 43mm cavity of furring channel on fixing clips lined one side with 13mm gyprock plasterboard (Apt/Stair_Lift core)	82	m2	165	13,530
66/I	Party wall comprising of 64mm thick metal stud lined one side with 13mm thick plasterboard (IW/PW_PB-P)	84	m2	75	6,300
	<u>Common Areas</u>				
66/K	Party walls between corridors and apartments – Wall comprising of 43mm cavity of furring channel on fixing clips, 75mm hebel powerpanel, 50mm acoustigard 11kg/m3 insulation in a 43mm cavity of furring channel on fixing clips lined wet side with 13mm aquacheck plasterboard and dry side with 13mm gyprock plasterboard (Corridor)	530	m2	225	119,250
66/L	Party walls between services cupboards and corridors – Wall comprising of 64mm metal stud lined with 13mm plasterboard on both sides, 75mm acoustic-guard insulation (Services)	21	m2	125	2,625
	<u>Screens</u>				
66/M	Shower Screen	16	no	800	12,800

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Total - Internal Walls / Screens				479,251

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Internal Doors</u>				
	Internal Doors				
	<u>ILU</u>				
68/A	Allow for single solid core door, to Entry	14	No	1,500	21,000
68/B	Allow for single hollow core door to apartment, internal	38	No	650	24,700
68/C	Allow for 1000mm wide Bi-fold door to Laundry	2	No	1,500	3,000
68/D	Allow for 1300mm wide Bi-fold door to Laundry	17	No	1,800	30,600
68/E	Allow for 1500mm wide Bi-fold door to Laundry	0	No	2,000	0
68/F	Allow for 2500mm wide Bi-fold door to Laundry	0	No	2,500	0
	<u>Common Areas</u>				
68/G	Allow for fire rated single egress door	2	No	1,400	2,800
68/H	Allow for single hinged door	1	No	850	850
68/I	Allow for single cupboard door for service access	5	No	650	3,250
68/K	Allow for double cupboard door for service access	2	No	950	1,900
	Total - Internal Doors				88,100

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Wall Finishes</u>				
	<u>Wall Finishes</u>				
	<u>Painting</u>				
69/A	Paint to plasterboard wall	3,128	m2	12	37,536
	<u>Tiling and the like</u>				
69/B	Allow for 2400mm high ceramic tiles to bathroom, WC and laundries, incl waterproof membrane (PC sum \$15/m2)	483	m2	150	72,450
69/C	Allow for 2400mm high feature mosaic ceramic tiles to bathroom and WC, incl waterproof membrane (PC sum \$35/m2)	105	m2	172	18,060
	<u>Splashback</u>				
69/D	Allow for 700mm high feature tile splashback to kitchens, incl waterproof membrane (PC Sum \$35/m2)	50	m2	172	8,600
69/E	Allow for 250mm high ceramic tiles splashback to bathroom vanity unit joinery and Laundry tub (PC sum \$15/m2)	9	m2	150	1,350
	<u>Mirrors</u>				
69/F	Allow 1200mm high x 900mm wide mirror to bathroom / WC above feature joinery	16	m2	400	6,400
	<u>Others</u>				
69/G	Allow for feature wall finishes to Corridors	1	Item	1,000	1,000
	Total - Wall Finishes				145,396

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Floor Finishes</u>				
	Floor Finishes				
	<u>Carpet</u>				
70/A	To Bedroom and Living/ Dining	607	m2	65	39,698
70/B	To Circulation and Communal Lounge	222	m2	80	17,760
	<u>Tiling</u>				
70/C	Ceramic floor tiles to Bathrooms and Laundries including waterproofing (PC Sum \$23/m2)	122	m2	175	21,350
70/D	Ceramic floor tiles to Kitchens including waterproofing (PC Sum \$23/m2)	98	m2	175	17,150
70/E	Allow acoustic underlay to tiled floor	220	m2	40	8,800
70/F	Ceramic floor tiles to Balconies including waterproofing (PC Sum \$25/m2 supply)	129	m2	178	22,962
	<u>Skirtings</u>				
70/G	Allow for timber painted skirting, to Bedrooms, Living/ Dining and Common Corridor areas	812	m	25	20,300
70/H	Allow for 100mm high tile skirting to Bathrooms and Laundries	204	m	100	20,400
	<u>Finish to Concrete Slab</u>				
70/J	To fire stairs	24	m2		EXCL
70/K	FECA -check	1,366	m2		
	Total - Floor Finishes				168,420

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Ceiling Finishes</u>				
	Ceiling Finishes				
71/A	Painted flush plasterboard suspended ceiling to functional areas	926	m2	80	74,080
71/B	Painted flush moisture resistant plasterboard suspended ceiling to wet areas	122	m2	85	10,370
71/C	Painted soffits to balconies and terraces	129	m2	20	2,580
71/D	Painted soffits to fire stair landings	33	m2		EXCL
71/E	Allow for cornice	798	m	15	11,970
	Allow for bulkhead				EXCL
	Allow for feature ceiling to foyer/corridor areas				EXCL
71/F	Allow for access panel	17	no	250	4,250
71/G	FECA -check	1,366	m2		
	Total - Ceiling Finishes				103,250

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Fittings & Appliances</u>				
	<u>Fittings & Appliances</u>				
	<u>Benches/Shelves/Cupboards etc.</u>				
72/A	Kitchen Joinery and island	14	no	9,000	126,000
72/B	Kitchen Island		Note		Included
72/C	Laundry bench	18	m	771	13,880
72/D	Wardrobes	42	m	1,089	45,723
72/E	Storage Cupboards	8	m	680	5,443
72/F	Vanity unit to WC	15	m	907	13,608
72/G	Vanity unit to ACC WC	0	m	1,000	0
72/H	Study Desk	5	m	454	2,268
72/J	Mirror cabinet to WC	15	m	1,270	19,051
	<u>Bathroom Fittings</u>				
72/K	Toilet Roll Dispenser	14	no	91.00	1,274
72/L	Towel rail	14	no	127.00	1,778
72/M	Hand towel rail	14	no	159.00	2,226
72/N	Robe Hook	28	no	30.00	840
72/P	Soap Holder	14	no	39.00	546
72/Q	Shower Shelf	14	no	103.00	1,442
	<u>Appliances</u>				
72/R	Westinghouse Ceramic 4 plate cooktop (Product Code: WHC642BA – SAHF/Mid page 38)	14	no	504	7,056
72/S	Inalto Care Oven 600mm side or top opening 67L cavity (Product Code: IOSO605M – SAHF/Mid page 32)	14	no	772	10,808
72/T	Inalto Care undermount rangehood 52cm (Product Code: EUM52 page 32)	14	no	336	4,704
72/U	Inalto Care Dishwasher compact 45cm (Product Code: DW42CS – SAHF/Mid page 34)	14	no	572	8,008
	Microwave				EXCL
	Washing Machine				EXCL
72/V	Fisher and Paykel 4.5 Clothes Dryer vented dryer (Product Code: DE4560M1 – Low/Mid page 54)	14	no	568	7,952
	<u>Fire Extinguishers</u>				
72/W	Allow for fire extinguisher to ILU and lobbies	3	no	315	945
	<u>Blinds</u>				
	Allow for blinds to apartments				EXCL
	<u>Signage</u>				
72/X	Allowance for signage	1	item	5,250	5,250
	<u>Generally</u>				

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
73/A	Allowance for Garbage Chute	1	item	5,250	5,250
73/B	Allow for mail boxes	14	no	315	4,410
	Total - Fittings & Appliances				288,462

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Hydraulic Services</u>				
	Hydraulic Services				
	<u>Fixtures & Fittings</u>				
74/A	Allowance for double sink to kitchen	14	no	632	8,852
74/B	Allowance for double sink roll mat	14	no	136	1,905
74/C	Allowance for free standing laundry tub, Stainless steel tub polished 32Ltr including Bypass	14	no	267	3,742
74/D	Allowance for toilet suite	14	no	753	10,538
74/E	Allowance for toilet suite ACC	0	no	992	0
74/F	Allowance for vanity basin	14	no	326	4,564
74/G	Allowance for vanity basin ACC	0	no	450	0
74/H	Allowance for kitchen sink mixer	14	no	267	3,734
74/J	Allowance for bathroom basin mixer	14	no	175	2,449
74/K	Allowance for basin mixer ACC	0	no	310	0
74/L	Allowance for rail shower	14	no	538	7,530
74/M	Allowance for rail shower ACC	0	no	555	0
74/N	Allowance for shower mixer	14	no	139	1,951
74/P	Allowance for shower mixer ACC	0	no	310	0
74/Q	Allowance for laundry tapset	14	no	167	2,344
74/R	Allowance for washing machine tapset	14	no	193	2,706
74/S	Allowance for strip floor waste tile insert for shower	14	no	335	4,687
74/T	Allowance for square floor waste tile insert to bathroom, laundry	28	no	79	2,208
	<u>Hydraulic Services</u>				
74/U	On floor distribution allowance	1	floors	15,000	15,000
	Hydraulic services to the below apartment types including all rough in pipework for sewer, hot water, cold water, gas and stormwater. Fixtures and fittings taken elsewhere				
74/V	1 Bed + 1 Bath	10	no	11,826	118,260
74/W	1 Bed + 1 Bath ACC	0	no	11,826	0
74/X	1 Bed + 1 Bath + Study	0	no	11,826	0
74/Y	2 Bed + 1.5 Bath	0	no	14,472	0
74/Z	2 Bed + 1 Bath	2	no	11,826	23,652
74/AA	2 Bed + 1 Bath ACC	0	no	11,826	0
74/AB	2 Bed + 2 Bath	2	no	15,174	30,348
74/AC	2 Bed + 2 Bath + Study	0	no	15,174	0
74/AD	3 Bed + 2 Bath	0	no	15,174	0
	MISC				

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
75/A	Allowance for services not included above	1	item	25,000	25,000
75/B	BWIC included		Note		
75/C	Testing & Commissioning		Note		
75/D	Design	1	item	13,473	13,473
75/E	Total	1,366	m2	207	0
	Total - Hydraulic Services				282,942

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Electrical Services</u>				
	Electrical Services				
76/A	Allow elemental rate for Electrical Services	1,366	m2	275	375,650
	Total - Electrical Services				375,650

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Mechanical Services</u>				
	Mechanical Services				
77/A	Allow elemental rate for Mechanical Services	1,366	m2	216	295,056
	Total - Mechanical Services				295,056

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Fire Services</u>				
	Fire Services				
78/A	Allow elemental rate for Fire Services	1,366	m2	87	118,842
	Total - Fire Services				118,842

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM</u>				
	<u>Columns</u>				
	Columns				
79/A	Allow elemental rate for columns	25	m2	2,428	60,695
	Total - Columns				60,695

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Upper Floors</u>				
	Upper Floors				
80/A	Allow elemental rate (Assumed Bondek slab) including steel beams	25	m2	1,978	49,450
	Total - Upper Floors				49,450

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM</u>				
	<u>Roof</u>				
	<u>Roof</u>				
	<u>Concrete Roof</u>				
81/A	Assumed 200mm thick, 32MPa reinforced concrete slab on 1.0mm BONDEK sheeting including 50Kg/m3 reinforcement and waterproofing and protective board	25	m2	395	9,875
	Total - Roof				9,875

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>External Walls, Windows And Doors</u>				
	External Walls, Windows and Doors				
	<u>Glazing</u>				
82/A	Full height glazed walls	67	m2	900	60,300
	Total - External Walls, Windows And Doors				60,300

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM</u>				
	<u>Floor Finishes</u>				
	Floor Finishes				
	<u>Tiling</u>				
83/A	Allow tiling to bridge link (PC Sum \$23/m2)	25	m2	140	3,500
	Total - Floor Finishes				3,500

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Ceiling Finishes</u>				
	Ceiling Finishes				
84/A	Painted flush plasterboard suspended ceiling, to common areas – Corridors	25	m2	80	2,000
84/B	Allow for cornice	32	m	15	480
	Total - Ceiling Finishes				2,480

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Electrical Services</u>				
	Electrical Services				
85/A	Allow elemental rate for Electrical Services, including ICT	25	m2	275	6,875
	Total - Electrical Services				6,875

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Mechanical Services</u>				
	Mechanical Services				
86/A	Allow elemental rate for Mechanical Services	25	m2	216	5,400
	Total - Mechanical Services				5,400

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Fire Services</u>				
	Fire Services				
87/A	Allow elemental rate for Fire Services	25	m2	87	2,175
	Total - Fire Services				2,175

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM</u>				
	<u>Columns</u>				
	Columns				
88/A	Allow elemental rate for columns	5,616	m2	63	351,281
	Total - Columns				351,281

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Upper Floors</u>				
	Upper Floors				
89/A	Allow elemental rate including setdowns & transfer beam	5,886	m2	350	2,058,687
	Total - Upper Floors				2,058,687

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Staircases</u>				
	Staircases				
	<u>Access Stairs</u>				
91/A	Reinforced concrete main access stair including finishes and balustrade (No.4)	29	m/ris e	3,750	108,750
	Total - Staircases				108,750

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Roof</u>				
	<u>Concrete Roof</u>				
91/B	200mm thick, 40MPa reinforced post-tensioned concrete roof slab, including waterproofing	1,775	m2	358	635,450
91/C	200mm thick, 40MPa reinforced post-tensioned concrete slab above lift/ staircase area including waterproofing	44	m2	391	17,204
91/D	Concrete upstands 40MPa to roof perimeter, assume 150mm wide x 400mm high, including waterproofing	300	m	254	76,164
	<u>Parapets</u>				
91/E	BR1 Face brick single layer 110mm fixed to concrete upstand	252	m2	376	94,626
91/F	BR1 Face brick double layer 110mm face brick parapet walls	107	m2	761	81,427
91/G	FC1 Cemintel 'Surround: Quinta' Double layer cladded wall system	116	m2	855	99,180
	<u>Miscellaneous</u>				
91/H	Allow for roof anchor points	1	Item	25,000	25,000
91/J	Allow for roof plant plinth	1	Item	5,000	5,000
	Allow for 1.8m high louvre screen to roof plant, assume approx 50m				EXCL
91/K	Allow for miscellaneous metalworks	1	Item	5,000	5,000
91/L	Roof plumbing included under Hydraulics		Note		
	Total - Roof				1,039,051

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>External Walls, Windows And Doors</u>				
	External Wall, Windows and Doors				
	<u>Walls</u>				
92/A	200mm thick block wall, 40mm cavity, vapour barrier, 92mm steel stud with acoustigard R2.2 insulation and 13mm standard plasterboard (render and paint finish e/m)	228	m2	263	59,964
92/B	BR1 Single layer face brick wall system, assumed comprising 110mm face brick wall, 40mm cavity, vapour barrier and 200mm concrete wall (e/w measured)	112	m2	387	43,288
92/C	BR1 Face brick wall system, assumed comprising 110mm face brick wall, 40mm cavity, vapour barrier, 92mm steel stud with acoustigard R2.2 insulation and 13mm standard plasterboard	1,427	m2	486	692,809
92/D	Extra over BR1 for cobbling	231	m2	50	11,550
92/E	BR1 Single layer face brick in narrow widths (near balconies)	51	m2	376	19,151
92/F	Assumed 50MPa Reinforced concrete walls, 200mm thick (160kg/m3 reinforcement)	171	m2	516	88,236
	<u>Sundries</u>				
92/G	Allow for hot dipped galvanised steel shelf angle to every second floor level	789	m	100	78,898
92/H	Allow for steel lintel	241	m	75	18,075
92/J	Allow for sill	241	m	50	12,050
	<u>Cladding</u>				
92/K	FC1 & FC2 Cemintel 'Surround: Quinta' Double layer cladded wall system	214	m2	787	168,418
92/L	Allowance for perforated design	1	Item	10,000	10,000
	<u>Glazing</u>				
92/M	Windows	530	m2	600	318,000
92/N	EO allowance for boxing out trim	31	m	250	7,750
92/P	Glazed walls	531	m2	900	477,900
92/Q	EO for single glazed door	9	No	1,200	10,800
92/R	EO for double glazed door	5	No	2,100	10,500
92/S	EO for auto sliding door to Dementia Garden	1	No	15,000	15,000
	<u>Balustrades</u>				
92/T	Aluminium framed balustrade, assumed 1000mm high fixed behind Fire Stair screen	30	m	300	9,000
92/U	M1 Type metal balustrade, assumed semi -framed with black powder coat including handrail	166	m	450	74,700
92/V	Aluminium framed glass balustrade 1800mm high to Dementia Garden	31	m	900	27,900
	<u>Louvres & Screens</u>				

WT ESTIMATE

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
93/A	Allowance for M1 Metal screen fixed to BR1 or BR2 to sitting room balconies (e/m)	106	m2	500	53,000
93/B	Allowance for perforated screen to fire stairs	90	m2	650	58,500
93/C	Allowance for perforated screen fixed to BR1 or concrete wall as a feature wall (e/m)	188	m2	650	122,200
93/D	Allowance for perforated screen fixed in front of aluminium balustrade to living balconies	89	m2	650	57,850
93/E	M3 Metal sun screens	238	m2	500	119,000
	<u>Resilient Finishes</u>				
93/F	Paint finish to edge of slabs and walls	65	m2	15	975
93/G	Render and paint finish	228	m2	75	17,100
	FECA check	3,005			
	Total - External Walls, Windows And Doors				2,582,613

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Internal Walls / Screens</u>				
	<u>Internal Walls / Screens</u>				
	<u>Reinforced Concrete Wall to Lift and Stair Cores</u>				
94/A	CW1 50MPa Reinforced concrete core/ shear walls, 250mm thick (180kg/m3 reinforcement)	690	m2	515	355,350
	<u>Block Walls</u>				
94/B	190mm thick block wall (M-S)	9	m2	200	1,800
	<u>Walls Within Apartments</u>				
94/C	Internal wall comprising of 64mm thick metal stud lined with 13mm plasterboard on the dry side and 13mm thick Aquachek plasterboard on the wet side (PB+ST+PB(W))	1,370	m2	111	151,385
	<u>Party Walls</u>				
94/D	Party walls between apartments – Wall comprising of 50mm thick acoustigard 11kg/m insulation in 43mm wide cavity of furring channel on fixing clips, 75mm thick hebel powerpanel, 35mm wide cavity, 64mm thick metal stud with 75mm thick acoustigard 11kg/m3 insulation lined both sides with 13mm thick plasterboard (Apt/Apt)	1,733	m2	275	476,575
94/E	Party walls between stair core / lift core and apartments – Wall comprising of 43mm wide cavity of furring channel on fixing clips, 75mm thick hebel powerpanel, 50mm acoustigard 11kg/m3 insulation in a 43mm wide cavity of furring channel on fixing clips lined one side with 13mm thick gyprock plasterboard (Apt/Stair_Lift core)	354	m2	165	58,410
94/F	Party wall comprising of 64mm thick metal stud lined one side with 13mm thick plasterboard (IW/PW_PB-P)	107	m2	75	8,025
	<u>Walls between Common areas</u>				
94/G	Party walls between corridors and apartments – Wall comprising of 43mm cavity of furring channel on fixing clips, 75mm thick hebel powerpanel, 50mm thick acoustigard 11kg/m3 insulation in a 43mm wide cavity of furring channel on fixing clips lined wet side with 13mm thick aquachek plasterboard and dry side with 13mm thick gyprock plasterboard (Corridor)	2,167	m2	225	487,575
94/H	Party walls between services cupboards and corridors – Wall comprising of 64mm thick metal stud lined with 13mm thick plasterboard on both sides, 75mm thick acoustigard insulation (Services)	196	m2	125	24,500
94/I	Internal wall comprising of 64mm thick metal stud lined both sides with 13mm thick plasterboard (PB-P)	411	m2	105	43,155
94/K	Internal wall comprising of 64mm thick metal stud lined with 13mm thick plasterboard on the dry side and 9mm thick fibre cement sheeting on the wet side (FC-P/PB-P)	884	m2	145	128,180
94/L	Internal wall comprising of 92mm thick metal stud lined with 13mm thick plasterboard on the dry side and acoustic plasterboard on the one side (PB-P(Acoustic)/PB-P)	86	m2	140	12,040
94/M	Internal wall comprising of 64mm thick metal stud lined both sides with 9mm thick fibre cement sheeting (FC-P)	108	m2	185	19,980

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
95/A	Internal wall comprising of 190mm thick block wall, 64mm thick metal stud lined one side with 13mm thick plasterboard (M-S/PB-P) <u>Screens</u>	47	m2	275	12,925
95/B	Shower Screen	120	no	800	96,000
	Total - Internal Walls / Screens				1,875,900

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Internal Doors</u>				
	<u>Internal Doors</u>				
	<u>Apartments</u>				
96/A	Allow for single solid core door, to Entry	120	No	1,500	180,000
96/B	Allow for single cavity sliding door to, Bathroom	120	No	1,000	120,000
	<u>Common Areas</u>				
96/C	Allow for single hollow core door	51	No	650	33,150
96/D	Allow for single cupboard door for service access	21	No	750	15,750
96/E	Allow for single cavity sliding door, to WC	3	No	1,000	3,000
96/F	Allow for fire rated single egress door	12	No	1,500	18,000
96/G	Allow for double solid core door	18	No	2,000	36,000
96/H	Allow for double cupboard door for service access	9	No	950	8,550
	Total - Internal Doors				414,450

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Wall Finishes</u>				
	Wall Finishes				
	<u>Painting</u>				
97/A	Paint to plasterboard wall and fibre cement sheeting	17,247	m2	12	206,964
97/B	Render and paint to concrete / block walls	112	m2	65	7,280
	<u>Tiling and the like</u>				
97/C	Allow for ceramic tiles to bathrooms, including waterproof membrane	1,452	m2	150	217,800
	<u>Splashback</u>				
97/D	Allow for 250mm high ceramic tiles splashback to bathroom vanity unit joinery	5	m2	150	750
97/E	Allow for 700mm high feature tile splashback to kitchens, incl waterproof membrane	32	m2	172	5,504
	<u>Mirrors</u>				
97/F	Allow 1200mm high x 900mm wide mirror to bathroom / WC above feature joinery	140	m2	400	56,000
	<u>Others</u>				
97/G	Allow for feature wall finishes to Entry	1	Item	4,500	4,500
97/H	Allow for bump rails, to Corridor	379	m	150	56,850
	<u>Extra over</u>				
97/J	Allow for 1200mm high vinyl, to Corridor	248	m2	85	21,080
97/K	Allow for 1200mm high impact resistant plasterboard, to Dirty Utility	46	m2	40	1,840
97/L	Allow for 9mm thick fibre cement sheeting (FC-P)	45	m2	45	2,025
	Total - Wall Finishes				580,593

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Floor Finishes</u>				
	Floor Finishes				
	<u>Tiling</u>				
98/A	Allow tiling to Lift lobby (PC Sum \$30/m2)	42	m2	135	5,670
98/B	Ceramic floor tiles to Balconies including waterproofing (PC Sum \$25/m2 supply)	161	m2	178	28,658
98/C	Ceramic floor tiles to Dementia Garden including waterproofing (PC Sum \$25/m2 supply)	165	m2	178	29,370
	<u>Vinyl</u>				
98/D	Allow vinyl to Ensuites including waterproofing	556	m2	135	75,060
98/E	Allow vinyl to common area WCs including waterproofing	57	m2	135	7,695
98/F	Allow vinyl to Laundry and Dirty Utility including waterproofing	109	m2	135	14,715
98/G	Allow vinyl to Kitchen including waterproofing	141	m2	165	23,265
98/H	Allow vinyl to Clinical Rooms	58	m2	85	4,930
98/J	Allow vinyl to other BOH Corridors and Store Rooms	245	m2	85	20,825
98/K	Allow vinyl to Dining and Living	401	m2	85	34,085
98/L	Allow anti-static vinyl to Comms Room	15	m2	95	1,425
	<u>Carpet</u>				
98/M	Allow carpet to Bedrooms	2,940	m2	70	206,682
98/N	Allow carpet to Corridor and Communal Lounge	1,011	m2	70	71,073
	<u>Skirtings</u>				
98/P	Allow for timber painted skirting, to Bedroom, Living Room and common Corridor areas	4,044	m	25	101,100
	<u>Finish to Concrete Slab</u>				
	To fire stairs				EXCL
98/Q	Area check	5,850	m2		
98/R	Area check of functional areas	5,286	m2		
	Total - Floor Finishes				624,553

WT ESTIMATE

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Ceiling Finishes</u>				
	Ceiling Finishes				
99/A	Painted flush plasterboard suspended ceiling to bedrooms and common areas	4,737	m2	80	378,960
99/B	Painted flush moisture resistant plasterboard suspended ceiling to wet areas	831	m2	85	70,635
99/C	Painted soffits to balconies and terraces	504	m2	20	10,080
	Painted soffits to fire stair landings				EXCL
99/D	Insulation to ceilings within top floor areas	1,845	m2	15	27,675
99/E	Allow for cornice	5,479	m	15	82,185
	Allow for bulkhead				EXCL
	Allow for feature ceiling to foyer/corridor areas				EXCL
99/F	Allow for access panel	132	no	250	33,000
99/G	Area check	6,277	m2		
	Total - Ceiling Finishes				602,535

WT ESTIMATE

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Fittings & Fixtures</u>				
	<u>Fittings & Appliances</u>				
	<u>Allowance for FF&E</u>				
100/A	FF&E to Resident Rooms – By Client.		Note		
	<u>Allowance for Joinery to Resident Rooms</u>				
100/B	Joinery to Resident Single Rooms	120	No	3,616	433,920
100/C	WC Fitment to ensuite	120	No	3,164	379,680
100/D	Allow for glass memory box outside door (assumed 1 no. per resident room)	120	No	650	78,000
	<u>Allowance for Joinery to General Areas</u>				
100/E	Dining	6	item	22,600	135,600
100/F	Living	6	item	22,600	135,600
100/G	Sitting	12	item	5,400	64,800
100/H	Kitchen	6	item	11,340	68,040
100/I	Resident Laundry	6	item	4,536	27,216
100/K	WC	6	item	45,360	272,160
100/L	Staff WC	3	item	22,680	68,040
100/M	Cleaners Store	3	item	1,134	3,402
100/N	Bulk Store	3	item	2,268	6,804
100/P	Equipment	3	item	2,268	6,804
100/Q	Clinical Room	3	item	3,402	10,206
100/R	Clinical Linen	9	item	2,268	20,412
100/S	Dirty Utility	3	item	9,072	27,216
100/T	Corridor wash basin	12	item	3,240.00	38,880
100/U	Media	6	item	2,835	17,010
100/V	BBQ to balcony	6	no	2,268	13,608
100/W	Allowance for bench in corridors	12	item	2,268	27,216
100/X	Allowance for statutory signage	1	PROV	17,010	17,010
	<u>Equipment</u>				
100/Y	Laundry Fitout	1	PROV	250,000	250,000
100/Z	Kitchen Fitout	1	PROV	360,000	360,000
	Total - Fittings & Fixtures				2,461,624

WT ESTIMATE

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Hydraulic Services</u>				
	Hydraulic Services				
	<u>Fixtures & Fittings</u>				
101/A	Allowance for double sink to common areas and BOH	21	no	586	12,296
101/B	Allowance for toilet suite	129	no	697	89,913
101/C	Allowance for vanity basin	156	no	302	47,112
101/D	Allowance for sink mixer	21	no	360	7,564
101/E	Allowance for bathroom basin mixer	156	no	162	25,272
101/F	Allowance for rail shower	120	no	477	57,240
101/G	Allowance for shower mixer	120	no	129	15,480
101/H	Allowance for laundry tapset	12	no	155	1,860
101/J	Allowance for washing machine tapset	12	no	179	2,148
101/K	Allowance for strip floor waste tile insert for shower	120	no	310	37,200
101/L	Allowance for square floor waste tile insert to bathroom, laundry	156	no	73	11,388
	<u>Hydraulic Services</u>				
101/M	On floor distribution allowance	3	floors	15,000	45,000
	Hydraulic services to the below room types including all rough in pipework for sewer, hot water, cold water, gas and stormwater. Fixtures and fittings taken elsewhere				
101/N	RAC Room	120.00	no	6,534	784,080
101/P	Residential Laundry	6.00	no	8,478	50,868
101/Q	Disabled WC	6.00	no	5,616	33,696
101/R	Staff WC	3.00	no	5,616	16,848
101/S	Dirty Utility	3.00	no	5,670	17,010
101/T	Clinical	3.00	no	5,670	17,010
101/U	Cleaners Store	3.00	no	5,670	17,010
101/V	Kitchen	6.00	no	4,752	28,512
101/W	Corridor wash basin	12	no	2,268	27,216
	ROOF				
101/X	Allowance for siphonic drainage	1	item	30,225	30,225
101/Y	Allowance for 5000 litre siphonic drainage	2	no	15,000	30,000
	MISC				
101/Z	Allowance for services not included above	1	item	20,000	20,000
101/AA	Rainwater re-use supply meter	1	no	350	350
101/AB	Fire Hose Reel supply meter	1	no	350	350
101/AC	Hot water system meter	1	no	350	350
101/AD	Cold water supply meter	1	no	350	350

WT ESTIMATE

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
102/A	Irrigation supply meter	1	no	350	350
102/B	BWIC included		Note		
102/C	Testing & Commissioning	1	item	45,600	45,600
102/D	Design	1	item	73,615	73,615
102/E	Total	5,616	m2	275	0
	Total - Hydraulic Services				1,545,913

WT ESTIMATE

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Electrical Services</u>				
	Electrical Services				
103/A	Allow elemental rate for Electrical Services, including ICT	5,616	m2	378	2,122,848
	Total - Electrical Services				2,122,848

WT ESTIMATE

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Mechanical Services</u>				
	Mechanical Services				
104/A	Allow elemental rate for Mechanical Services	5,616	m2	284	1,594,944
	Total - Mechanical Services				1,594,944

WT ESTIMATE

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Fire Services</u>				
	Fire Services				
105/A	Allow elemental rate for Fire Services	5,616	m2	64	359,424
	Total - Fire Services				359,424

WT ESTIMATE

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Vertical Transportation</u>				
	Vertical Transportation				
106/A	Allow for lifts (5 levels)	3	Item	180,000	540,000
	Total - Vertical Transportation				540,000

WT ESTIMATE

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>External Works</u>				
	External Works				
	<u>Hard and Soft Landscaping</u>				
107/A	Site and internal fencing incl gates/ Balustrades	150	m	250	37,500
	Site boundary wall				EXCL
107/B	New light duty asphalt pavement roadways/entry on grade	885	m2	76	67,300
107/C	New light duty asphalt pavement roadways/entry above basement	247	m2	25	6,281
107/D	Light duty concrete pavement for loading dock area assumed 120mm thick concrete	54	m2	155	8,370
107/E	Kerbs to driveway	283	m	85	24,055
107/F	Forming crossover	3	Item	10,000	30,000
107/G	Pavers on grade – Granite pathways	51	m2	310	15,810
107/H	Plaza pavings to podium/Tower – on grade	522	m2	410	213,759
107/I	Timber deck on steel frame at above slab	329	m2	575	189,294
107/K	Timber deck bridge	33	m2	1,250	41,250
107/L	External Aluminum awnings fixed to the building	145	m2	500	72,500
107/M	External balustrade	92	m	250	23,000
107/N	Upstan landscape wall 800mm high, including concrete footing	23	m	394	9,062
107/P	Upstan landscape wall 1000mm high, including concrete footing	25	m	439	10,975
107/Q	Upstan landscape wall 1500mm high, including concrete footing	27	m	569	15,363
107/R	Sandstone landscaping steps	25	m3	1,725	43,125
107/S	Water features	31	m2	600	18,600
107/T	Allow for bio-retention basin	233	m2	50	11,650
107/U	EO ramps	23	m2	200	4,600
107/V	Allow large size trees	8	no	750	6,000
107/W	Allow medium size trees	11	no	500	5,500
107/X	Allowance to relocate existing palms on site, maintenance (2yr duration) and replant	22	No	2,000	44,000
107/Y	Allowance for protection for existing trees	1	Item	5,000	5,000
107/Z	Soft landscaping on grade	1,156	m2	130	150,280
107/AA	Soft landscaping to podium/Tower (soil, turf, plants and irrigation)	321	m2	360	115,560
107/AB	Drip water systems to podium	321	m2	10	3,210
107/AC	BR2 Face brick double layer 110mm face brick wall	32	m2	762	24,384
107/AD	Ditto BR2 but curved	23	m2	842	19,366

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
108/A	Brick garden wall – assumed 300mm wide and 1500mm around the ELC external parking area	149	m2	762	113,538
108/B	Outdoor furniture (benches, bbq tables & chairs, etc.,)	1	Item	15,000	15,000
108/C	External signage	1	Item	10,000	10,000
	<u>Specialist Suppliers by Uniting</u>				
108/D	Site directory signage	1	Item	20,000	20,000
	<u>Outside Site Works (excl. services connections, upgrades)</u>				
108/E	Concrete footpaths along James street and Tiral street	227	m2	85	19,295
108/F	Turfing and landscaping along James street and Tiral street	283	m2	45	12,752
108/G	Council or RMS roadworks	1	Item	52,500	52,500
	<u>Specific Site Provisions</u>				
108/H	Vegetation Management Plans, Riparian Zones, existing dam works	1	Item	10,500	10,500
108/I	Mine subsidence	1	Item		Excluded
108/K	Mine grouting	1	Item		Excluded
	<u>Staging (temporary works required)</u>				
108/L	Surplus stockpiles of fill on site (from bulk excavation)	1	Item	105,000	105,000
	Total - External Works				1,574,379

WT ESTIMATE

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>External Services</u>				
	External Services				
	Cap, disconnect and/or relocate existing services				N/A
109/A	Substations/transformers	1	Item	250,000	250,000
	HV feeders & reticulation through site to Main Switchboard.				N/A
109/B	External village Lighting to pedestrian pathways, etc.,	3,822	m2	30	114,660
109/C	Strip lighting	143	m	210	30,030
109/D	Tree uplighting	3	No	2,620	7,860
109/E	Undercroft lighting	81	m	240	19,440
109/F	External village security	3,822	m2	30	114,660
109/G	OSD T6 TANK including concrete base, filters , roof slab lids and all hydraulic components.	113	m3	375	42,375
109/H	Allowance for Atlantis flow tank	1	Item	70,000	70,000
109/I	Potable Water reticulation and connection incl. booster assemblies	1	Item	25,000	25,000
109/K	Fire Services Supply reticulation to buildings and connection incl. booster assemblies	1	Item	25,000	25,000
109/L	Fire site hydrants reticulation around the site	1	Item	25,000	25,000
109/M	Water supply booster pumps	1	Item	50,000	50,000
109/N	Fire Services supply booster pumps	1	Item	50,000	50,000
109/P	Gas reticulation and connection	1	Item	25,000	25,000
109/Q	Telecommunications reticulation and connection	1	Item	15,000	15,000
109/R	Allowance for podium water features services	1	Item	20,000	20,000
	<u>Stormwater</u>				
109/S	Stormwater reticulation and connection	1	Item	25,000	25,000
109/T	225mm dia RCP	31	m	220	6,820
109/U	300mm dia RCP	12	m	350	4,200
109/V	375mm dia RCP	51	m	400	20,400
109/W	675mm dia Twin RCP's	121	m	1,100	133,100
109/X	Grated drainage	5	m	200	1,000
109/Y	Gross pollutant trap pits	1	No	3,000	3,000
109/Z	New junction pit, 3600x3000 internal size and 900x900 sealed lid in accordance with drawings	3	No	6,000	18,000
109/AA	New kerb inlet pit, 4300 lintel with 1800x450 grating in accordance with drawings	5	No	5,000	25,000
109/AB	Concrete stormwater pits	1	No	3,750	3,750
109/AC	Upgrade the existing kerb inlet pit to new kerb inlet pit, 4300 lintel and 900x450 grating in accordance with drawings	4	No	4,500	18,000

WT ESTIMATE

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
110/A	Allowance for surface swale with intermediate energy dissepaters (rock check dams)	105	m2	85	8,925
	Total - External Services				1,151,220

WT ESTIMATE

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Substructure</u>				
	Substructure				
111/A	Substructure including pad footings, strip footings, lift pits, slab on ground	1,684	m2	466	784,020
	Total - Substructure				784,020

WT ESTIMATE

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Columns</u>				
	Columns				
112/A	Allow elemental rate for columns	3,237	m2	50	162,109
	Total - Columns				162,109

WT ESTIMATE

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Upper Floors</u>				
	Upper Floors				
113/A	Allow elemental rate including setdowns & transfer beam	1,592	m2	335	532,620
	Total - Upper Floors				532,620

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Staircases</u>				
	Staircases				
	<u>Access Stairs</u>				
114/A	Reinforced concrete main access stair including finishes and balustrade (No.2)	0	m/ris e	3,750	0
	Total - Staircases				N/A

WT ESTIMATE

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Roof</u>				
	Roof				
115/A	Allowance for Concrete Slab Roof– Above Car Parking	1,501	m2	335	502,175
	Total - Roof				502,175

WT ESTIMATE

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>External Walls, Windows And Doors</u>				
	External Walls, Windows and Doors				
	<u>Walls</u>				
116/A	BR2 230 x 450mm Face brick piers	18	m2	762	13,716
116/B	BR2 350 x 450mm Hollow face brick piers	47	m2	405	19,035
116/C	BR2 Face brick wall system, assumed comprising 110mm face brick wall, 40mm cavity, vapour barrier and fixed to Concrete or Dincel wall (e/w measured)	110	m2	386	42,460
116/D	200mm thick block wall to BOH (render and paint finish e/m)	186	m2	152	28,272
116/E	200mm thick Dincel wall	339	m2	366	124,074
116/F	CWC 50MPa Reinforced concrete core/ shear walls, 200mm thick (200kg/m3 reinforcement)	199	m2	544	108,306
	<u>Doors</u>				
116/G	Single fire rated door including frame, hardware and paint finish; to fire stairs	2	no	1,400	2,800
116/H	Allowance for roller shutter doors	43	m2	550	23,650
	<u>Resilient Finishes</u>				
116/J	Paint finish to edge of slabs and walls	4	m2	15	60
116/K	Render and paint finish	384	m2	75	28,800
116/L	Facade area check	0	m2		
	Total - External Walls, Windows And Doors				391,173

WT ESTIMATE

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Internal Walls / Screens</u>				
	<u>Internal Walls / Screens</u>				
	<u>Block Walls</u>				
117/A	Allow for 190mm thick block wall, to Plant rooms and internal walls generally	606	m2	200	121,200
	<u>Concrete Walls</u>				
117/B	CWC 50MPa Reinforced concrete core/ shear walls, 200mm thick (200kg/m3 reinforcement)	117	m2	544	63,677
	Total - Internal Walls / Screens				184,877

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Internal Doors</u>				
	Internal Doors				
118/A	Allow for single hollow core door	5	No	650	3,250
118/B	Double door including frame, hardware and paint finish	1	No	2,000	2,000
	Total - Internal Doors				5,250

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Wall Finishes</u>				
	Wall Finishes				
	<u>Painting</u>				
119/A	Paint to block walls	127	m2	12	1,524
	<u>Epoxy</u>				
119/B	Allow for 2100mm high epoxy, to Waste room	82	m2	80	6,560
	Total - Wall Finishes				8,084

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Floor Finishes</u>				
	Floor Finishes				
	<u>Finish to Concrete Slab</u>				
120/A	To Services room	200	m2	20	4,000
120/B	To Waste rooms. Allow epoxy flooring	127	m2	65	8,255
120/C	Sealer to concrete slab and line marking to car park areas	2,874	m2	25	71,850
120/D	FECA check	3,177	m2		
	Total - Floor Finishes				84,105

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Ceiling Finishes</u>				
	Ceiling Finishes				
	Paint finish to concrete soffit				EXCL

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Fittings & Fixtures</u>				
	<u>Fittings & Appliances</u>				
	<u>Car Parking</u>				
122/A	Allow elemental rate for fittings	3,237	m2	19	61,503
	Total - Fittings & Fixtures				61,503

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Hydraulic Services</u>				
	Hydraulic Services				
123/A	Allow elemental rate for Hydraulic Services to Car Parking	3,237	m2	38	123,006
	Total - Hydraulic Services				123,006

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Electrical Services</u>				
	Electrical Services				
124/A	Allow elemental rate for Electrical Services to Car Parking	3,237	m2	54	174,798
	Total - Electrical Services				174,798

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Mechanical Services</u>				
	Mechanical Services				
125/A	Allow elemental rate for Mechanical Services to Car Parking	3,237	m2	65	210,405
	Total - Mechanical Services				210,405

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Fire Services</u>				
	Fire Services				
126/A	Allow elemental rate for Fire Services to Car Parking	3,237	m2	60	194,220
	Total - Fire Services				194,220

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Substructure</u>				
	Substructure				
127/A	Substructure including pad footings, strip footings, lift pits, slab on ground	182	m2	945	172,003
	Total - Substructure				172,003

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Columns</u>				
	Columns				
128/A	Allow elemental rate for columns	182	m2	100	18,198
	Total - Columns				18,198

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>External Walls, Windows And Doors</u>				
	External Walls, Windows and Doors				
	<u>Piers</u>				
129/A	BR2 230 x 450mm Face brick piers	13	m2	762	9,906
129/B	BR2 350 x 450mm Hollow face brick piers	89	m2	405	36,045
	<u>Walls</u>				
129/C	200mm thick block wall, 40mm cavity, vapour barrier, 92mm steel stud with acoustigard R2.2 insulation and 13mm standard plasterboard (render and paint finish e/m)	27	m2	263	7,101
	<u>Glazing</u>				
129/D	Full height glazed walls	39	m2	900	35,100
129/E	EO for double glazed door	4	No	2,100	8,400
	<u>Resilient Finishes</u>				
129/F	Render and paint finish	27	m2	75	2,025
	FECA Check	0			
	Total - External Walls, Windows And Doors				98,577

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Internal Walls / Screens</u>				
	<u>Internal Walls / Screens</u>				
	<u>Metal Stud Walls</u>				
130/A	Allow for 190mm thick block wall, comprising of 64mm thick metal stud lined one side with 13mm thick plasterboard, to Corridor	17	m2	275	4,675
130/B	Internal wall comprising of 92mm thick metal stud lined with 13mm thick plasterboard on the dry side and acoustic plasterboard on the one side (PB-P(Acoustic)/PB-P)	99	m2	140	13,860
	<u>Walls between Common areas</u>				
130/C	Internal wall comprising of 190mm thick block wall, 64mm thick metal stud lined one side with 13mm thick plasterboard (M-S/PB-P)	63	m2	260	16,380
	<u>Party Walls</u>				
130/D	Party walls between stair core / lift core and Wellness centre – Wall comprising of 43mm wide cavity of furring channel on fixing clips, 75mm thick hebal powerpanel, 50mm Acoustigard 11kg/m3 insulation in a 43mm wide cavity of furring channel on fixing clips lined one side with 13mm thick gyprock plasterboard	31	m2	165	5,115
130/E	Extra over waterproofing plasterboard layer cost	49	m2	5.00	245
	Total - Internal Walls / Screens				40,275

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Internal Doors</u>				
	Internal Doors				
131/A	<i>No details shown on Architectural drawings</i>		NOTE		
131/B	Allow for hollow core door, generally	3	No	650	1,950
131/C	Allow for fire rated single egress door	1	No	1,400	1,400
131/D	Allow for double cupboard door for service access	10	No	950	9,500
	Total - Internal Doors				12,850

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Wall Finishes</u>				
	Wall Finishes				
	<u>Painting</u>				
132/A	Paint to plasterboard wall	215	m2	12	2,580
	<u>Timber panel finish</u>				
132/B	Allowance for timber battarn wall finish to Reception area	12	m2	750	9,000
	<u>Tiling and the like</u>				
132/C	Allow for 2100mm high ceramic tiles to amenities, incl waterproof membrane (PC sum \$15/m2)	81	m2	150	12,150
	<u>Mirrors</u>				
132/D	Allow 1200mm high x 900mm wide mirror to bathroom / WC above feature joinery	6	m2	400	2,400
	Allow for feature wall finish				EXCL
	Total - Wall Finishes				26,130

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Floor Finishes</u>				
	Floor Finishes				
	<u>Vinyl</u>				
133/A	Allowance for Vinyl sheet equal to 'Forbo Flooring Systems' Eternal wood with 2mm thickness in Warm Chestnut colour with P3 slip rating (PC sum \$46/m2)	140	m2	85	11,900
	<u>Ceramic tiles</u>				
133/B	To Bathrooms including waterproofing (PC Sum \$23/m2)	28	m2	175	4,900
	<u>Skirtings</u>				
133/C	Allow for 150mm high coved skirting	67	m	15	1,005
133/D	Allow for 100mm high tile skirting to Bathrooms	39	m	100	3,900
	Total - Floor Finishes				21,705

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Ceiling Finishes</u>				
	Ceiling Finishes				
134/A	Painted flush plasterboard suspended ceiling	140	m2	80	11,200
134/B	Painted flush moisture resistant plasterboard suspended ceiling to wet areas	28	m2	85	2,380
134/C	Allow for cornice	75	m	15	1,125
	Allow for bulkhead				EXCL
	Allow for feature ceiling				EXCL
	Total - Ceiling Finishes				14,705

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Fittings & Fixtures</u>				
	<u>Fittings & Appliances</u>				
	<u>Allowance for Joinery to Wellness Centre</u>				
135/A	Wellness Centre	1	item	40,000	40,000
	<u>Signage</u>				
135/B	Allowance for signage	1	item	5,000	5,000
	<u>Fire Extinguishers</u>				
135/C	Allow for fire extinguisher	1	No	315.00	315
	Total - Fittings & Fixtures				45,315

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Hydraulic Services</u>				
	Hydraulic Services				
136/A	Allow elemental rate for Hydraulic Services to wellness centre	182	m2	38	6,916
	Total - Hydraulic Services				6,916

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Electrical Services</u>				
	Electrical Services				
137/A	Allow elemental rate for Electrical Services to Car Parking	182	m2	54	9,828
	Total - Electrical Services				9,828

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Mechanical Services</u>				
	Mechanical Services				
138/A	Allow elemental rate for Mechanical Services to Car Parking	182	m2	65	11,830
	Total - Mechanical Services				11,830

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Fire Services</u>				
	Fire Services				
139/A	Allow elemental rate for Fire Services to Car Parking	182	m2	60	10,920
	Total - Fire Services				10,920

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Columns</u>				
	Columns				
140/A	Allow elemental rate for columns	178	m2	92	16,458
	Total - Columns				16,458

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Upper Floors</u>				
	Upper Floors				
141/A	Allow elemental rate including setdowns & transfer beam	178	m2	939	167,211
	Total - Upper Floors				167,211

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>External Walls, Windows And Doors</u>				
	External Walls, Windows and Doors				
	<u>Walls</u>				
142/A	BR2 Face brick wall system, assumed comprising 110mm face brick wall, 40mm cavity, vapour barrier, 92mm steel stud with acoustigard R2.2 insulation and 13mm standard plasterboard	56	m2	486	27,216
142/B	Ditto BR2 but COP	10	m2	526	5,260
	<u>Glazing</u>				
142/C	Full height glazed walls	51	m2	900	45,900
142/D	EO for double glazed door	2	No	2,100	4,200
142/E	Glazed bi-folder door	6	m2	1,500	9,000
	<u>Resilient Finishes</u>				
142/F	Paint finish to edge of slabs and walls	1	Item	2,500	2,500
	Total - External Walls, Windows And Doors				94,076

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Internal Walls / Screens</u>				
	Internal Walls / Screens				
	<u>Metal stud walls</u>				
143/A	Internal wall comprising of 64mm thick metal stud lined with 13mm thick plasterboard on the dry side and 9mm thick fibre cement sheeting on the wet side (FC-P/PB-P)	64	m2	145	9,280
143/B	Internal wall comprising of 92mm thick metal stud lined with 13mm thick plasterboard on the dry side and acoustic plasterboard on the one side (PB-P(Acoustic)/PB-P)	27	m2	140	3,780
143/C	Internal wall comprising of 64mm thick metal stud lined with 13mm thick plasterboard on the dry side and 13mm thick aquacheck plasterboard on the wet side (PB+ST+PB(W))	27	m2	111	2,984
143/D	Internal wall assumed comprising of 64mm thick metal stud lined both sides with Aquachek plasterboard (PB(W)+ST_PB(W))	15	m2	116	1,733
143/E	Operable panel walls including overhead track, fixings and hardware	0	m2	1,200	0
143/F	Toilet cubicles including door	4	No	2,000	8,000
143/G	Urinal privacy screen	0	No	700	0
	Total - Internal Walls / Screens				25,776

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Internal Doors</u>				
	Internal Doors				
144/A	Allow for single solid core door	2	No	1,200	2,400
144/B	Allow for single glazed doors	1	No	2,500	2,500
	Total - Internal Doors				4,900

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Wall Finishes</u>				
	Wall Finishes				
	<u>Painting</u>				
145/A	Paint to plasterboard wall	307	m2	12	3,684
	<u>Timber panel finish</u>				
145/B	Allowance for timber battarn wall finish to TV lounge	15	m2	750	11,250
	<u>Tiling and the like</u>				
145/C	Allow for 2100mm high ceramic tiles to amenities, incl waterproof membrane (PC sum \$15/m2)	71	m2	150	10,650
	<u>Mirrors</u>				
145/D	Mirror to Pool above feature joinery	4	m2	400	1,600
	Total - Wall Finishes				27,184

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Floor Finishes</u>				
	Floor Finishes				
	<u>Carpet</u>				
146/A	Carpet floor finish to Club House	88	m2	70	6,186
	<u>Tiling</u>				
146/B	Ceramic floor tiles to Club House (PC Sum \$30/m2 supply)	64	m2	135	8,640
146/C	Ceramic floor tiles to Amenities including waterproofing (PC Sum \$23/m2 supply)	27	m2	175	4,725
146/D	Allow acoustic underlay to tiled floor	64	m2	40	2,560
	Timber Floor				
146/E	Allow for timber tile floor finish to outdoor deck	29	m2	350	10,150
	<u>Finish to Concrete Slab</u>				
146/F	To Storage and Service room	0	m2	15	0.00
	<u>Skirtings</u>				
146/G	Allow for timber painted skirting	56	m	25	1,400
146/H	Allow for 100mm high tile skirting to Amenities	31	m	100	3,100
146/I	FECA check	179	m2		
	Total - Floor Finishes				36,761

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Ceiling Finishes</u>				
	Ceiling Finishes				
147/A	Allowance for feature ceiling to Sports bar, Reception and Lounge	151	m2	700	105,700
147/B	Allowance for feature ceiling to Dining area	0	m2	750	0
147/C	Painted flush moisture resistant plasterboard suspended ceiling to wet areas	27	m2	85	2,295
147/D	Painted finish, to store room	0	m2	15	0
147/E	Allow for cornice	56	m	15	840
147/F	Allow for access panel	3	no	250	750
147/G	FECA check	179	m2		
	Total - Ceiling Finishes				109,585

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Fittings & Appliances</u>				
	<u>Fittings & Fixtures</u>				
	<u>Allowance for Joinery to General Areas</u>				
148/A	Media	1	item	10,000	10,000
148/B	Dining	1	item	20,000	20,000
148/C	Sound equipment	1	item	75,000	75,000
148/D	Reception & cafe	1	item	50,000	50,000
	<u>Signage</u>				
148/E	Allow for statutory signage	1	Item	3,000	3,000
	<u>Allowance for Joinery to General Areas</u>				
148/F	WC Rooms	1	item	12,000	12,000
	Loose furniture including lying chairs, table & chair set, umbrella etc.				Excl
	<u>Fire Extinguishers</u>				
148/G	Allow for fire extinguisher	5	no	315	1,575
	Total - Fittings & Appliances				171,575

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Hydraulic Services</u>				
	Hydraulic Services				
	<u>Fixtures & Fittings</u>				
149/A	Allowance for toilet suite	6	no	697	4,182
149/B	Allowance for vanity basin	5	no	325	1,625
149/C	Allowance for square floor waste tile insert to bathroom, shower	12	no	73	876
	<u>Hydraulic Services</u>				
149/D	On floor distribution allowance	1	floors	15,000	15,000
	Hydraulic services to the below room types including all rough in pipework for sewer, hot water, cold water, gas and stormwater. Fixtures and fittings taken elsewhere				
149/E	Club	1.00	no	13,550	13,550
149/F	Cafe	1.00	no	5,000	5,000
	MISC				
149/G	Allowance for services not included above	1	item	10,000	10,000
149/H	BWIC included		Note		
149/I	Testing & Commissioning included		Note		
149/K	Design	1	item	2,512	2,512
	Total - Hydraulic Services				52,745

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Electrical Services</u>				
	Electrical Services				
150/A	Allow elemental rate for Electrical Services, including ICT	178	m2	275	48,950
	Total - Electrical Services				48,950

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Mechanical Services</u>				
	Mechanical Services				
151/A	Allow elemental rate for Mechanical Services	178	m2	216	38,448
	Total - Mechanical Services				38,448

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Fire Services</u>				
	Fire Services				
153/A	Allow elemental rate for Fire Services	178	m2	87	15,486
	Total - Fire Services				15,486

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Columns</u>				
153/B	Allowance for Powercoated CHS Columns (Assumed 219.1x4.8 CHS)	1	Item	43,400	43,400
	Total - Columns				43,400

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Upper Floors</u>				
	Upper Floors				
154/A	Assumed 300mm thick and 1.2m deep pool shell wall	40	m	343	13,724
154/B	300mm concrete suspended pool slab	12	m2	506	6,072
	Pool Slab covered under Car-Parking roof slab				Note
154/C	Extra over for Xtper to slab	25	m3	105.00	2,625
154/D	Extra for forming 200mm suspended ramp slab	13	m2	263	3,419
154/E	Extra thickening to edge of suspended pool slab	7	m	500	3,500
154/F	Allowance for additional pool standards and requirement	1	Item	10,000	10,000
	Total - Upper Floors				39,340

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Roof</u>				
	Roof				
155/A	200mm thick, 40MPa reinforced concrete slab including waterproofing	207	m2	377	78,039
155/B	Allowance for structural frame to support columns	1	Item	35,000	35,000
155/C	Extra over for thickening	81	m	200	16,200
	<u>Skylight</u>				
155/D	skylight to pool	10	m2	1,500	14,760
155/E	Roof plumbing	207	m2	25.00	5,175
	Total - Roof				149,174

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>External Walls, Windows And Doors</u>				
	External Walls, Windows and Doors				
	<u>Walls</u>				
156/A	190mm thick block wall	42	m2	205	8,610
156/B	BR2 Face brick wall system,	3	m2	250	750
	<u>Cladding</u>				
156/C	Allow Timber looking cladding	42	m2	850	35,700
	<u>Glazing</u>				
156/D	Full height fritted glazed walls	70	m2	1,500	105,000
156/E	Bifold Glazing	61	m2	2,000	122,000
156/F	Double glazed door	1	No	2,500	2,500
	Total - External Walls, Windows And Doors				274,560

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Internal Walls / Screens</u>				
	Internal Walls / Screens				
	<u>Metal stud walls</u>				
157/A	Internal wall comprising of 64mm thick metal stud lined with 13mm thick plasterboard on the dry side and 9mm thick fibre cement sheeting on the wet side (FC-P/PB-P)	8	m2	145	1,160
157/B	Internal wall comprising of 190mm thick block wall, 64mm thick metal stud lined one side with 13mm thick plasterboard (M-S/PB-P)	8	m2	260	2,080
	Total - Internal Walls / Screens				3,240

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Internal Doors</u>				
	Internal Doors				
158/A	Allow for single solid core door	3	No	1,200	3,600
	Total - Internal Doors				3,600

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Wall Finishes</u>				
	Wall Finishes				
	<u>Painting</u>				
159/A	Paint to plasterboard wall	31	m2	12	372
	<u>Tiling and the like</u>				
159/B	Allow for 2100mm high ceramic tiles to amenities, incl waterproof membrane (PC sum \$15/m2)	22	m2	150	3,300
	<u>Mirrors</u>				
159/C	Mirror to Pool above feature joinery	11	m2	400	4,400
	Total - Wall Finishes				8,072

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Floor Finishes</u>				
	Floor Finishes				
	<u>Tiling to pool</u>				
160/A	Wall and floor tiles to pool (PC Sum \$50/m2 supply)	130	m2	235	30,550
	<u>Floor Finishes</u>				
160/B	Ceramic floor tiles to Amenities including waterproofing (PC Sum \$23/m2 supply)	7	m2	175	1,225
160/C	Allow acoustic underlay to tiled floor	137	m2	40	5,480
160/D	Allow for timber tile floor finish to outdoor pool deck including locker room	52	m2	350	18,200
	<u>Skirtings</u>				
160/E	Allow for 100mm high tile skirting to Amenities	11	m	100	1,100
160/F	Allow for 150mm high coved skirting to locker room	11	m	15	165.00
	Total - Floor Finishes				56,720

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Ceiling Finishes</u>				
	Ceiling Finishes				
161/A	Painted flush moisture resistant plasterboard suspended ceiling to wet areas	6	m2	85	510
161/B	Painted flush plasterboard suspended ceiling, to locker room	7	m2	80	560
161/C	Allow for cornice	21	m	15	315
161/D	Painting & Insulation to concrete roof	220	m2	40	8,800
	Total - Ceiling Finishes				10,185

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Fittings & Appliances</u>				
	<u>Fittings & Fixtures</u>				
	<u>Allowance for Joinery to General Areas</u>				
162/A	Allowance for lockers	1	item	25,000	25,000
162/B	Balustrade & handrail SS polished at pool ramp link	26	m	550.00	14,300
162/C	Allow for signage	1	Item	3,000	3,000
	Loose furniture including lying chairs, table & chair set, umbrella etc.				Excl
	<u>Pool Equipment</u>				
162/D	Allow for pool equipment	1	item	200,000	200,000
162/E	Water spout & system	1	item	18,000	18,000
	Total - Fittings & Appliances				260,300

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Hydraulic Services</u>				
	Hydraulic Services				
	<u>Fixtures & Fittings</u>				
163/A	Allowance for toilet suite to Pool	1	no	697	697
163/B	Allowance for vanity basin to Pool	1	no	325	325
163/C	Allowance for bathroom basin mixer	1	no	162	162
163/D	Allowance for shower head to Pool	2	no	477	954
163/E	Allowance for shower mixer	1	no	129	129
163/F	Allowance for square floor waste tile insert to bathroom, shower	4	no	73	292
	<u>Hydraulic Services</u>				
163/G	On floor distribution allowance	1	floors	15,000	15,000
	Hydraulic services to the below room types including all rough in pipework for sewer, hot water, cold water, gas and stormwater. Fixtures and fittings taken elsewhere				
163/H	Pool Amenities	1.00	no	5,050	5,050
	MISC				
163/I	Allowance for services not included above	1	item	20,000	20,000
163/K	BWIC included		Note		
163/L	Testing & Commissioning included		Note		
163/M	Design	1	item	2,130	2,130
	Total - Hydraulic Services				44,739

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Electrical Services</u>				
	Electrical Services				
164/A	Allow elemental rate for Electrical Services (FECA)	142	m2	360	51,120
164/B	Allow elemental rate for Electrical Services (UCA)	71	m2	150	10,650
	Total - Electrical Services				61,770

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Mechanical Services</u>				
	Mechanical Services				
165/A	Allow elemental rate for Mechanical Services (FECA)	142	m2	520	73,840
	Total - Mechanical Services				73,840

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Fire Services</u>				
	Fire Services				
166/A	Allow elemental rate for Fire Services (FECA)	142	m2	85	12,070
	Total - Fire Services				12,070

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Substructure</u>				
	Substructure				
167/A	Substructure including pad footings, strip footings, lift pits, slab on ground	495	m2	2,344	1,160,250
	Total - Substructure				1,160,250

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Columns</u>				
	Columns				
168/A	Allow elemental rate for columns	11,154	m2	66	733,933
	Total - Columns				733,933

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Upper Floors</u>				
	Upper Floors				
169/A	Allow elemental rate including setdowns & transfer beam	11,233	m2	370	4,158,344
	Total - Upper Floors				4,158,344

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM</u>				
	<u>Staircases</u>				
	Staircases				
	<u>Access Stairs</u>				
170/A	Reinforced concrete main access stair including finishes and balustrade (No.2)	73	m/ris e	3,750	273,750
	Total - Staircases				273,750

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Roof</u>				
	<u>Roof</u>				
	<u>Concrete Slab</u>				
171/A	200mm thick, 40MPa reinforced post-tensioned concrete slab including waterproofing	637	m2	360	229,320
171/B	200mm thick, 40MPa reinforced post-tensioned concrete slab in terrace area including waterproofing	388	m2	399	154,812
171/C	200mm thick, 40MPa reinforced post-tensioned concrete slab above lift/ staircase area including waterproofing	36	m2	367	13,212
171/D	Concrete upstands to roof perimeter, assume 150mm wide x 450mm high, including waterproofing	318	m	265	84,136
	<u>Slab Extension for Feature Facade</u>				
171/E	200mm thick, 40MPa reinforced post-tensioned concrete slab including waterproofing	107	m2	347	37,129
	<u>Parapet Walls</u>				
171/F	BR2 Hollow face brick beam/parapet 600mm wide with cavity and facing to both sides to L4 small tower	127	m2	405	51,435
171/G	BR1&3 Face brick double layer 110mm face brick wall	135	m2	761	102,735
171/H	Ditto BR1&3 but COP	9	m2	842	7,578
171/J	BR2 Face brick double layer 110mm face brick parapet wall	57	m2	762	43,434
171/K	Ditto BR2 but COP	6	m2	842	5,052
171/L	Allow for hot dipped galvanised steel shelf angle to slab edge	62	m	100	6,200
171/M	BR2 Face brick skin to edge of slab	13	m2	386	5,018
	<u>Resilient Finishes</u>				
171/N	Paint finish to edge of slabs	31	m2	15	465
	<u>Miscellaneous</u>				
171/P	Allow for pergola in Terrace	47	m2	750.00	35,250
171/Q	Allow for Pergola at entrance	18	m2	750.00	13,500
171/R	Allow for roof anchor points	1	Item	25,000	25,000
171/S	Allow for roof plant plinth	1	Item	5,000	5,000
	Allow for 1.8m high louvre screen to roof plant, assume approx 50m				EXCL
171/T	Allow for miscellaneous metalworks	1	Item	5,000	5,000
171/U	Roof plumbing included under Hydraulics		Note		
	Total - Roof				824,276

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>External Walls, Windows And Doors</u>				
	External Walls, Windows and Doors				
	<u>Piers and Beams</u>				
172/A	BR2 230 x 450mm Face brick piers	47	m2	762	35,814
172/B	BR2 350 x 450mm Hollow face brick piers	199	m2	405	80,595
172/C	BR2 Hollow face brick beams to lower levels (North and East elevations)	56	m2	405	22,680
172/D	BR2 Hollow face brick beams with cavity and facing to both sides on podium	263	m2	405	106,515
	<u>Walls</u>				
172/E	200mm thick block wall (render and paint finish both sides e/m)	41	m2	152	6,232
172/F	200mm thick block wall, 40mm cavity, vapour barrier, 92mm steel stud with acoustigard R2.2 insulation and 13mm standard plasterboard (render and paint finish e/m)	390	m2	263	102,570
172/G	BR2&3 Face brick wall system, assumed comprising 110mm face brick wall, 40mm cavity, vapour barrier, 92mm steel stud with acoustigard R2.2 insulation and 13mm standard plasterboard	2,842	m2	486	1,379,791
172/H	Ditto to BR2& BR3 COP	535	m2	526	281,410
172/J	BR2 Face brick double layer 110mm face brick wall	53	m2	762	40,386
172/K	CWA 50MPa Reinforced concrete core/ shear walls, 200mm thick (160kg/m3 reinforcement)	30	m2	516	15,488
172/L	CWA 50MPa Reinforced concrete core/ shear walls, 200mm thick (200kg/m3 reinforcement)	34	m2	516	17,553
172/M	CWB 50MPa Reinforced concrete core/ shear walls, 250mm thick (160kg/m3 reinforcement)	103	m2	565	58,221
	<u>Sundries</u>				
172/N	Allow for hot dipped galvanised steel shelf angle	113	m	100	11,300
172/P	Allow for steel lintel	5	m	70	350
	Allow for sill				N/A
	<u>Cladding</u>				
172/Q	M3 Lysaght Longline 'Monument' metal cladding wall system, assumed comprising Metal cladding, subframing, sarking, 92mm steel stud with insulation and 13mm standard plasterboard	42	m2	331	13,902
172/R	Ditto but COP	13	m2	331	4,303
	<u>Glazing</u>				
172/S	Full height glazed walls	15	m2	900	13,500
172/T	EO for single glazed door	0	No	1,200	0
172/U	EO for auto sliding door to building entrance	2	No	7,500.00	15,000

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
173/A	Windows	1,178	m2	600	706,800
173/B	Glazed sliding doors	1,113	m2	700	779,100
	<u>Balustrades</u>				
173/C	M1 Type metal balustrade, assumed semi –framed with black powder coat including handrail 1000mm high	389	m	450	175,050
173/D	Extra over allowance for curved balustrade	21	No	150	3,150
173/E	Solid metal balustrade, assumed perforated metal 1000mm high	55	m	650	35,750
173/F	Extra over allowance for curved solid metal balustrade	25	m	200	5,000
173/G	Metal privacy screen, assumed perforated metal 1500mm high	37	m2	650	24,050
173/H	Full height metal louvre screen	255	m2	550	140,250
173/I	Extra over allowance for curved metal louvre screen	31	No	250	7,750
	<u>Louvres & Screens</u>				
	<u>Doors</u>				
173/K	Single fire rated door including frame, hardware and paint finish; to fire stairs	4	no	1,400	5,600
173/L	Allow for single solid core door, to balcony	13	No	1,500	19,500
	<u>Resilient Finishes</u>				
173/M	Paint finish to edge of slabs and walls	124	m2	15	1,860
173/N	Render and paint finish	472	m2	75	35,400
	<u>Additional Facade Detail</u>				
173/P	Additional light facade features to towers as per Section A SK200715	3,889	m2	297	1,155,033
173/Q	Additional dark facade features to towers as per Section B SK200716	1,427	m2	350	499,450
173/R	Facade area check	5,918	m2		0
	Total - External Walls, Windows And Doors				5,799,351

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Internal Walls / Screens</u>				
	<u>Internal Walls / Screens</u>				
	<u>Reinforced Concrete Wall to Lift and Stair Cores</u>				
174/A	CWB 50MPa Reinforced concrete core/ shear walls, 250mm thick (160kg/m3 reinforcement)	2,367	m2	565	1,337,947
174/B	CWB 50MPa Reinforced concrete core/ shear walls, 250mm thick (200kg/m3 reinforcement)	394	m2	600	236,499
	<u>Block Walls</u>				
174/C	190mm thick block wall (M-S)	554	m2	200	110,800
	<u>Walls Within Apartments</u>				
174/D	Internal wall comprising of 64mm thick metal stud lined both sides with 13mm thick plasterboard (PB+ST+PB)	3,258	m2	106	343,719
174/E	Internal wall comprising of 64mm thick metal stud lined with 13mm thick plasterboard on the dry side and 13mm thick Aquacheck plasterboard on the wet side (PB+ST+PB(W))	3,873	m2	111	427,967
174/F	Internal wall assumed comprising of 64mm thick metal stud lined both sides with 13mm thick Aquacheck plasterboard (PB(W)+ST_PB(W))	440	m2	116	50,820
174/G	Riser – Internal wall comprising of 76mm thick metal stud lined with 10mm thick Aquacheck plasterboard and with 75mm thick Acoustigard 11kg/m2 acoustic insulation (Riser_PB(W))	619	m2	100	62,055
174/H	Extra over waterproofing plasterboard layer cost	1,287	m2	5.00	6,435
	<u>Party Walls</u>				
174/J	Party walls between apartments – Wall comprising of 50mm thick Acoustigard 11kg/m insulation in 43mm wide cavity of furring channel on fixing clips, 75mm thick hebal powerpanel, 35mm wide cavity, 64mm thick metal stud with 75mm Acoustigard 11kg/m3 insulation lined both sides with 13mm thick plasterboard (Apt/Apt)	1,573	m2	275	432,575
174/K	Party walls between stair core / lift core and apartments – Wall comprising of 43mm wide cavity of furring channel on fixing clips, 75mm thick hebal powerpanel, 50mm thick Acoustigard 11kg/m3 insulation in a 43mm wide cavity of furring channel on fixing clips lined one side with 13mm thick gyprock plasterboard (Apt/Stair_Lift core)	836	m2	165	137,940
174/L	Internal wall comprising of 64mm thick metal stud lined one side with 13mm thick plasterboard (PW_PB-P)	1,187	m2	75	89,025
	<u>Walls between Common areas</u>				
174/M	Party walls between voids and apartments, 190mm thick block wall, comprising of 64mm thick metal stud lined one side with 13mm thick plasterboard (M-S/PB-P)	741	m2	275	203,775

WT ESTIMATE

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
175/A	Party walls between corridors and apartments – Wall comprising of 43mm wide cavity of furring channel on fixing clips, 75mm thick hebel powerpanel, 50mm thick Acoustigard 11kg/m3 insulation in a 43mm wide cavity of furring channel on fixing clips lined wet side with 13mm thick Aquachek plasterboard and dry side with 13mm thick gyprock plasterboard (Corridor)	1,842	m2	225	414,450
175/B	Party walls between services cupboards and corridors – Wall comprising of 64mm thick metal stud lined with 13mm thick plasterboard on both sides, 75mm thick Acoustigard insulation (Services) <u>Screens</u>	807	m2	125	100,875
175/C	Shower Screen	157	no	800	125,600
	Total - Internal Walls / Screens				4,080,481

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Internal Doors</u>				
	<u>Internal Doors</u>				
	<u>Apartments</u>				
176/A	Allow for single solid core door, to Entry	101	No	1,500	151,500
176/B	Allow for hollow core door to apartment, internal	342	No	650	222,300
176/C	Allow for cavity sliding door to apartments, internal	65	No	1,000	65,000
176/D	Allow for 820mm wide single store door	1	No	750	750
176/E	Allow for 920mm wide double store door	42	No	950	39,900
176/F	Allow for 1500mm wide Bi-fold door, to Laundry	101	No	2,000	202,000
176/G	Allow for Bi-fold screen, to Study room	2	m	1,500	3,000
	<u>Common Areas</u>				
176/H	Allow for single cupboard door for service access	36	No	750	27,000
176/J	Allow for fire rated single egress door	37	No	1,400	51,800
176/K	Allow for double cupboard door for service access	70	No	950	66,500
176/L	Double door including frame, hardware and paint finish	3	No	2,000	6,000
	Total - Internal Doors				835,750

WT ESTIMATE

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Wall Finishes</u>				
	Wall Finishes				
	<u>Painting</u>				
177/A	Paint to plasterboard wall	24,730	m2	12	296,760
177/B	Paint to block/ concrete walls	592	m2	12	7,104
	<u>Tiling and the like</u>				
177/C	Allow for 2400mm high ceramic tiles to bathroom, WC and laundries, incl waterproof membrane (PC sum \$15/m2)	898	m2	150	134,700
177/D	Allow for 2400mm high feature mosaic ceramic tiles to bathroom and WC, incl waterproof membrane (PC sum \$35/m2)	898	m2	172	154,456
	<u>Splash-back</u>				
177/E	Allow for 700mm high feature tile splashback to kitchens, incl waterproof membrane (PC Sum \$35/m2)	268	m2	172	46,096
177/F	Allow for 250mm high ceramic tiles splashback to bathroom vanity / basin unit and Laundry tub (PC sum \$15/m2)	59	m2	150	8,850
	<u>Mirrors</u>				
177/G	Allow 1200mm high x 900mm wide mirror to bathroom / WC above feature joinery	167	m2	400	66,800
	<u>Others</u>				
177/H	Allow for feature wall finishes to main lobby	1	Item	5,000	5,000
	Total - Wall Finishes				719,766

WT ESTIMATE

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Floor Finishes</u>				
	Floor Finishes				
	<u>Carpet</u>				
178/A	To Bedroom and Living/ Dining (PC sum \$32/m2)	5,535	m2	66	365,310
178/B	To Circulation	775	m2	80	62,000
	<u>Ceramic tiles</u>				
178/C	To Bathrooms and Laundries including waterproofing (PC Sum \$23/m2)	967	m2	175	169,225
178/D	To Kitchens including waterproofing (PC Sum \$23/m2)	772	m2	175	135,100
178/E	Allow acoustic underlay to tiled floor	1,739	m2	40	69,560
178/F	To Corridors on Lower and Upper Ground (PC Sum \$30/m2)	198	m2	135	26,730
	<u>Finish to concrete slab</u>				
	To Fire stairs and Service boards				EXCL
	<u>External pavers</u>				
178/G	To Balconies including waterproofing (PC Sum \$25/m2)	1,124	m2	178	200,072
	<u>Skirtings</u>				
178/H	Allow for timber painted skirting, to Bedrooms, Living/ Dining and Common Corridor areas	7,167	m	25	179,175
178/J	Allow for 100mm high tile skirting to Bathrooms and Laundries	1,943	m	100	194,300
	<u>Finish to Concrete Slab</u>				
178/K	Sealer to concrete slab	16	m2	25	400
178/L	To Waste rooms. Allow epoxy flooring	28	m2	65	1,820
	<u>Metalwork</u>				
178/M	Entry mat	1	no	5,000	5,000
178/N	Allowance for tactile indicators and feature floor finishes to Lobby	1	item	10,000	10,000
178/P	FECA + UCA – check	10,000	m2		
	Total - Floor Finishes				1,418,692

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Ceiling Finishes</u>				
	Ceiling Finishes				
179/A	Painted flush plasterboard suspended ceiling, to bedrooms and living rooms	6,306	m2	80	504,480
179/B	Painted flush moisture resistant plasterboard suspended ceiling to wet areas	967	m2	85	82,195
179/C	Painted soffits to balconies and terraces	1,124	m2	20	22,480
	Painted soffits to fire stair landings				EXCL
179/D	Painted flush plasterboard suspended ceiling, to common areas – Corridors and Lobby	973	m2	80	77,840
	Painted finishes to Services and Garbage areas				EXCL
179/E	Insulation to ceilings within top floor areas	1,158	m2	15	17,370
179/F	Insulation to ceilings within Level 1 apartments above car park area	291	m2	15	4,365
179/G	Allow for cornice	9,110	m	15	136,650
179/H	Allow for pelmet to main entrance lobby	27	m	85	2,295
179/I	Allow for bulkhead	1	item		EXCL
179/K	Allow for feature ceiling to foyer/corridor areas	1	item		EXCL
179/L	Allow for access panel	190	no	250	47,500
179/M	FECA Check	10,000	m2		
	Total - Ceiling Finishes				895,175

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Fittings & Appliances</u>				
	<u>Fittings & Appliances</u>				
	<u>Benches/Shelves/Cupboards etc.</u>				
180/A	Kitchen Joinery	349	m	1,917	669,033
180/B	Kitchen Island	164	m	1,150	188,633
180/C	Laundry bench	133	m	771	102,559
180/D	Wardrobes	350	m	1,089	381,024
180/E	Storage Cupboards	205	m	680	139,482
180/F	Vanity unit to WC	130	m	907	117,936
180/G	Study Desk	57	m	454	25,855
180/H	Mirror cabinet to WC	129	m	1,270	163,840
	<u>Bathroom Fittings</u>				
180/J	Toilet Roll Dispenser	157	no	90	14,193
180/K	Towel rail	155	no	127	19,617
180/L	Hand towel rail	157	no	158	24,837
180/M	Robe Hook	310	no	29	9,108
180/N	Soap Holder	157	no	38	6,032
180/P	Shower Shelf	155	no	107	16,639
	<u>Appliances</u>				
180/Q	Westinghouse Ceramic 4 plate cooktop (Product Code: WHC642BA – SAHF/Mid page 38)	101	no	504	50,904
180/R	Inalto Care Oven 600mm side or top opening 67L cavity (Product Code: IOSO605M – SAHF/Mid page 32)	101	no	772	77,972
180/S	Inalto Care undermount rangehood 52cm (Product Code: EUM52 page 32)	101	no	336	33,936
180/T	Inalto Care Dishwasher compact 45cm (Product Code: DW42CS – SAHF/Mid page 34)	101	no	572	57,772
	Microwave				EXCL
	Washing Machine				EXCL
180/U	Fisher and Paykel 4.5 Clothes Dryer vented dryer (Product Code: DE4560M1 – Low/Mid page 54)	101	no	568	57,368
	<u>Fire Extinguishers</u>				
180/V	Allow for fire extinguisher to ILU and lobbies	39	no	315	12,285
	<u>Blinds</u>				
	Allow for blinds to apartments				EXCL
	<u>Signage</u>				
180/W	Allowance for signage	1	item	15,750	15,750
	<u>Generally</u>				
180/X	Allowance for Garbage Chute	1	item	31,500	31,500

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
181/A	Allow for mail boxes	101	item	315	31,815
	Total - Fittings & Appliances				2,248,090

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Hydraulic Services</u>				
	Hydraulic Services				
	<u>Fixtures & Fittings</u>				
182/A	Allowance for double sink to kitchen	101	no	631	63,757
182/B	Allowance for double sink roll mat	101	no	136	13,744
182/C	Allowance for free standing laundry tub, Stainless steel tub polished 32Ltr including Bypass	101	no	267	26,997
182/D	Allowance for toilet suite	157	no	753	118,174
182/E	Allowance for vanity basin	157	no	326	51,182
182/F	Allowance for kitchen sink mixer	101	no	267	26,935
182/G	Allowance for bathroom basin mixer	157	no	175	27,462
182/H	Allowance for rail shower	155	no	515	79,856
182/I	Allowance for shower mixer	155	no	139	21,601
182/K	Allowance for laundry tapset	101	no	167	16,907
182/L	Allowance for washing machine tapset	101	no	193	19,523
182/M	Allowance for strip floor waste tile insert for shower	155	no	335	51,894
182/N	Allowance for square floor waste tile insert to bathroom, laundry	258	no	79	20,341
	<u>Hydraulic Services</u>				
182/P	On floor distribution allowance	11	floors	15,000	165,000
	Hydraulic services to the below apartment types including all rough in pipework for sewer, hot water, cold water, gas and stormwater. Fixtures and fittings taken elsewhere				
182/Q	1 Bed + 1 Bath	43.00	no	11,826	508,518
182/R	1 Bed + 1 Bath + Study	0.00	no	11,826	0
182/S	2 Bed + 1.5 Bath	2.00	no	14,472	28,944
182/T	2 Bed + 1 Bath	2.00	no	11,826	23,652
182/U	2 Bed + 2 Bath	51.00	no	15,174	773,874
182/V	2 Bed + 2 Bath + Study	1.00	no	15,174	15,174
182/W	3 Bed + 2 Bath	2.00	no	15,174	30,348
	ROOF				
182/X	Allowance for siphonic drainage	1	item	30,225	30,225
182/Y	Allowance for 5000 litre siphonic drainage	1	no	15,000	15,000
	MISC				
182/Z	Rainwater re-use supply meter	1	no	350	350
182/AA	Fire Hose Reel supply meter	1	no	350	350
182/AB	Hot water system meter	1	no	350	350
182/AC	Cold water supply meter	1	no	350	350

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
183/A	Irrigation supply meter	1	no	350	350
183/B	BWIC included		Note		
183/C	Testing & Commissioning	1	item	45,600	45,600
183/D	Design	1	item	108,823	108,823
183/E	Total	11,642	m2	196.30	0
	Total - Hydraulic Services				2,285,282

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Electrical Services</u>				
	Electrical Services				
184/A	Allow elemental rate for Electrical Services, including ICT	11,154	m2	275	3,067,350
	Total - Electrical Services				3,067,350

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Mechanical Services</u>				
	Mechanical Services				
185/A	Allow elemental rate for Mechanical Services	11,154	m2	216	2,409,264
	Total - Mechanical Services				2,409,264

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER (AND PODIUM</u>				
	<u>Fire Services</u>				
	Fire Services				
186/A	Allow elemental rate for Fire Services	11,154	m2	87	970,398
	Total - Fire Services				970,398

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>Vertical Transportation</u>				
	Vertical Transportation				
187/A	Allow for lifts (10 levels)	1	Item	215,000	215,000
187/B	Allow for lifts (13 levels)	2	Item	245,000	490,000
	Total - Vertical Transportation				705,000

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>External Works</u>				
	External Works				
	<u>Hard and Soft Landscaping</u>				
188/A	Site and internal fencing incl gates/ Balustrades	150	m	250	37,500
	Site boundary wall				Excl
188/B	New bitumen roadways/entry on grade	146	m2	76	11,103
188/C	Kerbs to driveway	52	m	85	4,420
188/D	Forming crossover	1	Item	10,000	10,000
188/E	Feature stepping stones	31	m2	350	10,850
188/F	Pavers on grade – Granite pathways	320	m2	330	105,600
188/G	Elevated footpath – Granite pathways	83	m2	850	70,550
188/H	Plaza pavings to podium/Tower (waterproofing and stormwater)	477	m2	400	190,800
188/I	Timber deck on steel frame at ground	19	m2	480	9,120
188/K	Timber deck on steel frame at above slab	50	m2	575	28,768
188/L	Timber deck on steel frame at above slab including roof	39	m2	1,300	50,714
188/M	Timber deck bridge	14	m2	1,250	17,500
188/N	Upper floors terraces	331	m2	130	43,030
188/P	EO for Ramp	52	m2	200	10,400
188/Q	External balustrade	38	m	250.00	9,500
188/R	Glazing Awing	31	m2	1,500	46,500
188/S	Allow for new trees	31	no	500	15,500
188/T	Allow for trees at Social Oasis	31	no	750	23,250
188/U	Allowance to relocate existing palms on site, maintenance (2yr duration) and replant	10	No	2,000	20,000
188/V	Allowance for protection for existing trees	1	Item	5,000	5,000
188/W	Soft landscaping on grade	557	m2	130	72,410
188/X	Soft landscaping to podium/Tower (soil, turf, plants and irrigation)	301	m2	360	108,360
188/Y	Native flower garden to podium/Tower (soil, turf and irrigation)	94	m2	385	36,190
188/Z	Turf to podium/Tower (soil, turf and irrigation)	67	m2	168	11,223
188/AA	Allowance for Bocce Ball Golf	51	m2	300	15,300
188/AB	Drip water systems to podium	513	m2	10	5,130
188/AC	Allowance for Bio Lawn	104	m2	45	4,680
188/AD	Green wall southern tree grove, average height 1200mm and 200mm thick concrete,including 1500x300 concrete footing	11	m	832	9,149
188/AE	Allowance for planter boxers at terrace	1	Item	12,500	12,500

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
189/A	Planter Wall at Social Oasis area	133	m	400	53,200
189/B	External signage	1	Item	10,000	10,000
189/C	BBQ Equipment (2Nrs)	1	Item	20,000	20,000
189/D	Outdoor furniture (benches, bbq tables & chairs, etc.,)	1	Item	20,000	20,000
189/E	Allowance for staircase in Social Oasis	5	No	3,000	15,000
189/F	Allowance for Quite place	1	Item	15,000	15,000
189/G	BR2 double faced brick permanent parapet wall as edge	17	m	762	13,030
189/H	BR2 double faced brick temporary parapet wall as edge	59	m	762	45,126
	<u>Specialist Suppliers by Uniting</u>				
189/J	Site directory signage	1	Item	20,000	20,000
	<u>Outside Site Works (excl. services connections, upgrades)</u>				
189/K	Concrete footpaths along James street and Tiral street	106	m2	85	9,010
189/L	Turfing and landscaping along James street and Tiral street	283	m2	45	12,752
189/M	Council or RMS roadworks	1	Item	57,500	57,500
	<u>Specific Site Provisions</u>				
189/N	Vegetation Management Plans, Riparian Zones, existing dam works	1	Item	11,500	11,500
189/P	Mine subsidence		Item		Excluded
189/Q	Mine grouting		Item		Excluded
	<u>Staging (temporary works required)</u>				
189/R	Surplus stockpiles of fill on site (from bulk excavation)	1	Item	115,000	115,000
	Total - External Works				1,412,164

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 1 - BUILDING A (RAC BLOCK) AND BUILDING B (ILU TOWER AND PODIUM)</u>				
	<u>External Services</u>				
	External Services				
190/A	Cap, disconnect and/or relocate existing services.	1	Item	50,000	50,000
190/B	Substations/transformers	1	Item	250,000	250,000
190/C	HV feeders & reticulation through site to Main Switchboard.	1	Item	150,000	150,000
190/D	External village Lighting to pedestrian pathways, etc.,	3,281	m2	30	98,430
190/E	External village security	3,281	m2	30	98,430
190/F	Strip lighting	21	m	210	4,410
190/G	Tree uplighting	3	No	2,620	7,860
190/H	Undercroft lighting	57	m	240	13,680
190/J	OSD T1 TANK including concrete base, filters , roof slab lids and all hydraulic components.	60	m3	600	36,000
190/K	Potable Water reticulation and connection incl. booster assemblies	1	Item	25,000	25,000
190/L	Fire Services Supply reticulation to buildings and connection incl. booster assemblies	1	Item	25,000	25,000
190/M	Fire site hydrants reticulation around the site.	1	Item	25,000	25,000
190/N	Water supply booster pumps	1	Item	50,000	50,000
190/P	Fire Services supply booster pumps	1	Item	50,000	50,000
190/Q	Gas reticulation and connection	1	Item	25,000	25,000
190/R	Telecommunications reticulation and connection	1	Item	15,000	15,000
	<u>Stormwater</u>				
190/S	Stormwater reticulation and connection	1	Item	25,000	25,000
190/T	225mm dia RCP	34	m	220	7,480
190/U	300mm dia RCP	130	m	350	45,500
190/V	375mm dia RCP	3	m	400	1,200
190/W	675mm dia Twin RCP's	108	m	1,100	118,800
190/X	Allowance for 22500L precast UG rainwater Harverst Tank	1	No	10,000	10,000
190/Y	Humeceptor assumed STC2 (inlet) humeceptor model	1	No	9,900	9,900
190/Z	Allowance for open concrete channel (10.6m wide and 128m long in total) between Stage 1 RAC and ILU	128	m	2,104	268,904
190/AA	Allowance for headwall to open drain	2	No	10,000	20,000
190/AB	New junction pit, 3600x3000 internal size and 900x900 sealed lid in accordance with drawings	1	No	6,000	6,000
190/AC	New junction pit, 2400x1200 internal size and 900x900 sealed lid in accordance with drawings	1	No	4,500	4,500
190/AD	New Kerb inlet pits	1	No	5,000	5,000
190/AE	Concrete stormwater pits	7	No	3,750	26,250

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
191/A	Upgrade the existing kerb inlet pit to 3000x1200 internal size new kerb inlet pit, 4300 lintel and 1800x450 grating in accordance with drawings	1	No	4,500	4,500
191/B	Allowance for surface swale with intermediate energy dissepaters (rock check dams)	96	m2	85	8,160
	Total - External Services				1,485,004

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 2 - BUILDING C (ILU TOWER AND PODIUM)</u>				
	<u>STAGE 2 – BUILDING C (ILU BLOCK)</u>				
	<u>SITE PREPARATION</u>				
	DEMOLITION				7,858
	<i>Subtotal</i>				7,858
	<u>BUILDING C – Car Parking and Associated BOH</u>				
	SUBSTRUCTURE				1,282,377
	COLUMNS				195,897
	UPPER FLOORS				547,142
	STAIRCASES				37,500
	ROOF				718,945
	EXTERNAL WALLS, WINDOWS AND DOORS				173,309
	INTERNAL WALLS / SCREENS				206,546
	INTERNAL DOORS				2,800
	WALL FINISHES				9,704
	FLOOR FINISHES				87,780
	CEILING FINISHES				0
	FITTINGS & FIXTURES				67,355
	HYDRAULIC SERVICES				134,710
	ELECTRICAL SERVICES				191,430
	MECHANICAL SERVICES				230,425
	FIRE SERVICES				212,700
	VERTICAL TRANSPORTATION				N/A
	BWIC				23,078
	<i>Subtotal</i>				4,121,698
	<u>BUILDING C – Multipurpose Room</u>				
	SUBSTRUCTURE				N/A
	COLUMNS				5,740
	UPPER FLOORS				37,438
	STAIRCASES				N/A
	ROOF				N/A
	EXTERNAL WALLS, WINDOWS AND DOORS				38,481
	INTERNAL WALLS / SCREENS				4,480
	INTERNAL DOORS				2,500
	WALL FINISHES				40,660
	FLOOR FINISHES				4,600
	CEILING FINISHES				7,184
	FITTINGS & APPLIANCES				61,845

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	HYDRAULIC SERVICES				32,373
	ELECTRICAL SERVICES				12,925
	MECHANICAL SERVICES				10,152
	FIRE SERVICES				4,089
	VERTICAL TRANSPORTATION				N/A
	BWIC				1,786
	<i>Subtotal</i>				264,252
	<u>BUILDING C – Apartments and Common Spaces (incl LG and UG)</u>				
	SUBSTRUCTURE				626,747
	COLUMNS				811,211
	UPPER FLOORS				5,271,015
	STAIRCASES				228,750
	ROOF				813,684
	EXTERNAL WALLS, WINDOWS AND DOORS				6,628,685
	INTERNAL WALLS / SCREENS				4,003,404
	INTERNAL DOORS				918,200
	WALL FINISHES				869,274
	FLOOR FINISHES				1,714,574
	CEILING FINISHES				1,105,405
	FITTINGS & APPLIANCES				3,191,705
	HYDRAULIC SERVICES				2,768,412
	ELECTRICAL SERVICES				3,697,100
	MECHANICAL SERVICES				2,903,904
	FIRE SERVICES				1,169,628
	VERTICAL TRANSPORTATION				715,000
	BWIC				337,621
	<i>Subtotal</i>				37,774,319
	<u>EXTERNAL WORKS AND SERVICES</u>				
	EXTERNAL WORKS				1,244,896
	EXTERNAL SERVICES				713,645
	<i>Subtotal</i>				1,958,541
	SUBTOTAL TRADE COSTS				44,126,668
	PRELIMINARIES (18%)				7,942,800
	BUILDER'S OVERHEADS & MARGIN (4%)				2,082,779
	CONTINGENCIES (10%)				5,415,225
	STAGE 2 – CONSTRUCTION ESTIMATE AT JUN 2022 (EXCL GST)				59,567,471
	ESCALATION				Excluded
	STAGE 2 – CONSTRUCTION ESTIMATE AT JUN 2022 (EXCL GST)				59,567,471
193/A	Total GFA:	17,035	m2		0

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
194/A	No of Units:	120	No		0
194/B	GFA to ILU's only:	13,444	m2		0
194/C	No of Units:	120	No		0
Total - Stage 2 - Building C (ilu Tower And Podium)					59,567,471

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 2 - BUILDING C (ILU TOWER AND PODIUM)</u>				
	<u>Demolition</u>				
	Demolition				
195/A	Allow to break through existing blockwork to form opening to link existing and new Car Park	39	m2	80	3,120
195/B	Allow to break up temporary parapet wall at podium level	59	m2	80.00	4,738
	Total - Demolition				7,858

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 2 - BUILDING C (ILU TOWER AND PODIUM)</u>				
	<u>Substructure</u>				
	Substructure				
196/A	Substructure including pad footings, strip footings, lift pits, slab on ground	1,819	m2	705	1,282,377
	Total - Substructure				1,282,377

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 2 - BUILDING C (ILU TOWER AND PODIUM)</u>				
	<u>Columns</u>				
	Columns				
197/A	Allow elemental rate for columns	3,545	m2	55	195,897
	Total - Columns				195,897

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 2 - BUILDING C (ILU TOWER AND PODIUM)</u>				
	<u>Upper Floors</u>				
	Upper Floors				
198/A	Allow elemental rate including setdowns & transfer beam	1,726	m2	317	547,142
	Total - Upper Floors				547,142

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 2 - BUILDING C (ILU TOWER AND PODIUM)</u>				
	<u>Staircases</u>				
	Staircases				
	<u>Access Stairs</u>				
199/A	Reinforced concrete main access stair including finishes and balustrade (No.2)	10	m/ris e	3,750	37,500
	Total - Staircases				37,500

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 2 - BUILDING C (ILU TOWER AND PODIUM)</u>				
	<u>Roof</u>				
	Roof				
200/A	Allowance for Concrete Slab Roof– Above Car Parking	1,080	m2	666	718,945
	Total - Roof				718,945

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 2 - BUILDING C (ILU TOWER AND PODIUM)</u>				
	<u>External Walls, Windows And Doors</u>				
	External Walls, Windows and Doors				
	<u>Walls</u>				
201/A	200mm thick Dincel wall	177	m2	366	64,782
201/B	CWC 50MPa Reinforced concrete core/ shear walls, 200mm thick (200kg/m3 reinforcement)	191	m2	544	103,952
	<u>Resilient Finishes</u>				
201/C	Render and paint finish	61	m2	75	4,575
	Total - External Walls, Windows And Doors				173,309

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 2 - BUILDING C (ILU TOWER AND PODIUM)</u>				
	<u>Internal Walls / Screens</u>				
	<u>Internal Walls / Screens</u>				
	<u>Reinforced Concrete Wall</u>				
202/A	CWC 50MPa Reinforced concrete core/ shear walls, 200mm thick (200kg/m3 reinforcement)	0	m2	544	0
202/B	CWB 50MPa Reinforced concrete core/ shear walls, 200mm thick (200kg/m3 reinforcement)	205	m2	544	111,571
	<u>Block Walls</u>				
202/C	Allow for 190mm thick block wall, to Internal walls generally	448	m2	200	89,600
	<u>Metal stud walls</u>				
202/D	Party walls between services cupboards and corridors – Wall comprising of 64mm thick metal stud lined with 13mm thick plasterboard on both sides, 75mm thick Acoustiqard insulation (Services)	43	m2	125	5,375
	Total - Internal Walls / Screens				206,546

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 2 - BUILDING C (ILU TOWER AND PODIUM)</u>				
	<u>Internal Doors</u>				
	Internal Doors				
203/A	Allow for fire rated single egress door	2	No	1,400	2,800
	Total - Internal Doors				2,800

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 2 - BUILDING C (ILU TOWER AND PODIUM)</u>				
	<u>Wall Finishes</u>				
	Wall Finishes				
	<u>Epoxy</u>				
204/A	Allow for 2100mm high epoxy to Waste room	40	m2	80	3,200
	<u>Paint</u>				
204/B	Paint to block/concrete walls	542	m2	12.0	6,504
	Total - Wall Finishes				9,704

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 2 - BUILDING C (ILU TOWER AND PODIUM)</u>				
	<u>Floor Finishes</u>				
	Floor Finishes				
	<u>Finish to Concrete Slab</u>				
205/A	To Services room	37	m2	20	740.00
205/B	To Waste rooms. Allow epoxy flooring	22	m2	65	1,430.00
205/C	Sealer to concrete slab and line marking to car park areas	3,410	m2	25	85,250
205/D	To Store Room (Sealant to floor)	18	m2	20.00	360
	FECA check	3,545			
	Total - Floor Finishes				87,780

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 2 - BUILDING C (ILU TOWER AND PODIUM)</u>				
	<u>Ceiling Finishes</u>				
	Ceiling Finishes				
206/A	Paint finish to concrete soffit		m2	15	EXCL

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 2 - BUILDING C (ILU TOWER AND PODIUM)</u>				
	<u>Fittings & Fixtures</u>				
	<u>Fittings & Appliances</u>				
	<u>Car Parking</u>				
207/A	Allow elemental rate for fittings	3,545	m2	19	67,355
	Total - Fittings & Fixtures				67,355

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 2 - BUILDING C (ILU TOWER AND PODIUM)</u>				
	<u>Hydraulic Services</u>				
	Hydraulic Services				
208/A	Allow elemental rate for Hydraulic Services to Car Parking	3,545	m2	38	134,710
	Total - Hydraulic Services				134,710

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 2 - BUILDING C (ILU TOWER AND PODIUM)</u>				
	<u>Electrical Services</u>				
	Electrical Services				
209/A	Allow elemental rate for Electrical Services to Car Parking	3,545	m2	54	191,430
	Total - Electrical Services				191,430

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 2 - BUILDING C (ILU TOWER AND PODIUM)</u>				
	<u>Mechanical Services</u>				
	Mechanical Services				
210/A	Allow elemental rate for Mechanical Services to Car Parking	3,545	m2	65	230,425
	Total - Mechanical Services				230,425

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 2 - BUILDING C (ILU TOWER AND PODIUM)</u>				
	<u>Fire Services</u>				
	Fire Services				
211/A	Allow elemental rate for Fire Services to Car Parking	3,545	m2	60	212,700
	Total - Fire Services				212,700

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 2 - BUILDING C (ILU TOWER AND PODIUM)</u>				
	<u>Columns</u>				
	Columns				
212/A	Allow elemental rate for columns	47	m2	122	5,740
	Total - Columns				5,740

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 2 - BUILDING C (ILU TOWER AND PODIUM)</u>				
	<u>Upper Floors</u>				
	Upper Floors				
213/A	Allow elemental rate including setdowns & transfer beam	47	m2	797	37,438
	Total - Upper Floors				37,438

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 2 - BUILDING C (ILU TOWER AND PODIUM)</u>				
	<u>External Walls, Windows And Doors</u>				
	External Walls, Windows and Doors				
	<u>Walls</u>				
214/A	BR1&3 Face brick wall system, assumed comprising 110mm face brick wall, 40mm cavity, vapour barrier, 92mm steel stud with acoustigard R2.2 insulation and 13mm standard plasterboard	19	m2	486	9,225
214/B	Ditto to BR1 & BR3 COP	6	m2	526	3,156
	<u>Glazing</u>				
214/C	Full height glazed walls	29	m2	900	26,100
	Total - External Walls, Windows And Doors				38,481

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 2 - BUILDING C (ILU TOWER AND PODIUM)</u>				
	<u>Internal Walls / Screens</u>				
	Internal Walls / Screens				
	<u>Metal stud walls</u>				
215/A	Internal wall comprising of 92mm thick metal stud lined with 13mm thick plasterboard on the dry side and acoustic plasterboard on the one side (PB-P(Acoustic)/PB-P)	32	m2	140	4,480
	Total - Internal Walls / Screens				4,480

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 2 - BUILDING C (ILU TOWER AND PODIUM)</u>				
	<u>Internal Doors</u>				
	Internal Doors				
216/A	Allow for single glazed doors	1	No	2,500	2,500
	Total - Internal Doors				2,500

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 2 - BUILDING C (ILU TOWER AND PODIUM)</u>				
	<u>Wall Finishes</u>				
	Wall Finishes				
	<u>Painting</u>				
217/A	Paint to plasterboard wall	30	m2	12	360
	<u>Timber panel finish</u>				
217/B	Timber battarn wall finish	62	m2	650	40,300
	Total - Wall Finishes				40,660

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 2 - BUILDING C (ILU TOWER AND PODIUM)</u>				
	<u>Floor Finishes</u>				
	Floor Finishes				
	<u>Carpet</u>				
218/A	To Multi purpose room	47	m2	80	3,760
	<u>Finish to Concrete Slab</u>				
218/B	To Storage and Service room	6	m2	15	90
	<u>Skirtings</u>				
218/C	Allow for timber painted skirting	30	m	25	750.00
	Total - Floor Finishes				4,600

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 2 - BUILDING C (ILU TOWER AND PODIUM)</u>				
	<u>Ceiling Finishes</u>				
	Ceiling Finishes				
219/A	Allowance for acoustic ceiling	47	m2	132	6,204
219/B	Painted flush plasterboard suspended ceiling to store room	6	m2	80	480
219/C	Allow for access panel	2	no	250	500
	Total - Ceiling Finishes				7,184

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 2 - BUILDING C (ILU TOWER AND PODIUM)</u>				
	<u>Fittings & Appliances</u>				
	<u>Fittings & Fixtures</u>				
	<u>Allowance for Joinery to General Areas</u>				
220/A	Media	1	item	10,500	10,500
220/B	Dining	1	item	21,000	21,000
220/C	Bar	1	item	26,250	26,250
	<u>Signage</u>				
220/D	Allow for statutory signage	1	Item	3,150	3,150
	<u>Fire Extinguishers</u>				
220/E	Allow for fire extinguisher	3	no	315	945
	Total - Fittings & Appliances				61,845

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 2 - BUILDING C (ILU TOWER AND PODIUM)</u>				
	<u>Hydraulic Services</u>				
	Hydraulic Services				
	<u>Fixtures & Fittings</u>				
221/A	Allowance for double sink to kitchen	1	no	585	585
221/B	Allowance for kitchen sink mixer	1	no	247	247
	<u>Hydraulic Services</u>				
221/C	On floor distribution allowance	1	floors	10,000	10,000
	Hydraulic services to the below room types including all rough in pipework for sewer, hot water, cold water, gas and stormwater. Fixtures and fittings taken elsewhere				
221/D	Bar	1.00	no	5,000	5,000
	MISC				
221/E	Allowance for services not included above	1	item	15,000	15,000
221/F	BWIC included		Note		
221/G	Testing & Commissioning included		Note		
221/H	Design	1	item	1,542	1,542
	Total - Hydraulic Services				32,373

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 2 - BUILDING C (ILU TOWER AND PODIUM)</u>				
	<u>Electrical Services</u>				
	Electrical Services				
222/A	Allow elemental rate for Electrical Services, including ICT	47	m2	275	12,925
	Total - Electrical Services				12,925

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 2 - BUILDING C (ILU TOWER AND PODIUM)</u>				
	<u>Mechanical Services</u>				
	Mechanical Services				
223/A	Allow elemental rate for Mechanical Services	47	m2	216	10,152
	Total - Mechanical Services				10,152

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 2 - BUILDING C (ILU TOWER AND PODIUM)</u>				
	<u>Fire Services</u>				
	Fire Services				
224/A	Allow elemental rate for Fire Services	47	m2	87	4,089
	Total - Fire Services				4,089

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 2 - BUILDING C (ILU TOWER AND PODIUM)</u>				
	<u>Substructure</u>				
	Substructure				
225/A	Substructure including pad footings, strip footings, lift pits, slab on ground	430	m2	1,458	626,747
	Total - Substructure				626,747

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 2 - BUILDING C (ILU TOWER AND PODIUM)</u>				
	<u>Columns</u>				
	Columns				
226/A	Allow elemental rate for columns	13,444	m2	60	811,211
	Total - Columns				811,211

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 2 - BUILDING C (ILU TOWER AND PODIUM)</u>				
	<u>Upper Floors</u>				
	Upper Floors				
227/A	Allow elemental rate including setdowns & transfer beam	13,670	m2	386	5,271,015
	Total - Upper Floors				5,271,015

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 2 - BUILDING C (ILU TOWER AND PODIUM)</u>				
	<u>Staircases</u>				
	Staircases				
	<u>Access Stairs</u>				
228/A	Reinforced concrete main access stair including finishes and balustrade	61	m/ris e	3,750	228,750
	Total - Staircases				228,750

WT ESTIMATE

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 2 - BUILDING C (ILU TOWER AND PODIUM)</u>				
	<u>Roof</u>				
	<u>Roof</u>				
	<u>Concrete Slab</u>				
229/A	200mm thick, 40MPa reinforced post-tensioned concrete slab including waterproofing	609	m2	380	231,420
229/B	200mm thick, 40MPa reinforced post-tensioned concrete slab in terrace area including waterproofing	466	m2	405	188,730
229/C	200mm thick, 40MPa reinforced post-tensioned concrete slab above lift/ staircase area including waterproofing and protection board	33	m2	458	15,114
229/D	Concrete upstands to roof perimeter, assume 150mm wide x 450mm high, including waterproofing	361	m	207	74,781
	<u>Slab Extension for Feature Facade</u>				
229/E	200mm thick, 40MPa reinforced post-tensioned concrete slab including waterproofing	115	m2	347	39,905
	<u>Parapet Walls</u>				
229/F	BR1&3 Face brick double layer 110mm face brick wall	158	m2	761	120,238
229/G	Ditto BR1&3 but COP	10	m2	842	8,420
229/H	BR2 Face brick double layer 110mm face brick parapet wall	47	m2	762	35,814
229/I	Ditto BR2 but COP	3	m2	842	2,526
229/K	Allow for hot dipped galvanised steel shelf angle to slab edge	52	m	100	5,200
229/L	BR2 Face brick skin to edge of slab	11	m2	386	4,246
	<u>Resilient Finishes</u>				
229/M	Paint finish to edge of slabs	36	m2	15	540
	<u>Miscellaneous</u>				
229/N	Allow for pergola in Terrace	69	m2	750.00	51,750
229/P	Allow for roof anchor points	1	Item	25,000	25,000
229/Q	Allow for roof plant plinth	1	Item	5,000	5,000
	Allow for 1.8m high louvre screen to roof plant, assume approx 50m				EXCL
229/R	Allow for miscellaneous metalworks	1	Item	5,000	5,000
229/S	Roof plumbing included under Hydraulics		Note		
	Total - Roof				813,684

WT ESTIMATE

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 2 - BUILDING C (ILU TOWER AND PODIUM)</u>				
	<u>External Walls, Windows And Doors</u>				
	External Walls, Windows and Doors				
	<u>Piers and Beams</u>				
230/A	BR2 230 x 450mm Face brick piers	11	m2	762	8,382
230/B	BR2 350 x 450mm Hollow face brick piers	64	m2	405	25,920
230/C	BR2 Hollow face brick beams with cavity and facing to both sides on podium	143	m2	405	57,915
	<u>Walls</u>				
230/D	200mm thick block wall to BOH (render and paint finish e/m)	51	m2	152	7,752
230/E	200mm thick block wall, 40mm cavity, vapour barrier, 92mm steel stud with acoustigard R2.2 insulation and 13mm standard plasterboard (render and paint finish e/m)	266	m2	263	69,958
230/F	BR2&3 Face brick wall system, assumed comprising 110mm face brick wall, 40mm cavity, vapour barrier, 92mm steel stud with acoustigard R2.2 insulation and 13mm standard plasterboard	3,024	m2	486	1,468,152
230/G	Ditto to BR2& BR3 COP	401	m2	526	210,926
230/H	BR2&3 Face brick double layer 110mm face brick wall	310	m2	762	236,220
230/I	CWA 50MPa Reinforced concrete core/ shear walls, 200mm thick (160kg/m3 reinforcement)	12	m2	516	6,195
230/K	CWB 50MPa Reinforced concrete core/ shear walls, 250mm thick (160kg/m3 reinforcement)	102	m2	565	57,656
	<u>Sundries</u>				
230/L	Allow for hot dipped galvanised steel shelf angle to every second floor level	44	m	100	4,400
230/M	Allow for steel lintel	3	m	75	225
	Allow for sill				Excl
	<u>Cladding</u>				
230/N	M3 Lysaght Longline 'Monument' metal cladding wall system, assumed comprising Metal cladding, subframing, sarking, 92mm steel stud with insulation and 13mm standard plasterboard	104	m2	331	34,424
230/P	Ditto but COP	33	m2	331	10,923
	<u>Glazing</u>				
230/Q	Full height glazed walls	20	m2	900	18,000
230/R	EO for auto sliding door to building entrance	4	No	7,500.00	30,000
230/S	Windows	1,434	m2	600	860,400
230/T	Glazed sliding doors	1,337	m2	700	935,900
	<u>Balustrades</u>				
230/U	M1 Type metal balustrade, assumed semi -framed with black powder coat including handrail	441	m	450	198,450

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
231/A	Extra over allowance for curved balustrade	23	No	150	3,450
231/B	Solid metal balustrade, assumed perforated metal 1000mm high	82	m	650	53,300
231/C	Extra over allowance for curved solid metal balustrade	33	m	200	6,600
231/D	Metal privacy screen, assumed perforated metal 1500mm high	37	m2	650	24,050
231/E	Full height metal louvre screen	307	m2	550	168,850
231/F	Extra over allowance for curved metal louvre screen	27	No	250	6,750
	<u>Louvres & Screens</u>				
	<u>Doors</u>				
231/G	Single fire rated door including frame, hardware and paint finish; to fire stairs	1	no	1,400	1,400
231/H	Allow for single solid core door, to balcony	22	No	1,500	33,000
	<u>Resilient Finishes</u>				
231/J	Paint finish to edge of slabs and walls	89	m2	15	1,335
231/K	Render and paint finish	3,341	m2	75	250,575
	<u>Additional Facade Detail</u>				
231/L	Additional light facade features to towers as per Section A SK200715	4,674	m2	297	1,388,178
231/M	Additional dark facade features to towers as per Section B SK200716	1,284	m2	350	449,400
231/N	Facade area check	6,407	m2		
	Total - External Walls, Windows And Doors				6,628,685

WT ESTIMATE

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 2 - BUILDING C (ILU TOWER AND PODIUM)</u>				
	<u>Internal Walls / Screens</u>				
	<u>Internal Walls / Screens</u>				
	<u>Reinforced Concrete Wall to Lift and Stair Cores</u>				
232/A	CWB 50MPa Reinforced concrete core/ shear walls, 250mm thick (160kg/m3 reinforcement)	2,097	m2	565	1,185,329
232/B	CWB 50MPa Reinforced concrete core/ shear walls, 250mm thick (200kg/m3 reinforcement)	98	m2	600	58,825
	<u>Block Walls</u>				
232/C	190mm thick block wall (M-S)	693	m2	200	138,600
	<u>Walls Within Apartments</u>				
232/D	Internal wall comprising of 64mm thick metal stud lined both sides with 13mm thick plasterboard (PB+ST+PB)	3,634	m2	106	383,387
232/E	Internal wall comprising of 64mm thick metal stud lined with 13mm thick plasterboard on the dry side and 13mm thick aquacheck plasterboard on the wet side (PB+ST+PB(W))	4,151	m2	111	458,686
232/F	Internal wall assumed comprising of 64mm thick metal stud lined both sides with Aquacheck plasterboard (PB(W)+ST_PB(W))	293	m2	116	33,842
232/G	Riser – Internal wall comprising of 76mm thick metal stud lined with 10mm thick aquacheck plasterboard and with 75mm thick acoustic-guard 11kg/m2 acoustic insulation (Riser_PB(W))	905	m2	100	90,726
232/H	Extra over waterproofing plasterboard layer cost	1,790	m2	5.00	8,950.00
	<u>Party Walls</u>				
232/J	Party walls between apartments – Wall comprising of 50mm thick acoustigard 11kg/m insulation in 43mm wide cavity of furring channel on fixing clips, 75mm thick hebel powerpanel, 35mm wide cavity, 64mm thick metal stud with 75mm thick acoustigard 11kg/m3 insulation lined both sides with 13mm thick plasterboard (Apt/Apt)	2,244	m2	275	617,100
232/K	Party walls between stair core / lift core and apartments – Wall comprising of 43mm wide cavity of furring channel on fixing clips, 75mm thick hebel powerpanel, 50mm thick acoustigard 11kg/m3 insulation in a 43mm thick cavity of furring channel on fixing clips lined one side with 13mm thick gyprock plasterboard (Apt/Stair_Lift core)	641	m2	165	105,765
232/L	Party walls between services cupboards and corridors – Wall comprising of 64mm thick metal stud lined with 13mm thick plasterboard on both sides, 75mm thick Acoustigard insulation (Services)	759	m2	125	94,875
232/M	Internal wall comprising of 64mm thick metal stud lined one side with 13mm thick plasterboard (PW_PB-P)	915	m2	75	68,625
	<u>Walls between Common areas</u>				

WT ESTIMATE

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
233/A	Party walls between corridors and apartments – Wall comprising of 43mm wide cavity of furring channel on fixing clips, 75mm thick hebel powerpanel, 50mm thick acoustigard 11kg/m3 insulation in a 43mm wide cavity of furring channel on fixing clips lined wet side with 13mm thick aquacheck plasterboard and dry side with 13mm thick gyprock plasterboard (Corridor)	1,796	m2	225	404,100
233/B	Party walls between voids and apartments, 190mm thick block wall, comprising of 64mm thick metal stud lined one side with 13mm thick plasterboard (M-S/PB-P)	669	m2	275	183,975
233/C	Internal wall comprising of 190mm thick block wall, 64mm thick metal stud lined one side with 13mm thick plasterboard (M-S/PB-P)	47	m2	260	12,220
	<u>Screens</u>				
233/D	Shower Screen	198	no	800	158,400
	Total - Internal Walls / Screens				4,003,404

WT ESTIMATE

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 2 - BUILDING C (ILU TOWER AND PODIUM)</u>				
	<u>Internal Doors</u>				
	Internal Doors				
	<u>Apartments</u>				
234/A	Allow for single solid core door, to Entry	120	No	1,500	180,000
234/B	Allow for hollow core door to apartment, internal	421	No	650	273,650
234/C	Allow for cavity sliding door to apartments, internal	38	No	1,000	38,000
234/D	Allow for 820mm wide single store door	1	No	750	750
234/E	Allow for 920mm wide double store door	80	No	950	76,000
234/F	Allow for 1500mm wide Bi-fold door, to Laundry	120	No	2,000	240,000
234/G	Allow for Bi-fold screen, to Study room	0	m	1,500	0
	<u>Common Areas</u>				
234/H	Allow for single hollow core door	10	No	650	6,500
234/I	Allow for fire rated single egress door	39	No	1,400	54,600
234/K	Allow for double cupboard door for service access	46	No	950	43,700
234/L	Allow for double glazed doors	1	No	5,000	5,000
	Total - Internal Doors				918,200

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 2 - BUILDING C (ILU TOWER AND PODIUM)</u>				
	<u>Wall Finishes</u>				
	<u>Wall Finishes</u>				
	<u>Painting</u>				
235/A	Paint to plasterboard/ block/ concrete wall	29,167	m2	12	350,004
	<u>Tiling and the like</u>				
235/B	Allow for 2400mm high ceramic tiles to bathroom and WC, incl waterproof membrane (PC sum \$15/m2)	1,109	m2	150	166,350
235/C	Allow for 2400mm high feature mosaic ceramic tiles to bathroom and WC, incl waterproof membrane (PC sum \$35/m2)	1,109	m2	172	190,748
	<u>Fibre Cement Sheet and Plywood Sheet</u>				
235/D	Allow for 6mm fibre cement sheet to laundry area, incl. waterproof membrane (4 sides of wall)		m2		
235/E	Extra-over for noggings and 12mm plywood sheet to laundry area (1 side of wall)		m2		
	<u>Splashback</u>				
235/F	Allow for 700mm high feature tile splashback to kitchens, incl waterproof membrane (PC Sum \$35/m2)	301	m2	172	51,772
235/G	Allow for 250mm high ceramic tiles splashback to bathroom vanity / basin unit and Laundry tub (PC sum \$15/m2)	132	m2	150	19,800
	<u>Mirrors</u>				
235/H	Allow 1200mm high x 900mm wide mirror to bathroom / WC above feature joinery	214	m2	400	85,600
	<u>Others</u>				
235/I	Allowance for feature wall finishes to main lobby	1	Item	5,000	5,000
	Total - Wall Finishes				869,274

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 2 - BUILDING C (ILU TOWER AND PODIUM)</u>				
	<u>Floor Finishes</u>				
	<u>Floor Finishes</u>				
	<u>Carpet</u>				
236/A	To Bedroom and Living / Dining	7,071	m2	66	466,686
236/B	To Circulation	942	m2	80	75,360
	<u>Ceramic tiles</u>				
236/C	To Bathrooms and Laundries including waterproofing (PC Sum \$23/m2)	1,178	m2	175	206,150
236/D	To Kitchens including waterproofing (PC Sum \$23/m2)	773	m2	175	135,275
236/E	Allow acoustic underlay to tiled floor	1,951	m2	40	78,040
236/F	To Corridors on Lower and Upper Ground (PC Sum \$30/m2)	90	m2	135	12,150
	<u>Finish to concrete slab</u>				
	To Fire stairs and Service boards				EXCL
	<u>External pavers</u>				
236/G	To Balconies including waterproofing (PC Sum \$25/m2)	1,461	m2	178	260,058
	<u>Skirtings</u>				
236/H	Allow for timber painted skirting, to Bedrooms, Living/ Dining and Common Corridor areas	8,906	m	25	222,650
236/J	Allow for 100mm high tile skirting to Bathrooms and Laundries	2,379	m	100	237,900
	<u>Finish to Concrete Slab</u>				
236/K	Sealer to concrete slab	90	m2	25	2,250
236/L	To Waste rooms. Allow epoxy flooring	47	m2	65	3,055
	<u>Metalwork</u>				
236/M	Entry mat	1	no	5,000	5,000
236/N	Allowance for tactile indicators and feature floor finishes to Lobby	1	item	10,000	10,000
236/P	FECA + UCA – check	13,444	m2		
	Total - Floor Finishes				1,714,574

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 2 - BUILDING C (ILU TOWER AND PODIUM)</u>				
	<u>Ceiling Finishes</u>				
	Ceiling Finishes				
237/A	Painted flush plasterboard suspended ceiling, to bedrooms and living rooms	7,843	m2	80	627,440
237/B	Painted flush moisture resistant plasterboard suspended ceiling to wet areas	1,178	m2	85	100,130
237/C	Painted soffits to balconies and terraces	1,461	m2	20	29,220
	Painted soffits to fire stair landings				EXCL
237/D	Painted flush plasterboard suspended ceiling, to common areas – Corridors and Lobby	1,032	m2	80	82,560
	Painted finishes to Services and Garbage areas				EXCL
237/E	Insulation to ceilings within top floor areas	1,264	m2	15	18,960
237/F	Insulation to ceilings within Level 1 apartments above car park area	1,004	m2	15	15,060
237/G	Allow for cornice	11,569	m	15	173,535
237/H	Allow for bulkhead	1	item		EXCL
237/J	Allow for feature ceiling to foyer/corridor areas	1	item		EXCL
237/K	Allow for access panel	234	no	250	58,500
237/L	FECA check	13,444	m2		
	Total - Ceiling Finishes				1,105,405

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 2 - BUILDING C (ILU TOWER AND PODIUM)</u>				
	<u>Fittings & Appliances</u>				
	<u>Fittings & Appliances</u>				
	<u>Benches/Shelves/Cupboards etc.</u>				
238/A	Kitchen Joinery	422	m	1,917	808,974
238/B	Kitchen Island	218	m	1,150	250,744
238/C	Laundry bench	164	m	771	126,464
238/D	Wardrobes	484	m	1,089	526,902
238/E	Storage Cupboards	290	m	680	197,316
238/F	Vanity unit to WC	332	m	907	301,190
238/G	Study Desk	39	m	454	17,690
238/H	Mirror cabinet to WC	330	m	1,270	419,126
	<u>Bathroom Fittings</u>				
238/J	Toilet Roll Dispenser	198	no	90	17,899
238/K	Towel Rail	198	no	127	25,059
238/L	Hand towel rail	198	no	158	31,324
238/M	Robe Hook	396	no	29	11,634
238/N	Soap Holder	198	no	38	7,607
238/P	Shower Shelf	198	no	107	21,255
	<u>Appliances</u>				
238/Q	Westinghouse Ceramic 4 plate cooktop (Product Code: WHC642BA – SAHF/Mid page 38)	120	no	504	60,480
238/R	Inalto Care Oven 600mm side or top opening 67L cavity (Product Code: IOSO605M – SAHF/Mid page 32)	120	no	772	92,640
238/S	Inalto Care undermount rangehood 52cm (Product Code: EUM52 page 32)	120	no	336	40,320
238/T	Inalto Care Dishwasher compact 45cm (Product Code: DW42CS – SAHF/Mid page 34)	120	no	572	68,640
	Microwave				EXCL
	Washing Machine				EXCL
238/U	Fisher and Paykel 4.5 Clothes Dryer vented dryer (Product Code: DE4560M1 – Low/Mid page 54)	120	no	568	68,160
	<u>Fire Extinguishers</u>				
238/V	Allow for fire extinguisher to ILU and lobbies	42	no	315	13,230
	<u>Blinds</u>				
	Allow for blinds to apartments				EXCL
	<u>Signage</u>				
238/W	Allowance for signage	1	item	15,750	15,750
	<u>Generally</u>				
238/X	Allowance for Garbage Chute	1	item	31,500	31,500

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
239/A	Allow for mail boxes	120	item	315	37,800
	Total - Fittings & Appliances				3,191,705

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 2 - BUILDING C (ILU TOWER AND PODIUM)</u>				
	<u>Hydraulic Services</u>				
	Hydraulic Services				
	<u>Fixtures & Fittings</u>				
240/A	Allowance for double sink to kitchen	120	no	632	75,871
240/B	Allowance for double sink roll mat	120	no	136	16,330
240/C	Allowance for free standing laundry tub, Stainless steel tub polished 32Ltr including Bypass	120	no	267	32,076
240/D	Allowance for toilet suite	198	no	753	149,035
240/E	Allowance for vanity basin	198	no	326	64,548
240/F	Allowance for kitchen sink mixer	120	no	267	32,002
240/G	Allowance for bathroom basin mixer	198	no	175	34,634
240/H	Allowance for rail shower	198	no	515	102,010
240/J	Allowance for shower mixer	198	no	139	27,593
240/K	Allowance for laundry tapset	120	no	167	20,088
240/L	Allowance for washing machine tapset	120	no	193	23,196
240/M	Allowance for strip floor waste tile insert for shower	198	no	335	66,290
240/N	Allowance for square floor waste tile insert to bathroom, laundry	318	no	79	25,071
	<u>Hydraulic Services</u>				
240/P	On floor distribution allowance	12	floors	15,000	180,000
	Hydraulic services to the below apartment types including all rough in pipework for sewer, hot water, cold water, gas and stormwater. Fixtures and fittings taken elsewhere				
240/Q	1 Bed + 1 Bath	42.00	no	11,826	496,692
240/R	1 Bed + 1 Bath + Study	0.00	no	11,826	0
240/S	2 Bed + 1.5 Bath	0.00	no	14,472	0
240/T	2 Bed + 1 Bath	0.00	no	11,826	0
240/U	2 Bed + 2 Bath	72.00	no	15,174	1,092,528
240/V	2 Bed + 2 Bath + Study	0.00	no	15,174	0
240/W	3 Bed + 2 Bath	6.00	no	15,174	91,044
	ROOF				
240/X	Allowance for siphonic drainage	1	item	30,225	30,225
240/Y	Allowance for 5000 litre siphonic drainage	2	no	15,000	30,000
	MISC				
240/Z	Rainwater re-use supply meter	1	no	350	350
240/AA	Fire Hose Reel supply meter	1	no	350	350
240/AB	Hot water system meter	1	no	350	350
240/AC	Cold water supply meter	1	no	350	350
240/AD	Irrigation supply meter	1	no	350	350

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
241/A	BWIC included		Note:		
241/B	Testing & Commissioning	1	item	45,600	45,600
241/C	Design	1	item	131,829	131,829
	Total - Hydraulic Services				2,768,412

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 2 - BUILDING C (ILU TOWER AND PODIUM)</u>				
	<u>Electrical Services</u>				
	Electrical Services				
242/A	Allow elemental rate for Electrical Services, including ICT	13,444	m2	275	3,697,100
	Total - Electrical Services				3,697,100

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 2 - BUILDING C (ILU TOWER AND PODIUM)</u>				
	<u>Mechanical Services</u>				
	Mechanical Services				
243/A	Allow elemental rate for Mechanical Services	13,444	m2	216	2,903,904
	Total - Mechanical Services				2,903,904

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 2 - BUILDING C (ILU TOWER AND PODIUM)</u>				
	<u>Fire Services</u>				
	Fire Services				
244/A	Allow elemental rate for Fire Services	13,444	m2	87	1,169,628
	Total - Fire Services				1,169,628

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 2 - BUILDING C (ILU TOWER AND PODIUM)</u>				
	<u>Vertical Transportation</u>				
	Vertical Transportation				
245/A	Allow for lifts (9 levels)	1	Item	205,000	205,000
245/B	Allow for lifts (14 levels)	2	Item	255,000	510,000
	Total - Vertical Transportation				715,000

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 2 - BUILDING C (ILU TOWER AND PODIUM)</u>				
	<u>External Works</u>				
	External Works				
246/A	Site and internal fencing incl gates/ Balustrades	150	m	250	37,500
	Site boundary wall				EXCL
246/B	Feature stepping stones	18	m2	350	6,300
246/C	Pavers on grade – Granite pathways	200	m2	310	62,000
246/D	Plaza pavings to podium/Tower (waterproofing and stormwater)	286	m2	400	114,400
246/E	Timber deck on steel frame at ground	64	m2	480	30,720
246/F	Timber deck on steel frame at above slab including roof	106	m2	1,300	137,838
246/G	Staircase to Viewing deck	1	no	10,000	10,000
246/H	Upper floors terraces paving	440	m2	130	57,200
246/J	Allow new trees structure	29	no	500	14,500
246/K	EO for Ramp	51	m2	200	10,200
246/L	Allowance for protection for existing trees	1	Item	5,000	5,000
246/M	Soft landscaping on grade	1,206	m2	130	156,780
246/N	Soft landscaping to podium/Tower (soil, turf, plants and irrigation)	404	m2	360	145,440
246/P	Native flower garden to podium/Tower (soil, turf and irrigation)	135	m2	385	51,975
246/Q	Drip water systems to podium	539	m2	10	5,390
246/R	External signage	1	Item	10,000	10,000
246/S	Planter Wall at Social Oasis area (Assumed Facing Brick)	139	m	300	41,700
246/T	Green wall southern tree grove, Assumed average height 600mm and 150mm thick concrete,including 800x250 concrete footing	13	m	461	5,996
246/U	Outdoor furniture (benches, bbq tables & chairs, etc.,)	1	Item	15,000	15,000
246/V	Allowance for planter boxers at terrace	1	Item	30,000	30,000
246/W	BR2 double faced brick temporary parapet wall as edge	66	m	762	49,926
	<u>Specialist Suppliers by Uniting</u>				
246/X	Site directory signage	1	Item	20,000	20,000
	<u>Outside Site Works (excl. services connections, upgrades)</u>				
246/Y	Concrete footpaths along James street and Tiral street	168	m2	85	14,280
246/Z	Turfing and landscaping along James street and Tiral street	283	m2	45	12,752
246/AA	Council or RMS roadworks	1	Item	62,500	62,500
	<u>Specific Site Provisions</u>				
246/AB	Vegetation Management Plans, Riparian Zones, existing dam works	1	Item	12,500	12,500
246/AC	Mine subsidence		Item		EXCL

WT ESTIMATE

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
247/A	Mine grouting <u>Staging (temporary works required)</u>		Item		EXCL
247/B	Surplus stockpiles of fill on site (from bulk excavation)	1	Item	125,000	125,000
	Total - External Works				1,244,896

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 2 - BUILDING C (ILU TOWER AND PODIUM)</u>				
	<u>External Services</u>				
	External Services				
	Cap, disconnect and/or relocate existing services.				N/A
248/A	Substations/transformers	1	Item	250,000	250,000
	HV feeders & reticulation through site to Main Switchboard.				N/A
248/B	External village Lighting to pedestrian pathways, etc.,	1,921	m2	30	57,630
248/C	External village security	1,921	m2	30	57,630
248/D	Strip lighting	7	m	210	1,470
248/E	Tree uplighting	3	No	2,620	7,860
248/F	Undercroft lighting	22	m	240	5,280
248/G	OSD T2 TANK including concrete base, filters , roof slab lids and all hydraulic components.	38	m3	600	22,800
248/H	Potable Water reticulation and connection incl. booster assemblies	1	Item	25,000	25,000
248/I	Fire Services Supply reticulation to buildings and connection incl. booster assemblies	1	Item	25,000	25,000
248/K	Fire site hydrants reticulation around the site	1	Item	25,000	25,000
248/L	Water supply booster pumps	1	Item	50,000	50,000
248/M	Fire Services supply booster pumps	1	Item	50,000	50,000
248/N	Gas reticulation and connection	1	Item	25,000	25,000
248/P	Telecommunications reticulation and connection	1	Item	15,000	15,000
	<u>Stormwater</u>				
248/Q	Stormwater reticulation and connection	1	Item	25,000	25,000
248/R	225mm dia RCP	11	m	220.00	2,420
248/S	300mm dia RCP	68	m	350.00	23,800
248/T	Small rock pitched headwall	2	No	2,000.00	4,000
248/U	Allowance for 22500L precast UG rainwater Harverst Tank	1	No	10,000	10,000
248/V	Concrete stormwater pits	7	No	3,750	26,250
248/W	Allowance for surface swale with intermediate energy dissepaters (rock check dams)	53	m2	85	4,505
	Total - External Services				713,645

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 3 - BUILDING D (RESIDENTIAL TOWER)</u>				
	<u>STAGE 4 - BUILDING D (RESIDENTIAL TOWER)</u>				
	<u>SITE PREPARATION</u>				
	DEMOLITION				8,282
	<i>Subtotal</i>				8,282
	<u>BUILDING D - Car Parking and Associated BOH (Basement, LG & UG)</u>				
	SUBSTRUCTURE				1,772,047
	COLUMNS				268,911
	UPPER FLOORS				1,172,600
	STAIRCASES				45,000
	ROOF				510,024
	EXTERNAL WALLS, WINDOWS AND DOORS				581,747
	INTERNAL WALLS / SCREENS				291,279
	INTERNAL DOORS				13,250
	WALL FINISHES				12,100
	FLOOR FINISHES				134,305
	CEILING FINISHES				0
	FITTINGS & FIXTURES				102,391
	HYDRAULIC SERVICES				204,782
	ELECTRICAL SERVICES				291,006
	MECHANICAL SERVICES				350,285
	FIRE SERVICES				323,340
	VERTICAL TRANSPORTATION				N/A
	BWIC				35,082
	<i>Subtotal</i>				6,108,149
	<u>BUILDING D - Apartments and Common Spaces (incl LG and UG)</u>				
	SUBSTRUCTURE				314,176
	COLUMNS				892,007
	UPPER FLOORS				5,065,364
	STAIRCASES				243,750
	ROOF				954,340
	EXTERNAL WALLS, WINDOWS AND DOORS				6,910,089
	INTERNAL WALLS / SCREENS				4,272,578
	INTERNAL DOORS				902,600
	WALL FINISHES				832,448
	FLOOR FINISHES				1,697,155
	CEILING FINISHES				1,121,430

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	FITTINGS & APPLIANCES				2,880,255
	HYDRAULIC SERVICES				2,827,784
	ELECTRICAL SERVICES				3,767,500
	MECHANICAL SERVICES				2,959,200
	FIRE SERVICES				1,191,900
	VERTICAL TRANSPORTATION				745,000
	BWIC				344,742
	<i>Subtotal</i>				37,922,316
	<u>EXTERNAL WORKS AND SERVICES</u>				
	EXTERNAL WORKS				1,307,044
	EXTERNAL SERVICES				754,360
	<i>Subtotal</i>				2,061,404
	SUBTOTAL TRADE COSTS				46,100,151
	PRELIMINARIES (18%)				8,298,027
	BUILDER'S OVERHEADS & MARGIN (4%)				2,175,927
	CONTINGENCIES (10%)				5,657,410
	STAGE 4 – CONSTRUCTION ESTIMATE AT JUN 2022 (EXCL GST)				62,231,515
	ESCALATION				Excluded
	STAGE 4 – CONSTRUCTION ESTIMATE AT JUN 2022 (EXCL GST)				62,231,515
250/A	GFA:	19,088	m2		0
250/B	No of Units:	132	No		0
250/C	GFA to ILU's only:	13,700	m2		0
250/D	No of Units:	132	No		0
	Total - Stage 3 - Building D (residential Tower)				62,231,515

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 3 - BUILDING D (RESIDENTIAL TOWER)</u>				
	<u>Demolition</u>				
	Demolition				
251/A	Allow to break through existing blockwork to form opening to link existing and new Car Park	38	m2	80	3,040
251/B	Allow to break up temporary parapet wall at podium level	66	m2	80	5,242
	Total - Demolition				8,282

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 3 - BUILDING D (RESIDENTIAL TOWER)</u>				
	<u>Substructure</u>				
	Substructure				
252/A	Substructure including pad footings, strip footings, lift pits, slab on ground	2,023	m2	876	1,772,047
	Total - Substructure				1,772,047

WT ESTIMATE

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 3 - BUILDING D (RESIDENTIAL TOWER)</u>				
	<u>Columns</u>				
	Columns				
253/A	Allow elemental rate for columns	5,389	m2	50	268,911
	Total - Columns				268,911

WT ESTIMATE

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 3 - BUILDING D (RESIDENTIAL TOWER)</u>				
	<u>Upper Floors</u>				
	Upper Floors				
254/A	Allow elemental rate including setdowns & transfer beam	3,612	m2	325	1,172,600
	Total - Upper Floors				1,172,600

WT ESTIMATE

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 3 - BUILDING D (RESIDENTIAL TOWER)</u>				
	<u>Staircases</u>				
	Staircases				
	<u>Access Stairs</u>				
255/A	Reinforced concrete main access stair including finishes and balustrade (No.2)	12	m/ris e	3,750	45,000
	Total - Staircases				45,000

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 3 - BUILDING D (RESIDENTIAL TOWER)</u>				
	<u>Roof</u>				
	Roof				
256/A	Allowance for Concrete Slab Roof– Above Car Parking	807	m2	632	510,024
	Total - Roof				510,024

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 3 - BUILDING D (RESIDENTIAL TOWER)</u>				
	<u>External Walls, Windows And Doors</u>				
	External Walls, Windows and Doors				
	<u>Piers</u>				
257/A	BR2 230 x 450mm Face brick piers	11	m2	762	8,382
257/B	BR2 350 x 450mm Hollow face brick piers	29	m2	405	11,745
	<u>Walls</u>				
257/C	BR2 Single layer face brick wall system, assumed comprising 110mm face brick wall, 40mm cavity, vapour barrier and 250mm concrete wall to BOH (e/w measured)	50	m2	386	19,300
257/D	CWC 50MPa Reinforced concrete core/ shear walls, 200mm thick (200kg/m3 reinforcement)	967	m2	544	526,290
	<u>Sundries</u>				
257/E	Allow for steel lintel	3	m	75	225
	<u>Doors</u>				
257/F	Single fire rated door including frame, hardware and paint finish; to fire stairs	2	no	1,400	2,800
	<u>Resilient Finishes</u>				
257/G	Paint finish to edge of slabs and walls	7	m2	15	105
257/H	Render and paint finish	172	m2	75	12,900
	Total - External Walls, Windows And Doors				581,747

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 3 - BUILDING D (RESIDENTIAL TOWER)</u>				
	<u>Internal Walls / Screens</u>				
	<u>Internal Walls / Screens</u>				
	<u>Reinforced Concrete Wall to Lift and Stair Cores</u>				
258/A	CWC 50MPa Reinforced concrete core/ shear walls, 200mm thick (200kg/m3 reinforcement)	0	m2	544	0
258/B	CWB 50MPa Reinforced concrete core/ shear walls, 250mm thick (200kg/m3 reinforcement)	315	m2	600	189,079
	<u>Block Walls</u>				
258/C	Allow for 190mm thick block wall, to internal walls generally	511	m2	200	102,200
	Total - Internal Walls / Screens				291,279

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 3 - BUILDING D (RESIDENTIAL TOWER)</u>				
	<u>Internal Doors</u>				
	Internal Doors				
259/A	Allow for single hollow core door	6	No	650	3,900
259/B	Allow for fire rated single egress door	6	No	1,400	8,400
259/C	Allow for double cupboard door for service access	1	No	950.00	950
	Total - Internal Doors				13,250

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 3 - BUILDING D (RESIDENTIAL TOWER)</u>				
	<u>Wall Finishes</u>				
	Wall Finishes				
	<u>Epoxy</u>				
260/A	Allow for 2100mm high epoxy, to Waste room	50	m2	80	4,000
	<u>Paint</u>				
260/B	Paint to block/ concrete walls	675	m2	12.00	8,100
	<u>Note:</u>				
	As per message to Michelle on 22 Nov 2021, the previous quantities for wall finish look inconsistent and caused confusion. As such, I assumed paint finish only to external face of walls of staircase, stair hallways, plant rooms and lifts. No wall finish to all the internal walls of staircase, stair hallways, plant rooms except garbage room as per above.				
	Total - Wall Finishes				12,100

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 3 - BUILDING D (RESIDENTIAL TOWER)</u>				
	<u>Floor Finishes</u>				
	Floor Finishes				
261/A	To Services room	306	m2	20.00	6,120.00
261/B	To Waste rooms. Allow epoxy flooring	69	m2	65.00	4,485
261/C	Sealer to concrete slab and line marking to car park areas	4,936	m2	25.00	123,400.00
261/D	To Store Room (Sealant to floor)	15	m2	20.00	300
	FECA check	5,338			
	Total - Floor Finishes				134,305

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 3 - BUILDING D (RESIDENTIAL TOWER)</u>				
	<u>Ceiling Finishes</u>				
	Ceiling Finishes				
262/A	Paint finish to concrete soffit	0.00	m2	15	EXCL

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 3 - BUILDING D (RESIDENTIAL TOWER)</u>				
	<u>Fittings & Fixtures</u>				
	<u>Fittings & Appliances</u>				
	<u>Car Parking</u>				
263/A	Allow elemental rate for fittings	5,389	m2	19	102,391
	Total - Fittings & Fixtures				102,391

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 3 - BUILDING D (RESIDENTIAL TOWER)</u>				
	<u>Hydraulic Services</u>				
	Hydraulic Services				
264/A	Allow elemental rate for Hydraulic Services to Car Parking	5,389	m2	38	204,782
	Total - Hydraulic Services				204,782

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 3 - BUILDING D (RESIDENTIAL TOWER)</u>				
	<u>Electrical Services</u>				
	Electrical Services				
265/A	Allow elemental rate for Electrical Services to Car Parking	5,389	m2	54	291,006
	Total - Electrical Services				291,006

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 3 - BUILDING D (RESIDENTIAL TOWER)</u>				
	<u>Mechanical Services</u>				
	Mechanical Services				
266/A	Allow elemental rate for Mechanical Services to Car Parking	5,389	m2	65	350,285
	Total - Mechanical Services				350,285

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 3 - BUILDING D (RESIDENTIAL TOWER)</u>				
	<u>Fire Services</u>				
	Fire Services				
267/A	Allow elemental rate for Fire Services to Car Parking	5,389	m2	60	323,340
	Total - Fire Services				323,340

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 3 - BUILDING D (RESIDENTIAL TOWER)</u>				
	<u>Substructure</u>				
	Substructure				
268/A	Substructure including pad footings, strip footings, lift pits, slab on ground	505	m2	622	314,176
	Total - Substructure				314,176

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 3 - BUILDING D (RESIDENTIAL TOWER)</u>				
	<u>Columns</u>				
	Columns				
269/A	Allow elemental rate for columns	13,700	m2	65	892,007
	Total - Columns				892,007

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 3 - BUILDING D (RESIDENTIAL TOWER)</u>				
	<u>Upper Floors</u>				
	Upper Floors				
270/A	Allow elemental rate including setdowns & transfer beam	13,861	m2	365	5,065,364
	Total - Upper Floors				5,065,364

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 3 - BUILDING D (RESIDENTIAL TOWER)</u>				
	<u>Staircases</u>				
	Staircases				
	<u>Access Stairs</u>				
271/A	Reinforced concrete main access stair including finishes and balustrade (No.2)	65	m/ris e	3,750	243,750
	Total - Staircases				243,750

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 3 - BUILDING D (RESIDENTIAL TOWER)</u>				
	<u>Roof</u>				
	<u>Roof</u>				
	<u>Concrete Slab</u>				
272/A	250mm thick, 40MPa reinforced post-tensioned concrete slab including waterproofing	568	m2	405	230,040
272/B	200mm thick, 40MPa reinforced post-tensioned concrete slab in terrace area including waterproofing	652	m2	385	251,020
272/C	200mm thick, 40MPa reinforced post-tensioned concrete slab above lift/ staircase area including waterproofing and protection board	53	m2	453	24,009
272/D	Concrete upstands to roof perimeter, assume 150mm wide x 450mm high, including waterproofing	398	m	265	105,385
	<u>Slab Extension for Feature Facade</u>				
272/E	200mm thick, 40MPa reinforced post-tensioned concrete slab including waterproofing	116	m2	347	40,252
	<u>Parapet Walls</u>				
272/F	BR2 Hollow face brick beam/parapet 600mm wide with cavity and facing to both sides to L4 small tower	124	m2	405	50,220
272/G	Ditto BR2 but COP	11	m2	447	4,917
272/H	BR1&3 Face brick double layer 110mm face brick wall	159	m2	761	120,999
272/J	Ditto BR1&3 but COP	9	m2	486	4,374
272/K	BR2 Face brick double layer 110mm face brick parapet wall	51	m2	762	38,862
272/L	Ditto BR2 but COP	3	m2	842	2,526
272/M	Allow for hot dipped galvanised steel shelf angle to slab edge	52	m	100	5,200
272/N	BR2 Face brick skin to edge of slab	11	m2	386	4,246
	<u>Resilient Finishes</u>				
272/P	Paint finish to edge of slabs	36	m2	15	540
	<u>Miscellaneous</u>				
272/Q	Allow for pergola in Terrace	49	m2	750.00	36,750
272/R	Allow for roof anchor points	1	Item	25,000	25,000
272/S	Allow for roof plant plinth	1	Item	5,000	5,000
	Allow for 1.8m high louvre screen to roof plant, assume approx 50m				EXCL
272/T	Allow for miscellaneous metalworks	1	Item	5,000	5,000
272/U	Roof plumbing included under Hydraulics		Note		
	Total - Roof				954,340

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 3 - BUILDING D (RESIDENTIAL TOWER)</u>				
	<u>External Walls, Windows And Doors</u>				
	External Walls, Windows and Doors				
	<u>Piers and Beams</u>				
273/A	BR2 230 x 450mm Face brick piers	28	m2	762	21,336
273/B	BR2 350 x 450mm Hollow face brick piers	126	m2	405	51,030
273/C	BR2 Hollow face brick beams to small tower (North elevation)	24	m2	405	9,720
273/D	BR2 Hollow face brick beams with cavity and facing to both sides on podium	286	m2	405	115,830
	<u>Walls</u>				
273/E	200mm thick block wall, 40mm cavity, vapour barrier, 92mm steel stud with acoustigard R2.2 insulation and 13mm standard plasterboard (render and paint finish e/m)	294	m2	263	77,322
273/F	BR2&3 Single layer face brick wall system, assumed comprising 110mm face brick wall, 40mm cavity, vapour barrier and concrete wall (e/w measured)	7	m2	387	2,706
273/G	BR2&3 Face brick wall system, assumed comprising 110mm face brick wall, 40mm cavity, vapour barrier, 92mm steel stud with acoustigard R2.2 insulation and 13mm standard plasterboard	2,764	m2	486	1,341,922
273/H	Ditto to BR1 & BR3 COP	308	m2	526	162,008
273/J	BR2&3 Face brick double layer 110mm face brick wall	183	m2	762	139,446
273/K	Ditto BR2&3 but COP	26	m2	762	19,812
273/L	CWA 50MPa Reinforced concrete core/ shear walls, 200mm thick (160kg/m3 reinforcement)	11	m2	516	5,679
273/M	CWB 50MPa Reinforced concrete core/ shear walls, 250mm thick (160kg/m3 reinforcement)	103	m2	565	58,221
	<u>Sundries</u>				
273/N	Allow for hot dipped galvanised steel shelf angle to every second floor level	103	m	100	10,300
273/P	Allow for steel lintel	12	m	75	900
273/Q	Allow for sill	9	m	50	450
	<u>Cladding</u>				
273/R	M3 Lysaght Longline 'Monument' metal cladding wall system, assumed comprising Metal cladding, subframing, sarking, 92mm steel stud with insulation and 13mm standard plasterboard	113	m2	331	37,403
273/S	Ditto but COP	24	m2	331	7,944
	<u>Glazing</u>				
273/T	Full height glazed walls	18	m2	900	16,200
273/U	EO for double glazed door	1	No	2,100	2,100
273/V	EO for double glazed automatic door	1	No	4,500	4,500
273/W	Windows	1,740	m2	600	1,044,000

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
274/A	Glazed sliding doors	1,790	m2	700	1,253,000
	<u>Balustrades</u>				
274/B	M1 Type metal balustrade, assumed semi –framed with black powder coat including handrail	491	m	450	220,950
274/C	Extra over allowance for curved balustrade	38	No	150	5,700
274/D	Solid metal balustrade, assumed perforated metal 1000mm high	85	m	650	55,250
274/E	Extra over allowance for curved solid metal balustrade	25	m	200	5,000
274/F	Metal privacy screen, assumed perforated metal 1500mm high	52	m	650	33,800
274/G	Full height metal louvre screen	411	m2	550	226,050
274/H	Extra over allowance for curved metal louvre screen	33	No	250	8,250
	<u>Louvres & Screens</u>				
	<u>Doors</u>				
274/J	Single fire rated door including frame, hardware and paint finish; to fire stairs	3	no	1,400	4,200
274/K	Auto double glazed door	1	no	5,000	5,000
	<u>Resilient Finishes</u>				
274/L	Paint finish to edge of slabs and walls	66	m2	15	990
274/M	Render and paint finish	301	m2	75	22,575
	<u>Additional Facade Detail</u>				
274/N	Additional light facade features to towers as per Section A SK200715	4,568	m2	297	1,356,696
274/P	Additional dark facade features to towers as per Section B SK200716	1,668	m2	350	583,800
274/Q	Facade area check	6,978	m2		
	Total - External Walls, Windows And Doors				6,910,089

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 3 - BUILDING D (RESIDENTIAL TOWER)</u>				
	<u>Internal Walls / Screens</u>				
	<u>Internal Walls / Screens</u>				
	<u>Reinforced Concrete Wall to Lift and Stair Cores</u>				
275/A	CWB 50MPa Reinforced concrete core/ shear walls, 250mm thick (160kg/m3 reinforcement)	2,042	m2	565	1,154,241
275/B	CWB 50MPa Reinforced concrete core/ shear walls, 250mm thick (200kg/m3 reinforcement)	246	m2	600	147,662
	<u>Block Walls</u>				
275/C	Allow for 190mm thick block wall, to internal walls generally	414	m2	200	82,800
	<u>Walls Within Apartments</u>				0
275/D	Internal wall comprising of 64mm thick metal stud lined both sides with 13mm thick plasterboard (PB+ST+PB)	4,648	m2	106	490,364
275/E	Internal wall comprising of 64mm thick metal stud lined with 13mm thick plasterboard on the dry side and 13mm thick aquacheck plasterboard on the wet side (PB+ST+PB(W))	4,115	m2	111	454,708
275/F	Internal wall assumed comprising of 64mm thick metal stud lined both sides with Aquacheck plasterboard (PB(W)+ST_PB(W))	431	m2	116	49,781
275/G	Riser – Internal wall comprising of 76mm thick metal stud lined with 10mm thick aquacheck plasterboard and with 75mm thick acoustic-guard 11kg/m2 acoustic insulation (Riser_PB(W))	895	m2	100	89,724
275/H	Extra over waterproofing plasterboard layer cost	895	m2	5.00	4,475.00
	<u>Party Walls</u>				
275/J	Party walls between apartments – Wall comprising of 50mm thick acoustigard 11kg/m insulation in 43mm wide cavity of furring channel on fixing clips, 75mm thick hebel powerpanel, 35mm wide cavity, 64mm thick metal stud with 75mm thick acoustigard 11kg/m3 insulation lined both sides with 13mm thick plasterboard (Apt/Apt)	2,788	m2	275	766,700
275/K	Party walls between stair core / lift core and apartments – Wall comprising of 43mm wide cavity of furring channel on fixing clips, 75mm thick hebel powerpanel, 50mm thick acoustigard 11kg/m3 insulation in a 43mm thick cavity of furring channel on fixing clips lined one side with 13mm thick gyprock plasterboard (Apt/Stair_Lift core)	755	m2	165	124,575
275/L	Party walls between services cupboards and corridors – Wall comprising of 64mm thick metal stud lined with 13mm thick plasterboard on both sides, 75mm thick Acoustigard insulation (Services)	837	m2	125	104,625
275/M	Internal wall comprising of 64mm thick metal stud lined one side with 13mm thick plasterboard (PW_PB-P)	991	m2	75	74,325
	<u>Walls between Common areas</u>				

WT ESTIMATE

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
276/A	Party walls between corridors and apartments – Wall comprising of 43mm wide cavity of furring channel on fixing clips, 75mm thick hebel powerpanel, 50mm thick acoustigard 11kg/m3 insulation in a 43mm wide cavity of furring channel on fixing clips lined wet side with 13mm thick aquacheck plasterboard and dry side with 13mm thick gyprock plasterboard (Corridor)	1,678	m2	225	377,550
276/B	Party walls between voids and apartments, 190mm thick block wall, comprising of 64mm thick metal stud lined one side with 13mm thick plasterboard (M-S/PB-P) <u>Screens</u>	750	m2	275	206,250
276/C	Shower Screen	181	no	800	144,800
	Total - Internal Walls / Screens				4,272,578

WT ESTIMATE

SD 80% COST PLAN 2022 - REV4



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 3 - BUILDING D (RESIDENTIAL TOWER)</u>				
	<u>Internal Doors</u>				
	Internal Doors				
	<u>Apartments</u>				
277/A	Allow for single solid core door, to Entry	132	No	1,500	198,000
277/B	Allow for hollow core door to apartment, internal	439	No	650	285,350
277/C	Allow for cavity sliding door to apartments, internal	49	No	1,000	49,000
277/D	Allow for 1250mm wide Bi-fold door, to Laundry	132	No	1,667	220,000
277/E	Allow for Bi-fold screen, to Study room/Store	3	m	1,500	4,500
	<u>Common Areas</u>				
277/F	Allow for fire rated single egress door	37	No	1,400	51,800
277/G	Allow for single cupboard door for service access	105	No	750	78,750
277/H	Allow for double cupboard door for service access	16	No	950	15,200
	Total - Internal Doors				902,600

WT ESTIMATE

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 3 - BUILDING D (RESIDENTIAL TOWER)</u>				
	<u>Wall Finishes</u>				
	Wall Finishes				
	<u>Painting</u>				
278/A	Paint to plasterboard/ block/ Concrete walls	31,719	m2	12	380,628
	<u>Tiling and the like</u>				
278/B	Allow for 2400mm high ceramic tiles to bathroom and WC, incl waterproof membrane (PC sum \$15/m2)	910	m2	150	136,500
278/C	Allow for 2400mm high feature mosaic ceramic tiles to bathroom and WC, incl waterproof membrane (PC sum \$35/m2)	910	m2	172	156,520
	<u>Splashback</u>				
278/D	Allow for 700mm high feature tile splashback to kitchens, incl waterproof membrane (PC Sum \$35/m2)	325	m2	172	55,900
278/E	Allow for 250mm high ceramic tiles splashback to bathroom vanity / basin unit and Laundry tub (PC sum \$15/m2)	130	m2	150	19,500
	<u>Mirrors</u>				
278/F	Allow 1200mm high x 900mm wide mirror to bathroom / WC above feature joinery	196	m2	400	78,400
	<u>Others</u>				
278/G	Allowance for feature wall finishes to main lobby	1	Item	5,000	5,000
	Total - Wall Finishes				832,448

WT ESTIMATE

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 3 - BUILDING D (RESIDENTIAL TOWER)</u>				
	<u>Floor Finishes</u>				
	Floor Finishes				
	<u>Carpet</u>				
279/A	To Bedroom and Living/ Dining	7,492	m2	66	494,472
279/B	To Circulation	936	m2	80	74,880
	<u>Ceramic tiles</u>				
279/C	To Bathrooms and Laundries including waterproofing (PC Sum \$23/m2)	882	m2	175	154,350
279/D	To Kitchens including waterproofing (PC Sum \$23/m2)	797	m2	175	139,475
279/E	Allow acoustic underlay to tiled floor	1,679	m2	40	67,160
279/F	To Corridors on Lower and Upper Ground (PC Sum \$30/m2)	44	m2	135	5,940
	<u>Finish to concrete slab</u>				
	To Fire stairs and Service boards				EXCL
	<u>External pavers</u>				
279/G	To Balconies including waterproofing (PC Sum \$25/m2)	1,571	m2	178	279,638
	<u>Skirtings</u>				
279/H	Allow for timber painted skirting, to Bedrooms, Living/ Dining and Common Corridor areas	9,948	m	25	248,700
279/J	Allow for 100mm high tile skirting to Bathrooms and Laundries	2,141	m	100	214,100
	<u>Finish to Concrete Slab</u>				
279/K	Sealer to concrete slab and line marking to car park areas	44	m2	25	1,100
279/L	To Waste rooms. Allow epoxy flooring	36	m2	65	2,340
	<u>Metalwork</u>				
279/M	Entry mat	1	no	5,000	5,000
279/N	Allowance for tactile indicators and feature floor finishes to Lobby	1	item	10,000	10,000
279/P	FECA + UCA – check	13,700	m2		
	Total - Floor Finishes				1,697,155

WT ESTIMATE

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 3 - BUILDING D (RESIDENTIAL TOWER)</u>				
	<u>Ceiling Finishes</u>				
	Ceiling Finishes				
280/A	Painted flush plasterboard suspended ceiling, to bedrooms, study room and living rooms	8,289	m2	80	663,120
280/B	Painted flush moisture resistant plasterboard suspended ceiling to wet areas	882	m2	85	74,970
280/C	Painted soffits to balconies and terraces	1,571	m2	20	31,420
	Painted soffits to fire stair landings				EXCL
280/D	Painted flush plasterboard suspended ceiling, to common areas – Corridors and Lobby	980	m2	80	78,400
	Painted finishes to Services and Garbage areas				EXCL
280/E	Insulation to ceilings within top floor areas	1,411	m2	15	21,165
280/F	Insulation to ceilings within Level 1 apartments above car park area	809	m2	15	12,135
280/G	Allow for cornice	12,398	m	15	185,970
280/H	Allow for bulkhead	1	item		EXCL
280/I	Allow for feature ceiling to foyer/corridor areas	1	item		EXCL
280/K	Allow for access panel	217	no	250	54,250
280/L	FECA + UCA – check	13,700	m2		
	Total - Ceiling Finishes				1,121,430

WT ESTIMATE

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 3 - BUILDING D (RESIDENTIAL TOWER)</u>				
	<u>Fittings & Appliances</u>				
	<u>Fittings & Appliances</u>				
	<u>Benches/Shelves/Cupboards etc.</u>				
281/A	Kitchen Joinery	455	m	1,917	872,235
281/B	Kitchen Island	232	m	1,150	266,846
281/C	Laundry bench	165	m	771	127,235
281/D	Wardrobes	494	m	1,089	537,788
281/E	Storage Cupboards	279	m	680	189,832
281/F	Vanity unit to WC	136	m	907	123,379
281/G	Study Desk	19	m	454	8,618
281/H	Mirror cabinet to WC	136	m	1,270	172,731
	<u>Bathroom Fittings</u>				
281/J	Toilet Roll Dispenser	217	no	86	18,749
281/K	Towel Rail	217	no	121	26,248
281/L	Hand towel rail	217	no	151	32,810
281/M	Robe Hook	434	no	28	12,187
281/N	Soap Holder	217	no	37	7,968
281/P	Shower Shelf	217	no	103	22,264
	<u>Appliances</u>				
281/Q	Westinghouse Ceramic 4 plate cooktop (Product Code: WHC642BA – SAHF/Mid page 38)	132	no	504	66,528
281/R	Inalto Care Oven 600mm side or top opening 67L cavity (Product Code: IOSO605M – SAHF/Mid page 32)	132	no	772	101,904
281/S	Inalto Care undermount rangehood 52cm (Product Code: EUM52 page 32)	132	no	336	44,352
281/T	Inalto Care Dishwasher compact 45cm (Product Code: DW42CS – SAHF/Mid page 34)	132	no	572	75,504
	Microwave				EXCL
	Washing Machine				EXCL
281/U	Fisher and Paykel 4.5 Clothes Dryer vented dryer (Product Code: DE4560M1 – Low/Mid page 54)	132	no	568	74,976
	<u>Fire Extinguishers</u>				
281/V	Allow for fire extinguisher to ILU and lobbies	45	no	300	13,500
	<u>Blinds</u>				
	Allow for blinds to apartments				EXCL
	<u>Signage</u>				
281/W	Allowance for signage	1	item	15,000	15,000
	<u>Generally</u>				
281/X	Allowance for Garbage Chute	1	item	30,000	30,000

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
282/A	Allow for mail boxes	132	no	300	39,600
	Total - Fittings & Appliances				2,880,255

WT ESTIMATE

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 3 - BUILDING D (RESIDENTIAL TOWER)</u>				
	<u>Hydraulic Services</u>				
	Hydraulics Services				
	<u>Fixtures & Fittings</u>				
283/A	Allowance for double sink to kitchen	132	no	632	83,458
283/B	Allowance for double sink roll mat	132	no	136	17,963
283/C	Allowance for free standing laundry tub, Stainless steel tub polished 32Ltr including Bypass	132	no	267	35,284
283/D	Allowance for toilet suite	181	no	753	136,239
283/E	Allowance for vanity basin	181	no	326	59,006
283/F	Allowance for kitchen sink mixer	132	no	267	35,202
283/G	Allowance for bathroom basin mixer	181	no	175	31,661
283/H	Allowance for rail shower	181	no	515	93,251
283/J	Allowance for shower mixer	181	no	140	25,405
283/K	Allowance for laundry tapset	132	no	167	22,097
283/L	Allowance for washing machine tapset	132	no	193	25,516
283/M	Allowance for strip floor waste tile insert for shower	181	no	335	60,599
283/N	Allowance for square floor waste tile insert to bathroom, laundry	313	no	79	24,677
	<u>Hydraulic Services</u>				
283/P	On floor distribution allowance	12	floors	15,000	180,000
	Hydraulic services to the below apartment types including all rough in pipework for sewer, hot water, cold water, gas and stormwater. Fixtures and fittings taken elsewhere				
283/Q	1 Bed + 1 Bath	51.00	no	11,826	603,126
283/R	1 Bed + 1 Bath + Study	0.00	no	11,826	0
283/S	2 Bed + 1.5 Bath	0.00	no	14,472	0
283/T	2 Bed + 1 Bath	31.00	no	11,826	366,606
283/U	2 Bed + 1 Bath + Study	1.00	no	11,826	11,826
283/V	2 Bed + 2 Bath	37.00	no	15,174	561,438
283/W	2 Bed + 2 Bath + Study	1.00	no	15,174	15,174
283/X	3 Bed + 2 Bath	11.00	no	15,174	166,914
283/Y	3 Bed + 2 Bath + Study	0.00	no	15,174	0
	ROOF				
283/Z	Allowance for siphonic drainage	1	item	45,338	45,338
283/AA	Allowance for 5000 litre siphonic drainage	3	no	15,000	45,000
	MISC				
283/AB	Rainwater re-use supply meter	1	no	350	350
283/AC	Fire Hose Reel supply meter	1	no	350	350
283/AD	Hot water system meter	1	no	350	350

WT ESTIMATE

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
284/A	Cold water supply meter	1	no	350	350
284/B	Irrigation supply meter	1	no	350	350
284/C	BWIC included		Note		
284/D	Testing & Commissioning	1	item	45,600	45,600
284/E	Design	1	item	134,656	134,656
284/F	Total	13,684	m2	207	0
	Total - Hydraulic Services				2,827,784

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 3 - BUILDING D (RESIDENTIAL TOWER)</u>				
	<u>Electrical Services</u>				
	Electrical Services				
285/A	Allow elemental rate for Electrical Services, including ICT	13,700	m2	275	3,767,500
	Total - Electrical Services				3,767,500

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 3 - BUILDING D (RESIDENTIAL TOWER)</u>				
	<u>Mechanical Services</u>				
	Mechanical Services				
286/A	Allow elemental rate for Mechanical Services	13,700	m2	216	2,959,200
	Total - Mechanical Services				2,959,200

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 3 - BUILDING D (RESIDENTIAL TOWER)</u>				
	<u>Fire Services</u>				
	Fire Services				
287/A	Allow elemental rate for Fire Services	13,700	m2	87	1,191,900
	Total - Fire Services				1,191,900

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 3 - BUILDING D (RESIDENTIAL TOWER)</u>				
	<u>Vertical Transportation</u>				
	Vertical Transportation				
288/A	Allow for lifts (10 levels)	1	Item	215,000	215,000
288/B	Allow for lifts (15 levels)	2	Item	265,000	530,000
	Total - Vertical Transportation				745,000

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 3 - BUILDING D (RESIDENTIAL TOWER)</u>				
	<u>External Works</u>				
	External Works				
289/A	Site and internal fencing incl gates/ Balustrades	150	m	250	37,500
	Site boundary wall				EXCL
289/B	New bitumen roadways/entry on grade	61	m2	75	4,575
289/C	Kerbs to driveway	18	m	85	1,530
289/D	Forming crossover	1	Item	10,000	10,000
289/E	Pavers on grade – Granite pathways	415	m2	310	128,650
289/F	Plaza pavings to podium/Tower (waterproofing and stormwater)	286	m2	400	114,400
289/G	Timber deck on steel frame at ground	26	m2	480	12,480
289/H	Timber deck on steel frame at above slab	33	m2	575	18,987
289/J	Timber deck on steel frame at above slab including roof	47	m2	1,300	61,117
289/K	Upper floors terraces	618	m2	130	80,340
289/L	EO for ramps	9	m2	200.0	1,800.0
289/M	Allow for trees	29	no	500	14,500
289/N	Allowance for protection for existing trees	1	Item	5,000	5,000
289/P	Soft landscaping on grade	1,795	m2	130	233,350
289/Q	Soft landscaping to podium/Tower (soil, turf, plants and irrigation)	404	m2	360	145,440
289/R	Native flower garden to podium/Tower (soil, turf and irrigation)	147	m2	385	56,595
289/S	Turf to podium/Tower (soil, turf and irrigation)	72	m2	168	12,060
289/T	Drip water systems to podium	623	m2	10	6,230
289/U	Planter Wall at Social Oasis area (Assumed facing brick)	109	m	300	32,700
289/V	External signage	1	Item	10,000	10,000
289/W	Outdoor furniture (benches, bbq tables & chairs, etc.,)	1	Item	15,000	15,000
289/X	BBQ Equipment (1Nrs)	1	Item	10,000	10,000
	<u>Specialist Suppliers by Uniting</u>				
289/Y	Site directory signage	1	Item	20,000	20,000
	<u>Outside Site Works (excl. services connections, upgrades)</u>				
289/Z	Concrete footpaths along James street and Tiral street	165	m2	85	14,039
289/AA	Turfing and landscaping along James street and Tiral street	283	m2	45	12,752
289/AB	Council or RMS roadworks	1	Item	77,500	77,500
	<u>Specific Site Provisions</u>				
289/AC	Vegetation Management Plans, Riparian Zones, existing dam works	1	Item	15,500	15,500
289/AD	Mine subsidence		Item		EXCL

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
290/A	Mine grouting <u>Staging (temporary works required)</u>		Item		EXCL
290/B	Surplus stockpiles of fill on site (from bulk excavation)	1	Item	155,000	1 55,000
	Total - External Works				1,307,044

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Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>STAGE 3 - BUILDING D (RESIDENTIAL TOWER)</u>				
	<u>External Services</u>				
	External Services				
	Cap, disconnect and/or relocate existing services				N/A
291/A	Substations/transformers	1	Item	250,000	250,000
	HV feeders & reticulation through site to Main Switchboard.				N/A
291/B	External village Lighting to pedestrian pathways, etc.,	2,102	m2	30	63,060
291/C	External village security	2,102	m2	30	63,060
291/D	Strip lighting	15	m	210	3,150
291/E	Tree uplighting	2	No	2,620	5,240
291/F	Undercroft lighting	36	m	240	8,640
291/G	OSD T2 TANK including concrete base, filters , roof slab lids and all hydraulic components.	129	m3	600	77,400
291/H	Potable Water reticulation and connection incl. booster assemblies	1	Item	25,000	25,000
291/J	Fire Services Supply reticulation to buildings and connection incl. booster assemblies	1	Item	25,000	25,000
291/K	Fire site hydrants reticulation around the site	1	Item	25,000	25,000
291/L	Water supply booster pumps	1	Item	50,000	50,000
291/M	Fire Services supply booster pumps	1	Item	50,000	50,000
291/N	Gas reticulation and connection	1	Item	25,000	25,000
291/P	Telecommunications reticulation and connection	1	Item	15,000	15,000
	<u>Stormwater</u>				
291/Q	Stormwater reticulation and connection	1	Item	25,000	25,000
291/R	225mm dia RCP	4	m	220	880
291/S	300mm dia RCP	42	m	350	14,700
291/T	Concrete stormwater pits	5	No	3,750	18,750
291/U	Small rock pitched headwall	1	No	2,000.00	2,000
291/V	Allowance for surface swale with intermediate energy dissepaters (rock check dams)	88	m2	85	7,480
	Total - External Services				754,360

