

Ref: 8997civ

15 May, 2012

Australian Turf Club
Royal Randwick Racecourse
Alison Road
RANDWICK NSW 2031

Via email: joneill@ajc.org.au

Attention: John O'Neill

Dear John

Royal Randwick Hotel Development

Further to your instructions we are pleased to provide this advice relating to the Capital Investment Value of the proposed hotel at Royal Randwick.

We have calculated a cost for the works in accordance with the definition of Capital Investment Value under the Environmental Planning and Assessment Regulation 2000. In preparing these figures we have followed the "new definition of capital investment value" as set out in NSW Planning Circular PS10-008 dated 10 May 2010.

Our calculated cost for the works is as follows :

Basement	\$ 4.6m
Three Level Podium	\$ 12.9m
Hotel Room Levels and Roof	\$ 25.6m
Total	\$ 43.1m

In accordance with the requirements of the Act our figures include:

Demolition
Construction
Design costs, and
Infrastructure

Specifically excluded from these costs are :

Land costs, and
GST

We trust this meets with your requirements. Please do not hesitate to contact us should you require any additional information.

Yours faithfully,
Slattery Australia Pty Ltd



Phil McColl
Director



Slattery Australia Pty Ltd

ACN 078085462 ABN 13668345421

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Sydney NSW 2000
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web: www.slattery.com.au

Melbourne
Sydney
Brisbane
Canberra
Perth

Cost Plan

Basement

8997-ATC BSMENT CIV 15/5/12

Job Name :	<u>8997 AJC BSMENT CIV2</u>	<u>Job Description</u>
Client's Name:		

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
1	ATC HOTEL RANDWICK					
2	BASEMENT					
3	GENERAL NOTES					
4						
5	SITE PREPARATION	2.72	51.29	125,000		125,000
6	SUBSTRUCTURE	31.35	591.27	1,440,925		1,440,925
7	COLUMNS	2.16	40.74	99,294		99,294
8	UPPER FLOORS	9.79	184.61	449,900		449,900
9	STAIRCASES	0.48	9.11	22,200		22,200
10	ROOF	2.85	53.71	130,880		130,880
11	EXTERNAL WALLS AND WINDOWS					
12	EXTERNAL DOORS	0.22	4.10	10,000		10,000
13	INTERNAL WALLS	5.18	97.69	238,080		238,080
14	INTERNAL DOORS	1.09	20.52	50,000		50,000
15	WALL FINISHES	1.16	21.91	53,400		53,400
16	FLOOR FINISHES	1.03	19.38	47,235		47,235
17	CEILING FINISHES	0.46	8.72	21,240		21,240
18	FITMENTS	0.50	9.44	23,000		23,000
19	HYDRAULICS	5.97	112.65	274,535		274,535
20	MECHANICAL	1.77	33.39	81,370		81,370
21	ELECTRICAL	8.39	158.32	385,830		385,830
22	FIRE PROTECTION	4.10	77.31	188,400		188,400
23	LIFT INSTALLATION	2.01	37.83	92,200		92,200
24	EXTERNAL WORKS					
25	Subtotal					<u>3,733,489</u>
26	PRELIMINARIES @ 14%	11.37	214.48	522,688		522,689
27	CONSTRUCTION COST					<u>4,256,178</u>
28	DESIGN @ 8%	7.41	139.72	340,494		340,495
29	CONSTRUCTION BUDGET TOTAL					<u>4,596,673</u>
30						
31						

GFA: 2,437 m2.

100.00

1,886.20

4,596,672

4,596,673

Final Total : \$ 4,596,673

8997-ATC BSMENT CIV 15/5/12

Job Name :	<u>8997 AJC BSMENT CIV2</u>	<u>Job Description</u>
Client's Name:		

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade :</i> 1 <u>ATC HOTEL RANDWICK</u>						
1						
<u>ATC HOTEL RANDWICK</u>					Total :	
<i>Trade :</i> 2 <u>BASEMENT</u>						
1						
<u>BASEMENT</u>					Total :	
<i>Trade :</i> 3 <u>GENERAL NOTES</u>						
	<u>INFORMATION USED</u>					
	This estimate is based upon the following information provided by ATC:					
1	The following Tonkin Zulaikha Greer Architects drawings being dated 11/05/2012:		Note			
2	A-0000 - DA Drawing List					
3	A-0001 - Design Methodology					
4	A-0002 - Site Location & Analysis					
5	A-0003 - Site Plan					
6	A-1000 - Level B1 Plan					
7	A-1001 - Ground Level Plan					
8	A-1002 - Level 1 Plan					
9	A-1003 - Level 2 Plan					
10	A-1004 - Level 3 Plan					
11	A-1005 - Level 4 Plan					
12	A-1006 - Level 5 Plan					
13	A-1007 - Level 6 Plan					
14	A-1008 - Level 7 Plan					
15	A-1009 - Level 8 Roof Plan					
16	A-1010 - Roof Plan					
17	A-1900 - Typical Hotel Room Plans					
18	A-2000 - Elevations					
19	A-2001 - Elevations					
20	A-3000 - Section A-A					
21	A-3001 - Section B-B					

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Client's Name:		

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 3 <u>GENERAL NOTES</u>						(Continued)
22	A-3002 - Section C-C					
23	A-3003 - Section D-D					
24	A-4000 - Schematic Detail Section					
25	A-4001 - Schematic Detail Section					
26	A-8000 - Turnstile Building					
27	A-8001 - Trackside Bar					
28	A-9000 - Signage Plan					
29	A-9001 - Signage Plan					
30	DA-1000 - View from Alison Road					
31	DA-1001 - View from Darley Road					
32	DA-1002 - View from Alison Road					
33	DA-0010 - Shadow Diagrams					
34	DA-0011 - Shadow Diagrams					
35	Project briefing on 5 July by John Simmonds and John O'Neill		Note			
36	Project briefing on 13 January by Tim Greer, John Simmonds and John O'Neill					
37	This cost plan is for the basement level only. Seperate cost plans have been prepared for the Podium levels and the Hotel levels.					
	<u>EXCLUSIONS</u>					
38	Authorities Fees & Contributions		Note			
39	Work carried outside normal building hours		Note			
40	Goods and Services Tax (GST)		Note			
41	Construction cost escalation		Note			
42	Loose FF&E including curtains, furniture to rooms and public areas, beds, linen, crockery, cutlery, televisions etc. Furniture to ground floor office is included as instructed.		Note			
43	Additional works which may be required to receive greenstar rating		Note			
44	Hotel and club major external and internal corporate signage		Note			
	<u>ASSUMPTIONS</u>					
45	Builder's margin is included in rates		Note			
46	No contamination on site		Note			
<u>GENERAL NOTES</u>						Total :

8997-ATC BSMENT CIV 15/5/12

Job Name :	<u>8997 AJC BSMENT CIV2</u>	<u>Job Description</u>
Client's Name:		

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade :</i> 4						
Total :						
<i>Trade :</i> 5 <u>SITE PREPARATION</u>						
1	Allow for demolition of existing buildings, structures etc	1.00	Item	50,000.00		50,000.00
2	Allow to clear site area generally	5,000.00	m2	15.00		75,000.00
<u>SITE PREPARATION</u>						Total : 125,000.00
<i>Trade :</i> 6 <u>SUBSTRUCTURE</u>						
	<u>External wall</u>					
1	Concrete external wall installed after over excavation of sand and backfilled after. Earthworks measured seperately	1,200.00	m2	400.00		480,000.00
	<u>Excavation</u>					
2	Bulk excavation in sand	9,639.00	m3	25.00		240,975.00
3	Backfill around wall after construction	1,800.00	m3	10.00		18,000.00
	<u>Foundations</u>					
4	Pad footings to columns	40.00	No	2,500.00		100,000.00
5	Extra over for piling to foundations (Provisional)		Allow			150,000.00
	<u>Ground Slab</u>					
6	Concrete slab on ground including edge thickenings	2,613.00	m2	150.00		391,950.00
	<u>Lift Pit</u>					
7	Lift pit incl. excavation, base slab and walls, waterproofing and backfilling; approx 2.5 x 2.5m and constructed to withstand hydrostatic pressure	3.00	No	20,000.00		60,000.00
<u>SUBSTRUCTURE</u>						Total : 1,440,925.00
<i>Trade :</i> 7 <u>COLUMNS</u>						
	<u>Columns</u>					
1	Columns to basement	2,613.00	m2	38.00		99,294.00
<u>COLUMNS</u>						Total : 99,294.00
<i>Trade :</i> 8 <u>UPPER FLOORS</u>						
	<u>Upper floors</u>					

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Client's Name:		

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 8 <u>UPPER FLOORS</u> (Continued)						
1	Slabs as roofs over carpark outside building footprint	1,636.00	m2	275.00		449,900.00
<u>UPPER FLOORS</u>						Total : 449,900.00
Trade : 9 <u>STAIRCASES</u>						
	<u>Stairs</u>					
1	Reinforced concrete internal staircase including balustrade & finishes	12.00	m/rise	1,850.00		22,200.00
<u>STAIRCASES</u>						Total : 22,200.00
Trade : 10 <u>ROOF</u>						
	<u>Roof</u>					
1	Concrete roof slabs are included in upper floors		Note			
2	Additional membrane to slabs over basement carpark outside building footprint	1,636.00	m2	80.00		130,880.00
<u>ROOF</u>						Total : 130,880.00
Trade : 11 <u>EXTERNAL WALLS AND WINDOWS</u>						
	<u>Facade</u>					
	<u>Basement</u>					
1	Concrete retaining walls measured in substructure		Note			
<u>EXTERNAL WALLS AND WINDOWS</u>						Total :
Trade : 12 <u>EXTERNAL DOORS</u>						
	<u>Doors</u>					
1	Allow for carpark / dock shutters	1.00	Item	10,000.00		10,000.00
<u>EXTERNAL DOORS</u>						Total : 10,000.00
Trade : 13 <u>INTERNAL WALLS</u>						
	<u>Basement</u>					
1	Allow for concrete core and shear walls	312.00	m2	340.00		106,080.00
2	Allow for block walls dividing internal areas	1,200.00	m2	110.00		132,000.00
<u>INTERNAL WALLS</u>						Total : 238,080.00

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Job Name :	<u>8997 AJC BSMENT CIV2</u>	<u>Job Description</u>
Client's Name:		

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 14 <u>INTERNAL DOORS</u></i>						
	<u>Basement</u>					
1	Internal shutters	1.00	Item	10,000.00		10,000.00
2	Fire doors	10.00	No	1,500.00		15,000.00
3	Doors	25.00	No	1,000.00		25,000.00
<u>INTERNAL DOORS</u>						Total : 50,000.00
<i>Trade : 15 <u>WALL FINISHES</u></i>						
	<u>Basement</u>					
1	Paint to basement walls - paint excluded from general basement areas		excl			
2	Render and paint to basement hotel area walls	468.00	m2	50.00		23,400.00
3	Extra over paint for tiles to amenities etc in basement	300.00	m2	90.00		27,000.00
4	Allow to buffer rails in hotel service areas	1.00	Item	3,000.00		3,000.00
<u>WALL FINISHES</u>						Total : 53,400.00
<i>Trade : 16 <u>FLOOR FINISHES</u></i>						
	<u>Basement</u>					
1	Floor sealer and linemarking to basement	2,367.00	m2	10.00		23,670.00
2	Vinyl to stores / offices etc	153.00	m2	75.00		11,475.00
3	Tiles to amenities, showers, laundry etc	93.00	m2	130.00		12,090.00
<u>FLOOR FINISHES</u>						Total : 47,235.00
<i>Trade : 17 <u>CEILING FINISHES</u></i>						
	<u>Basement</u>					
1	Paint to carpark soffit - not required		excl			
2	Ceilings to hotel service areas	236.00	m2	90.00		21,240.00
<u>CEILING FINISHES</u>						Total : 21,240.00
<i>Trade : 18 <u>FITMENTS</u></i>						
	<u>Basement</u>					
1	Carpark and loading dock bollards, guard rails, wheel stops etc	1.00	Item	20,000.00		20,000.00
2	Carpark directional and statutory signage	1.00	Item	3,000.00		3,000.00

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Job Name :	<u>8997 AJC BSMENT CIV2</u>	<u>Job Description</u>
Client's Name:		

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<u>FITMENTS</u>						Total : 23,000.00
<i>Trade : 19 <u>HYDRAULICS</u></i>						
	<u>Hydraulics</u>					
1	Carpark stormwater drainage	2,613.00	m2	25.00		65,325.00
2	Sewer, water, gas connections to mains	1.00	Item	100,000.00		100,000.00
3	Grease trap	1.00	Item	30,000.00		30,000.00
4	Cleaners sinks	1.00	No	4,000.00		4,000.00
5	Shower sets	6.00	No	1,800.00		10,800.00
6	WC suites	4.00	No	3,500.00		14,000.00
7	Vanity basins	4.00	No	3,100.00		12,400.00
8	Misc basement plumbing	1.00	Item	30,000.00		30,000.00
9	Builder's works in connection	0.03	Item	267,000.00		8,010.00
<u>HYDRAULICS</u>						Total : 274,535.00
<i>Trade : 20 <u>MECHANICAL</u></i>						
	<u>Mechanical</u>					
1	Due to basement wall extending above ground allow for reduced carpark exhaust system supported by in wall louvre natural ventilation	1,560.00	m2	25.00		39,000.00
2	Ventilation to garbage room, laundry, staff canteen etc	1.00	Item	40,000.00		40,000.00
3	Builders works in connection	0.03	Item	79,000.00		2,370.00
<u>MECHANICAL</u>						Total : 81,370.00
<i>Trade : 21 <u>ELECTRICAL</u></i>						
	<u>Electrical</u>					
1	Lighting and basic power to carpark	2,377.00	m2	40.00		95,080.00
2	Lighting and upgraded power to basement amenities etc	236.00	m2	125.00		29,500.00
3	Allow for substation	1.00	Item	250,000.00		250,000.00
4	BWIC	0.03	Item	375,000.00		11,250.00
<u>ELECTRICAL</u>						Total : 385,830.00
<i>Trade : 22 <u>FIRE PROTECTION</u></i>						
	<u>Fire service</u>					

8997-ATC BSMENT CIV 15/5/12

Job Name :	<u>8997 AJC BSMENT CIV2</u>	<u>Job Description</u>
Client's Name:		

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 22 <u>FIRE PROTECTION</u> (Continued)						
1	Elemental rate for fire protection including alarm and sprinkler system	2,613.00	m2	70.00		182,910.00
2	Builderswork in connection	0.03	Item	183,000.00		5,490.00
<u>FIRE PROTECTION</u>					Total :	188,400.00
Trade : 23 <u>LIFT INSTALLATION</u>						
	<u>Lifts - all motor roomless</u>					
1	Proportional cost of lifts - basement allocation = 10% Therefore 3 lifts x 10% = 0.3					
2	Lift over 9 floors	0.30	No	240,000.00		72,000.00
3	Extra for extra set of doors in lift car	1.00	No	10,000.00		10,000.00
4	Lift car fitouts	0.30	No	25,000.00		7,500.00
5	Builderswork in connection	0.03	Item	90,000.00		2,700.00
<u>LIFT INSTALLATION</u>					Total :	92,200.00
Trade : 24 <u>EXTERNAL WORKS</u>						
	<u>External Works</u>					
1	External works costs included in Podium cost plan		Note			
<u>EXTERNAL WORKS</u>					Total :	
Trade : 25 <u>Subtotal</u>						
<u>Subtotal</u>					Total :	
Trade : 26 <u>PRELIMINARIES @ 14%</u>						
1						
<u>PRELIMINARIES @ 14%</u>					Total :	
Trade : 27 <u>CONSTRUCTION COST</u>						
1						
<u>CONSTRUCTION COST</u>					Total :	
Trade : 28 <u>DESIGN @ 8%</u>						
1						

8997-ATC BSMENT CIV 15/5/12

Job Name :	<u>8997 AJC BSMENT CIV2</u>	<u>Job Description</u>
Client's Name:		

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade :</i> 28 <u>DESIGN @ 8%</u>						
	<u>DESIGN @ 8%</u>				Total :	
<i>Trade :</i> 29 <u>CONSTRUCTION BUDGET TOTAL</u>						
1						
	<u>CONSTRUCTION BUDGET TOTAL</u>				Total :	
<i>Trade :</i> 30						
1						
					Total :	
<i>Trade :</i> 31						
1						
					Total :	

Cost Plan

Podium

8997-ATC PODIUM CIV 15/5/12

Job Name :	<u>8997 AJC PODIUM CIV2</u>	<u>Job Description</u>
Client's Name:		

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
1	ATC HOTEL RANDWICK					
2	PODIUM LEVELS					
3	GENERAL NOTES					
4						
5	SITE PREPARATION					
6	SUBSTRUCTURE					
7	COLUMNS	2.27	134.96	293,140		293,140
8	UPPER FLOORS	7.53	447.87	972,775		972,775
9	STAIRCASES	0.89	52.76	114,600		114,600
10	ROOF	0.45	26.78	58,160		58,160
11	EXTERNAL WALLS AND WINDOWS	18.74	1,114.66	2,421,050		2,421,050
12	EXTERNAL DOORS	0.30	17.96	39,000		39,000
13	INTERNAL WALLS	6.16	366.30	795,600		795,600
14	INTERNAL DOORS	0.58	34.53	75,000		75,000
15	WALL FINISHES	2.72	161.83	351,500		351,500
16	FLOOR FINISHES	4.07	241.98	525,585		525,585
17	CEILING FINISHES	3.87	230.43	500,500		500,500
18	FITMENTS	2.07	122.93	267,000		267,000
19	HYDRAULICS	2.69	160.13	347,800		347,800
20	MECHANICAL	4.63	275.32	598,000		598,000
21	ELECTRICAL	6.40	380.47	826,380		826,380
22	FIRE PROTECTION	0.37	21.87	47,500		47,500
23	LIFT INSTALLATION	2.14	127.33	276,570		276,570
24	EXTERNAL WORKS	15.36	913.54	1,984,200		1,984,200
25	Subtotal					<u>10,494,360</u>
26	PRELIMINARIES @ 14%	11.37	676.43	1,469,210		1,469,211
27	CONSTRUCTION COST					<u>11,963,571</u>
28	DESIGN @ 8%	7.41	440.65	957,086		957,086
29	CONSTRUCTION BUDGET TOTAL					<u>12,920,657</u>
30						
31						

GFA: 2,172 m2.

100.00

5,948.74

12,920,656

12,920,657

Final Total : \$ 12,920,657

8997-ATC PODIUM CIV 15/5/12

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Client's Name:		

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<i>Trade :</i> 1 <u>ATC HOTEL RANDWICK</u>						
1						
<u>ATC HOTEL RANDWICK</u>					Total :	
<i>Trade :</i> 2 <u>PODIUM LEVELS</u>						
1						
<u>PODIUM LEVELS</u>					Total :	
<i>Trade :</i> 3 <u>GENERAL NOTES</u>						
	<u>INFORMATION USED</u>					
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8997-ATC PODIUM CIV 15/5/12

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23	A-3003 - Section D-D					
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33	DA-0010 - Shadow Diagrams					
34	DA-0011 - Shadow Diagrams					
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	<u>EXCLUSIONS</u>					
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39	Work carried outside normal building hours		Note			
40	Goods and Services Tax (GST)		Note			
41	Construction cost escalation		Note			
42	Loose FF&E including curtains, furniture to rooms and public areas, beds, linen, crockery, cutlery, televisions etc. Furniture to ground floor office is included as instructed.		Note			
43	Additional works which may be required to receive greenstar rating		Note			
44	Hotel and club major external and internal corporate signage		Note			
	<u>ASSUMPTIONS</u>					
45	Builder's margin is included in rates		Note			
46	No contamination on site		Note			
<u>GENERAL NOTES</u>						Total :

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Client's Name:		

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade :</i> 4						
Total :						
<i>Trade :</i> 5 <u>SITE PREPARATION</u>						
1	Included in basement costs		Note			
SITE PREPARATION						Total :
<i>Trade :</i> 6 <u>SUBSTRUCTURE</u>						
1	Included in basement cost plan		Note			
SUBSTRUCTURE						Total :
<i>Trade :</i> 7 <u>COLUMNS</u>						
	<u>Columns</u>					
1	Columns to upper floors - area = 3 x hotel floor as this is column layout	5,004.00	m2	35.00		175,140.00
2	Extra for columns exposed externally with large heights for slenderness issues and formwork upgrade / special finish	212.00	m	500.00		106,000.00
3	Extra over for special finishes to internal columns in foyer	8.00	m	1,500.00		12,000.00
COLUMNS						Total : 293,140.00
<i>Trade :</i> 8 <u>UPPER FLOORS</u>						
	<u>Upper floors</u>					
1	Elemental rate for reinforced concrete suspended slab	2,791.00	m2	275.00		767,525.00
2	Extra over upper slabs for large spans	850.00	m2	75.00		63,750.00
3	Allow for structure upgrade in pool zone due to additional loads	160.00	m2	150.00		24,000.00
4	Pool walls	75.00	m2	500.00		37,500.00
5	Allow for pool vibration isolation / dampening	1.00	Item	80,000.00		80,000.00
UPPER FLOORS						Total : 972,775.00
<i>Trade :</i> 9 <u>STAIRCASES</u>						
	<u>Stairs</u>					
1	Reinforced concrete internal staircase including balustrade & finishes	36.00	m/rise	1,850.00		66,600.00

8997-ATC PODIUM CIV 15/5/12

Job Name :	<u>8997 AJC PODIUM CIV2</u>	<u>Job Description</u>
Client's Name:		

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 9 <u>STAIRCASES</u> (Continued)						
2	Feature stair from ground to level 1	4.00	m/rise	12,000.00		48,000.00
<u>STAIRCASES</u>						Total : 114,600.00
Trade : 10 <u>ROOF</u>						
	<u>Roof</u>					
1	Concrete roof slabs are included in upper floors		Note			
2	Membrane to roof and terrace slabs	727.00	m2	80.00		58,160.00
<u>ROOF</u>						Total : 58,160.00
Trade : 11 <u>EXTERNAL WALLS AND WINDOWS</u>						
	<u>Facade</u>					
1	Glass wall to lower levels with coloured glass faceted to appear curved on plan - we have assumed that the glass panels are single floor height, not double floor height as indicated on the perspectives. Some sections of the wall are exposed timber battens over glazed panels or painted FC panels.	1,585.00	m2	1,250.00		1,981,250.00
2	Extra over last for balustrade to top of wall - additional wall height measured in wall item	148.00	m	600.00		88,800.00
3	Glass or clad solid wall to parts of podium wall where kitchen etc is behind including cladding over exposed fire stair walls etc	468.00	m2	750.00		351,000.00
<u>EXTERNAL WALLS AND WINDOWS</u>						Total : 2,421,050.00
Trade : 12 <u>EXTERNAL DOORS</u>						
	<u>Doors</u>					
1	Pair auto doors to lobby entry	1.00	Item	15,000.00		15,000.00
2	Allow for other ground floor auto sliders - extra over facade	4.00	No	6,000.00		24,000.00
3	Extra over facade for general exit doors		incl			
<u>EXTERNAL DOORS</u>						Total : 39,000.00
Trade : 13 <u>INTERNAL WALLS</u>						
	<u>Lower floors</u>					
1	Allow for concrete core and shear walls	1,000.00	m2	340.00		340,000.00
2	Allow for block walls dividing internal areas	960.00	m2	110.00		105,600.00
3	Operable walls to meeting rooms	250.00	m2	1,000.00		250,000.00

8997-ATC PODIUM CIV 15/5/12

Job Name :	<u>8997 AJC PODIUM CIV2</u>	<u>Job Description</u>
Client's Name:		

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 13 <u>INTERNAL WALLS</u> (Continued)						
4	Other misc partitions including screens in restaurant etc	1.00	Item	100,000.00		100,000.00
<u>INTERNAL WALLS</u>						Total : 795,600.00
Trade : 14 <u>INTERNAL DOORS</u>						
	<u>Lower Floors</u>					
1	Fire doors	10.00	No	1,500.00		15,000.00
2	Doors	25.00	No	1,000.00		25,000.00
3	Special doors at ground floor with joinery quality finish - not full height	10.00	Sets	3,500.00		35,000.00
<u>INTERNAL DOORS</u>						Total : 75,000.00
Trade : 15 <u>WALL FINISHES</u>						
1	Render and paint to walls	2,710.00	m2	50.00		135,500.00
2	Extra over paint for wallpaper to corridors and meeting rooms	400.00	m2	40.00		16,000.00
3	Extra over paint for feature finishes to lobby, restaurant, amenities etc	250.00	m2	300.00		75,000.00
4	Joinery wall dividing FOH and BOH at GF including bars, counters etc as recent advice	250.00	m2	500.00		125,000.00
<u>WALL FINISHES</u>						Total : 351,500.00
Trade : 16 <u>FLOOR FINISHES</u>						
1	Tiling to kitchen	270.00	m2	200.00		54,000.00
2	Stone flooring to lobby , bar, restaurant, main corridor, lift lobby	648.00	m2	350.00		226,800.00
3	Carpet to office	127.00	m2	65.00		8,255.00
4	Quality carpet to meeting rooms and pre function & gym. Not specially made for rooms with borders etc	856.00	m2	100.00		85,600.00
5	Membrane & tiles to amenities	146.00	m2	160.00		23,360.00
	<u>Skirting</u>					
6	Allow for timber skirting	200.00	m	50.00		10,000.00
7	Allow for electrical duct skirting to admin & meeting	125.00	m	50.00		6,250.00
	<u>Terraces etc</u>					
8	Membrane and tile pavers to Level 2 terraces. Pool zone included in fitments trade. GF terraces incl in external works	506.00	m2	220.00		111,320.00
<u>FLOOR FINISHES</u>						Total : 525,585.00

8997-ATC PODIUM CIV 15/5/12

Job Name :	<u>8997 AJC PODIUM CIV2</u>	<u>Job Description</u>
Client's Name:		

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 17 <u>CEILING FINISHES</u></i>						
1	Special ceilings to front of house incl coffers, access panels, pelmets	1,551.00	m2	150.00		232,650.00
2	Standard ceilings to back of house	640.00	m2	70.00		44,800.00
3	Painted FC soffit to underside of tower overhang	1,487.00	m2	150.00		223,050.00
<u>CEILING FINISHES</u>					Total :	500,500.00
<i>Trade : 18 <u>FITMENTS</u></i>						
1	Extra over internal wall allowances for special acoustic attenuation to meeting rooms	1.00	Item	60,000.00		60,000.00
2	Allow for fitout of ground floor toilets including toilet partitions, stone vanities, mirrors etc	145.00	m2	600.00		87,000.00
3	Misc detailing including picture rails, etc	1.00	Item	20,000.00		20,000.00
4	Allow for pool finishes and equipment. Pool structure in structure. Pool vibration isolation in structure.	1.00	Item	100,000.00		100,000.00
5	Allow for minor gym equipment - excluded		excl			
<u>FITMENTS</u>					Total :	267,000.00
<i>Trade : 19 <u>HYDRAULICS</u></i>						
	<u>Hydraulics</u>					
1	Drainage from decks and roof	506.00	m2	35.00		17,710.00
2	Gas service	1.00	Item	50,000.00		50,000.00
3	WC suites	25.00	No	3,500.00		87,500.00
4	Vanity basins	20.00	No	3,100.00		62,000.00
5	Taps to balconies	3.00	No	150.00		450.00
6	Plumbing to kitchen	1.00	Item	100,000.00		100,000.00
7	Plumbing to restaurant bar	1.00	Item	20,000.00		20,000.00
8	Builder's works in connection	0.03	Item	338,000.00		10,140.00
<u>HYDRAULICS</u>					Total :	347,800.00
<i>Trade : 20 <u>MECHANICAL</u></i>						
	<u>Mechanical</u>					
1	Airconditioning	1,702.00	m2	300.00		510,600.00
2	Kitchen exhaust - range hoods in kitchen equipment cost	1.00	Item	70,000.00		70,000.00
3	Builders works in connection	0.03	Item	580,000.00		17,400.00

8997-ATC PODIUM CIV 15/5/12

Job Name :	<u>8997 AJC PODIUM CIV2</u>	<u>Job Description</u>
Client's Name:		

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<u>MECHANICAL</u>						Total : 598,000.00
<i>Trade : 21 <u>ELECTRICAL</u></i>						
	<u>Electrical</u>					
1	Power, data and lighting to podium	2,306.00	m2	200.00		461,200.00
2	Extra for specialist lighting to meeting rooms, decorative light fittings to lobby, bar etc	1.00	Item	200,000.00		200,000.00
3	Extra for audio system to ground floor	358.00	m2	45.00		16,110.00
4	Extra for 3 phase power and floor boxes to meeting rooms	1.00	Item	75,000.00		75,000.00
5	Allow for small UPS	1.00	Item	50,000.00		50,000.00
6	BWIC	0.03	Item	802,310.00		24,069.30
<u>ELECTRICAL</u>						Total : 826,379.30
<i>Trade : 22 <u>FIRE PROTECTION</u></i>						
	<u>Fire service</u>					
1	Elemental rate for fire protection including alarm and detection	2,306.00	m2	20.00		46,120.00
2						
3	Builderswork in connection	0.03	Item	46,000.00		1,380.00
<u>FIRE PROTECTION</u>						Total : 47,500.00
<i>Trade : 23 <u>LIFT INSTALLATION</u></i>						
	<u>Lifts - all motor roomless</u>					
1	Single floor lift costs similar to basement lift costs					
2	Lifts over 9 floors	0.90	No	240,000.00		216,000.00
3	Extra for extra set of doors in lift car	3.00	No	10,000.00		30,000.00
4	Lift car fitouts	0.90	No	25,000.00		22,500.00
5	Builderswork in connection	0.03	Item	269,000.00		8,070.00
<u>LIFT INSTALLATION</u>						Total : 276,570.00
<i>Trade : 24 <u>EXTERNAL WORKS</u></i>						
	<u>External Works</u>					
1	Stone paving at porte cochere & hotel terraces GF	500.00	m2	450.00		225,000.00
2	Paving to entry driveway	600.00	m2	100.00		60,000.00
3	Hedge	900.00	m2	200.00		180,000.00

8997-ATC PODIUM CIV 15/5/12

Job Name :	<u>8997 AJC PODIUM CIV2</u>	<u>Job Description</u>
Client's Name:		

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade :</i> 24 <u>EXTERNAL WORKS</u>		<i>(Continued)</i>				
4	External signage other than corporate signage	1.00	Item	10,000.00		10,000.00
5	Allow for works to heritage brick walls including closing off entry points with graphic glass	1.00	Item	50,000.00		50,000.00
6	General landscaping being predominantly turf	1,800.00	m2	75.00		135,000.00
7	Allow for external stormwater control	1.00	Item	100,000.00		100,000.00
8	Outdoor bar	22.00	m	5,000.00		110,000.00
9	External balustrades	150.00	m	900.00		135,000.00
10	Retaining walls at level changes	100.00	m	500.00		50,000.00
11	Steps	1.00	Item	40,000.00		40,000.00
12	Road connection to Alison Road	1.00	Item	50,000.00		50,000.00
13	Access ramp to Alison Road for pedestrians	1.00	Item	100,000.00		100,000.00
14	Allow for fencing	1.00	Item	100,000.00		100,000.00
15	External toilet block	92.00	m2	2,600.00		239,200.00
16	Roadworks, traffic lights etc	1.00	Item	400,000.00		400,000.00
<u>EXTERNAL WORKS</u>					Total :	1,984,200.00
<i>Trade :</i> 25 <u>Subtotal</u>						
<u>Subtotal</u>					Total :	
<i>Trade :</i> 26 <u>PRELIMINARIES @ 14%</u>						
1						
<u>PRELIMINARIES @ 14%</u>					Total :	
<i>Trade :</i> 27 <u>CONSTRUCTION COST</u>						
1						
<u>CONSTRUCTION COST</u>					Total :	
<i>Trade :</i> 28 <u>DESIGN @ 8%</u>						
1						
<u>DESIGN @ 8%</u>					Total :	

8997-ATC PODIUM CIV 15/5/12

Job Name :	<u>8997 AJC PODIUM CIV2</u>	<u>Job Description</u>
Client's Name:		

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade :</i> 29 <u>CONSTRUCTION BUDGET TOTAL</u>						
1						
<u>CONSTRUCTION BUDGET TOTAL</u>					Total :	
<i>Trade :</i> 30						
1						
					Total :	
<i>Trade :</i> 31						
1						
					Total :	

Cost Plan

Hotel Room Levels

8997-ATC ROOMS CIV 15/5/12

Job Name :	<u>8997 AJC ROOMS CIV2</u>	<u>Job Description</u>
Client's Name:		

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
1	ATC HOTEL RANDWICK					
2	HOTEL ROOMS					
3	GENERAL NOTES					
4						
5	SITE PREPARATION					
6	SUBSTRUCTURE					
7	COLUMNS	1.26	37.41	322,000		322,000
8	UPPER FLOORS	12.33	366.35	3,153,500		3,153,500
9	STAIRCASES	0.38	11.39	98,050		98,050
10	ROOF	1.15	34.08	293,400		293,400
11	EXTERNAL WALLS AND WINDOWS	13.93	413.92	3,563,000		3,563,000
12	EXTERNAL DOORS	0.66	19.75	170,000		170,000
13	INTERNAL WALLS	11.15	331.26	2,851,510		2,851,510
14	INTERNAL DOORS	2.20	65.35	562,500		562,500
15	WALL FINISHES	3.60	107.12	922,100		922,100
16	FLOOR FINISHES	3.96	117.59	1,012,230		1,012,230
17	CEILING FINISHES	2.69	79.97	688,380		688,380
18	FITMENTS	2.28	67.73	583,000		583,000
19	PROTOTYPE	0.98	29.04	250,000		250,000
20	HYDRAULICS	9.56	284.21	2,446,508		2,446,508
21	MECHANICAL	6.64	197.32	1,698,512		1,698,512
22	ELECTRICAL	5.53	164.33	1,414,590		1,414,590
23	FIRE PROTECTION	0.74	21.91	188,610		188,610
24	LIFT INSTALLATION	2.19	65.21	561,350		561,350
25	EXTERNAL WORKS					
26	Subtotal					<u>20,779,240</u>
27	PRELIMINARIES @ 14%	11.37	337.95	2,909,094		2,909,094
28	CONSTRUCTION COST					<u>23,688,334</u>
29	DESIGN @ 8%	7.41	220.15	1,895,067		1,895,067
30	CONSTRUCTION BUDGET TOTAL					<u>25,583,401</u>
31						
32						

GFA: 8,608 m2.

100.00

2,972.05

25,583,400

25,583,401

Final Total : \$ 25,583,401

8997-ATC ROOMS CIV 15/5/12

Job Name :	<u>8997 AJC ROOMS CIV2</u>	<u>Job Description</u>
Client's Name:		

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade :</i> 1 <u>ATC HOTEL RANDWICK</u>						
1						
<u>ATC HOTEL RANDWICK</u>					Total :	
<i>Trade :</i> 2 <u>HOTEL ROOMS</u>						
1						
<u>HOTEL ROOMS</u>					Total :	
<i>Trade :</i> 3 <u>GENERAL NOTES</u>						
	<u>INFORMATION USED</u>					
	This estimate is based upon the following information provided by ATC:					
1	The following Tonkin Zulaikha Greer Architects drawings being dated 11/05/2012:		Note			
2	A-0000 - DA Drawing List					
3	A-0001 - Design Methodology					
4	A-0002 - Site Location & Analysis					
5	A-0003 - Site Plan					
6	A-1000 - Level B1 Plan					
7	A-1001 - Ground Level Plan					
8	A-1002 - Level 1 Plan					
9	A-1003 - Level 2 Plan					
10	A-1004 - Level 3 Plan					
11	A-1005 - Level 4 Plan					
12	A-1006 - Level 5 Plan					
13	A-1007 - Level 6 Plan					
14	A-1008 - Level 7 Plan					
15	A-1009 - Level 8 Roof Plan					
16	A-1010 - Roof Plan					
17	A-1900 - Typical Hotel Room Plans					
18	A-2000 - Elevations					
19	A-2001 - Elevations					
20	A-3000 - Section A-A					
21	A-3001 - Section B-B					

8997-ATC ROOMS CIV 15/5/12

Job Name :	<u>8997 AJC ROOMS CIV2</u>	<u>Job Description</u>
Client's Name:		

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 3 <u>GENERAL NOTES</u>						(Continued)
22	A-3002 - Section C-C					
23	A-3003 - Section D-D					
24	A-4000 - Schematic Detail Section					
25	A-4001 - Schematic Detail Section					
26	A-8000 - Turnstile Building					
27	A-8001 - Trackside Bar					
28	A-9000 - Signage Plan					
29	A-9001 - Signage Plan					
30	DA-1000 - View from Alison Road					
31	DA-1001 - View from Darley Road					
32	DA-1002 - View from Alison Road					
33	DA-0010 - Shadow Diagrams					
34	DA-0011 - Shadow Diagrams					
35	Project briefing on 5 July by John Simmonds and John O'Neill		Note			
36	Project briefing on 13 January by Tim Greer, John Simmonds and John O'Neill					
37	This cost plan is for the rooms on levels 3-7 and roof works		Note			
	<u>EXCLUSIONS</u>					
38	Authorities Fees & Contributions		Note			
39	Work carried outside normal building hours		Note			
40	Goods and Services Tax (GST)		Note			
41	Construction cost escalation		Note			
42	Loose FF&E including curtains, furniture to rooms and public areas, beds, linen, crockery, cutlery, televisions etc. Furniture to ground floor office is included as instructed.		Note			
43	Additional works which may be required to receive greenstar rating		Note			
44	Hotel major external and internal corporate signage		Note			
	<u>ASSUMPTIONS</u>					
45	Builder's margin is included in rates		Note			
46	No contamination on site		Note			
<u>GENERAL NOTES</u>						Total :

8997-ATC ROOMS CIV 15/5/12

Job Name :	<u>8997 AJC ROOMS CIV2</u>	<u>Job Description</u>
Client's Name:		

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade :</i> 4						
Total :						
<i>Trade :</i> 5 <u>SITE PREPARATION</u>						
1	Included in basement works		Note			
<u>SITE PREPARATION</u>						Total :
<i>Trade :</i> 6 <u>SUBSTRUCTURE</u>						
1	Included in basement works		Note			
<u>SUBSTRUCTURE</u>						Total :
<i>Trade :</i> 7 <u>COLUMNS</u>						
	<u>Columns</u>					
1	Columns to upper floors	9,200.00	m2	35.00		322,000.00
<u>COLUMNS</u>						Total : 322,000.00
<i>Trade :</i> 8 <u>UPPER FLOORS</u>						
	<u>Upper floors</u>					
1	Elemental rate for reinforced concrete suspended slab	10,740.00	m2	275.00		2,953,500.00
2	Extra for folds in slabs at balconies	500.00	m	400.00		200,000.00
<u>UPPER FLOORS</u>						Total : 3,153,500.00
<i>Trade :</i> 9 <u>STAIRCASES</u>						
	<u>Stairs</u>					
1	Reinforced concrete internal staircase including balustrade & finishes	48.00	m/rise	1,850.00		88,800.00
2	Additional stair to access plant	5.00	m/rise	1,850.00		9,250.00
<u>STAIRCASES</u>						Total : 98,050.00
<i>Trade :</i> 10 <u>ROOF</u>						
	<u>Roof</u>					
1	Concrete roof slabs are included in upper floors		Note			
2	Membrane to roof and terrace slabs	1,840.00	m2	80.00		147,200.00

8997-ATC ROOMS CIV 15/5/12

Job Name :	<u>8997 AJC ROOMS CIV2</u>	<u>Job Description</u>
Client's Name:		

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 10 <u>ROOF</u> (Continued)						
3	Allow for fall arrest system		Item			40,000.00
4	Roof to rooftop structures	154.00	m2	300.00		46,200.00
5	Allow for 2 Stewards boxes with safe access pathways	1.00	Item	60,000.00		60,000.00
<u>ROOF</u> Total :						293,400.00
Trade : 11 <u>EXTERNAL WALLS AND WINDOWS</u>						
	<u>Facade</u>					
1	Single skin facade to north east and west faces of upper floors	2,048.00	m2	1,000.00		2,048,000.00
2	Shopfront type glass wall to hotel room south wall	1,300.00	m2	650.00		845,000.00
3	Balustrade to hotel room balconies	500.00	m	1,100.00		550,000.00
4	External walls to rooftop structures	300.00	m2	400.00		120,000.00
<u>EXTERNAL WALLS AND WINDOWS</u> Total :						3,563,000.00
Trade : 12 <u>EXTERNAL DOORS</u>						
	<u>Doors</u>					
1	Extra over hotel room glass wall for pair of framed glass doors to hotel suites facing racecourse	85.00	Pair	2,000.00		170,000.00
<u>EXTERNAL DOORS</u> Total :						170,000.00
Trade : 13 <u>INTERNAL WALLS</u>						
	<u>Upper suites</u>					
1	Allow for concrete core and shear walls	1,600.00	m2	340.00		544,000.00
2	Room division walls with acoustic attenuation - lightweight including paint	6,115.00	m2	240.00		1,467,600.00
3	Balcony division screens including special graphics	500.00	m2	600.00		300,000.00
4	Bathroom walls within units - lightweight including paint	3,138.00	m2	145.00		455,010.00
	<u>Roof</u>					
5	Allow for concrete core and shear walls	240.00	m2	340.00		81,600.00
6	Allow for block walls dividing internal areas	30.00	m2	110.00		3,300.00
<u>INTERNAL WALLS</u> Total :						2,851,510.00
Trade : 14 <u>INTERNAL DOORS</u>						
	<u>Typical Floors</u>					

8997-ATC ROOMS CIV 15/5/12

Job Name :	<u>8997 AJC ROOMS CIV2</u>	<u>Job Description</u>
Client's Name:		

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 14 <u>INTERNAL DOORS</u> (Continued)						
1	Unit Entry Doors incl electric security strike	170.00	No	1,650.00		280,500.00
2	Bathroom doors including additional doors to 2 bedroom units	180.00	No	750.00		135,000.00
3	Fire doors	20.00	No	1,500.00		30,000.00
4	Allow for interconnecting doors between 80 units (40 sets) comprising two acoustically attenuated fire doors in one frame	40.00	No	2,800.00		112,000.00
	<u>Roof</u>					
5	Allow for doors to rooms on roof		Allow			5,000.00
<u>INTERNAL DOORS</u>					Total :	562,500.00
Trade : 15 <u>WALL FINISHES</u>						
	<u>Hotel rooms</u>					
1	Render and paint generally	3,200.00	m2	50.00		160,000.00
2	Paint to stud walls is included in wall rates		Note			
3	Timber bump rails to corridors	760.00	m	35.00		26,600.00
4	Corner guards to corridors	800.00	m	25.00		20,000.00
5	Extra over paint for good quality tiles to bathrooms and kitchenettes	4,500.00	m2	150.00		675,000.00
6	Extra over paint for special wall finishes to 2 bedroom suites - excluded		excl			
7	Extra for special finish to typical floor lift lobby zones	135.00	m2	300.00		40,500.00
<u>WALL FINISHES</u>					Total :	922,100.00
Trade : 16 <u>FLOOR FINISHES</u>						
	<u>Typical Floor</u>					
1	Standard carpet to corridors and lift lobbies	1,005.00	m2	65.00		65,325.00
2	Vinyl to housekeeping	80.00	m2	90.00		7,200.00
3	General carpet to rooms	3,857.00	m2	65.00		250,705.00
4	Stone tiles to bathrooms	668.00	m2	150.00		100,200.00
5	Vinyl / timber floor to kitchentte areas	559.00	m2	200.00		111,800.00
	<u>Skirting</u>					
6	Allow for timber skirting to typical floors	4,900.00	m	30.00		147,000.00
	<u>Terraces etc</u>					
7	Membrane and pavers on polypads to room balconies	1,000.00	m2	250.00		250,000.00

8997-ATC ROOMS CIV 15/5/12

Job Name :	<u>8997 AJC ROOMS CIV2</u>	<u>Job Description</u>
Client's Name:		

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 16 <u>FLOOR FINISHES</u> (Continued)						
8	Extra for facing to setdowns on terraces	250.00	m2	120.00		30,000.00
9	Allow for timber or other type of treatment at setdown	500.00	m	100.00		50,000.00
<u>FLOOR FINISHES</u>						Total : 1,012,230.00
Trade : 17 <u>CEILING FINISHES</u>						
	<u>Typical floors</u>					
1	Set plaster ceiling incl access panels, cornices etc in corridors	940.00	m2	120.00		112,800.00
2	Set ceilings to rooms incl pelmets for blinds	4,542.00	m2	90.00		408,780.00
3	Waterproof plasterboard ceilings to bathrooms	668.00	m2	100.00		66,800.00
4	Soffit linings to underside of balconies including facing to setdown bulkhead - assumed as painted FC	1,000.00	m2	100.00		100,000.00
<u>CEILING FINISHES</u>						Total : 688,380.00
Trade : 18 <u>FITMENTS</u>						
	<u>Chutes</u>					
1	Allow for garbage and linen chutes complete serving 6 floors and connected to basement laundry room	1.00	Item	60,000.00		60,000.00
	<u>Typical Floors</u>					
	Studio Suites - 50 No					
2	Bathroom fitments to 3 point bathroom incl shower screen, vanity , mirror, etc	50.00	No	3,500.00		175,000.00
	1 bedroom suites and accessible suites - 115 No					
3	Bathroom fitments including shower screen, vanity etc	115.00	No	2,500.00		287,500.00
	2 bedroom Suites - 5 No					
4	Bathroom fitout - 2 bathrooms per unit	10.00	No	2,500.00		25,000.00
5	Laundry - excluded		excl			
	<u>Signage</u>					
6	General upper floor Statutory Signage		Allow			10,000.00
7	Unit signage	170.00	No	150.00		25,500.00
<u>FITMENTS</u>						Total : 583,000.00
Trade : 19 <u>PROTOTYPE</u>						
	<u>Prototype</u>					

8997-ATC ROOMS CIV 15/5/12

Job Name :	<u>8997 AJC ROOMS CIV2</u>	<u>Job Description</u>
Client's Name:		

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 19 <u>PROTOTYPE</u> (Continued)						
1	Allow to construct prototypes of typical suite on the AJC site in a location to be advised	1.00	Item	250,000.00		250,000.00
<u>PROTOTYPE</u>						Total : 250,000.00
Trade : 20 <u>HYDRAULICS</u>						
	<u>Hydraulics</u>					
1	Cleaners sinks	5.00	No	4,000.00		20,000.00
2	Shower sets	175.00	No	1,800.00		315,000.00
3	Sinks and tapware including in room laundry tubs	175.00	No	3,500.00		612,500.00
4	WC suites	175.00	No	3,500.00		612,500.00
5	Vanity basins	175.00	No	3,100.00		542,500.00
6	Baths	50.00	No	4,000.00		200,000.00
7	Spa baths	10.00	No	6,000.00		60,000.00
8	Taps to balconies	85.00	No	150.00		12,750.00
9	Builder's works in connection	0.03	Item	2,375,250.00		71,257.50
<u>HYDRAULICS</u>						Total : 2,446,507.50
Trade : 21 <u>MECHANICAL</u>						
	<u>Mechanical</u>					
1	Stair pressurisation	3.00	No	22,000.00		66,000.00
2	Package units to rooms incl central plant incl switch controlled by window so a/c unit cannot operate if window is open	170.00	No	8,500.00		1,445,000.00
3	Ventilation to corridors	940.00	m2	90.00		84,600.00
4	Bathroom ventilation	668.00	m2	80.00		53,440.00
5	Builders works in connection	0.03	Item	1,649,040.00		49,471.20
<u>MECHANICAL</u>						Total : 1,698,511.20
Trade : 22 <u>ELECTRICAL</u>						
	<u>Electrical</u>					
1	Electrical services to typical floors incl general lighting, power & data. Advised that typical floor specialist lighting is included in FF&E outside this cost plan	9,156.00	m2	150.00		1,373,400.00
2	BWIC	0.03	Item	1,373,000.00		41,190.00

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Job Name :	<u>8997 AJC ROOMS CIV2</u>	<u>Job Description</u>
Client's Name:		

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<u>ELECTRICAL</u>						Total : 1,414,590.00
<i>Trade : 23 <u>FIRE PROTECTION</u></i>						
	<u>Fire service</u>					
1	Elemental rate for fire protection including alarm	9,156.00	m2	20.00		183,120.00
2						
3	Builderswork in connection	0.03	Item	183,000.00		5,490.00
<u>FIRE PROTECTION</u>						Total : 188,610.00
<i>Trade : 24 <u>LIFT INSTALLATION</u></i>						
	<u>Lifts - all motor roomless</u>					
1	Lifts over 9 floors - 60% of cost allocated to upper suites. 60% x 3 No = 1.8	1.80	No	250,000.00		450,000.00
2	Extra for extra set of doors in lift car	5.00	No	10,000.00		50,000.00
3	Lift car fitouts	1.80	No	25,000.00		45,000.00
4	Builderswork in connection	0.03	Item	545,000.00		16,350.00
<u>LIFT INSTALLATION</u>						Total : 561,350.00
<i>Trade : 25 <u>EXTERNAL WORKS</u></i>						
1	Included in Podium cost plan		Note			
<u>EXTERNAL WORKS</u>						Total :
<i>Trade : 26 <u>Subtotal</u></i>						
<u>Subtotal</u>						Total :
<i>Trade : 27 <u>PRELIMINARIES @ 14%</u></i>						
1						
<u>PRELIMINARIES @ 14%</u>						Total :
<i>Trade : 28 <u>CONSTRUCTION COST</u></i>						
1						
<u>CONSTRUCTION COST</u>						Total :

8997-ATC ROOMS CIV 15/5/12

Job Name :	<u>8997 AJC ROOMS CIV2</u>	<u>Job Description</u>
Client's Name:		

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade :</i> 29 <u>DESIGN@ 8%</u>						
1						
<u>DESIGN @ 8%</u>					Total :	
<i>Trade :</i> 30 <u>CONSTRUCTION BUDGET TOTAL</u>						
1						
<u>CONSTRUCTION BUDGET TOTAL</u>					Total :	
<i>Trade :</i> 31						
1						
					Total :	
<i>Trade :</i> 32						
1						
					Total :	