Quantity Surveyor's Report
Estimated Development Cost

Proposed Mixed Use Development
93-107 Cecil Ave & 9-10 Roger Ave, Castle Hill

for

Alton Property Group

DOCUMENT TITLE: QS Report – EDC

ISSUE DATE: 30 January 2026

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DOCUMENT CONTROL:

Signature:	Date:	30 January 2026
	Reviewed by:	Stephen Ngai MAIQS, No.6330, CQS, MRICS, No.0079969
	Prepared by:	Ricky Chang

1. Executive Summary

Altus Group has been requested by Alton Property Group to prepare an Estimated Development Cost (EDC) report based on the state significant development application architectural drawings for the proposed mixed-use development at 93-107 Cecil Ave & 9-10 Roger Ave, Castle Hill.

This EDC has been prepared for the Department of Planning, Housing and Infrastructure, being the consent authority.

The Estimated Development Cost has been assessed in accordance with the guidelines from NSW Department of Planning – Planning Circular No. PS 24-002 dated 27 February 2024 under the Environmental Planning and Assessment Regulation 2021.

The Estimated Development Cost as at 30 January 2026 for the proposed capital construction works is **$418,796,043 (excl GST)**. The Estimated Development Cost for the residential component is **$404,156,032 (excl GST)**. Please refer to **Section 5** for a summary of the costs.

We confirm that the calculations for the EDC are accurate and cover the scope of works identified in the development proposal, and the report is an objective assessment of the EDC.

2. Project Scope

The site of 93-107 Cecil Ave & 9-10 Roger Ave, Castle Hill is currently occupied by the various single storey and double storey residential properties prior to the commencement of the proposed new mixed-use development. The total site area is approx. 17,623.60m2.

The proposed development comprises the following:

Demolition: Demolition of the existing buildings and structures on site.

Basement: 2 levels of basement and 3 levels from Lower to Upper ground including 793 carparking spaces and loading dock facilities.

Non-residential: Upper Ground Level to Level 2 Retail tenancy.

Towers (Tower E, S, W & N): Construction of four residential towers with a total yield of 610 apartments.

External Works: The development includes all the external areas, landscaping, services infrastructure and public footpath works.

The total Gross Floor Area for the entire development is 136,635m2. (see **Appendix A - Area and Unit Schedule**).

3. Basis of Cost Estimate

This cost plan has been prepared based on:

- Architectural set of drawings, dated on 19/12/2025.

The following assumptions have been made in the cost estimate:

- Mid range internal finishes and fitout
- Shell and Core for Commercial/Retail area

This EDC has been prepared for the Department of Planning, Housing and Infrastructure, being the consent authority.

This Estimated Development Cost has been assessed in accordance with the guidelines from NSW Department of Planning – Planning Circular No. PS 24-002 dated 27 February 2024 under the Environmental Planning and Assessment Regulation 2021.

Altus Group has assessed the works using its own cost analysis. We confirm the costs are a fair and reasonable representation of the scope and value of the development project cost. The calculation in this EDC has been prepared as per the AIQS practice standards.

This report has been prepared and signed by Stephen Ngai, a Director at Altus Group. Stephen Ngai is an AIQS Certified Quantity Surveyor (MAIQS No. 6330) and a Chartered Quantity Surveyor of RICS (MRICS No. 0079969) and confirms that this report is compliant with the above statements.

4. List of Exclusions

- Land and acquisition costs
- Interest/ Finance/ Legal Fees
- Marketing and Agent Fees
- Design and Construction Contingencies
- DA and CC fees, Section 7.11 Contribution, Levy, other authority charges and contributions
- Section 73 Contributions
- Relocation, diversion or upgrading existing site services
- Removal of contaminants and hazardous materials if discovered
- Tenancy fitout and finishes (shell and core to retails)
- Curtains, flyscreens, blinds
- Provision of loose furniture, fittings and equipment
- Works outside of site boundary other than public footpaths
- Goods and Service Tax
- Escalation

5. Summary of Cost Estimate

The total estimated development cost as at 30 January 2026 is **$418,796,043 (excl GST)**

Description	Amount	Data	Unit Cost
Demolition	$823,130		
Carpark (B2 to L1)	$61,750,929	GFA: 38,217m2 793 Carspaces	$2,000/m2* $96,372/car*
Commercial/Retail (UGF to L2)	$8,211,491	GFA: 3,408m2	$2,892/m2*
Residential (LGF to Roof, Buildings E, S, W & N)	$248,775,120	GFA: 95,010m2 610 units	$3,241/m2* $504,728/unit*
External Works	$5,817,888		
Subtotal	**$325,378,558**		
Preliminaries (19%)	$61,821,926		
Margin (4%)	$15,488,019		
Total Construction Costs (Excl. GST & Professional Fees)	**$402,688,503**	**Total GFA: 136,635m2**	**$2,947m2**
Professional Fees (4%)	$16,107,540		
Total Development Costs (Excl. GST)	**$418,796,043**	**Total GFA: 136,635m2**	**$3,065/m2**

Site Area: 17,623.60m2

Note:

1. * Including preliminaries and margin but excluding Fees and GST
2. Please refer to Section 4 - List of Exclusions and Appendix A – Elemental Cost Summary.

The total Estimated Development Cost for the residential component is **$404,156.032 (excl GST)**.

Description	Residential Component
Carpark	$76,727,654
Residential (Buildings E, S, W & N)	$320,199,452
External Works	$7,228,925
Total Development Costs (Excl. GST)	**$404,156,032**

Note:

1. All figures include preliminaries and margin but excluding GST

Appendix A – Area and Unit Schedule

AREA ANALYSIS

AltusGroup

93-107 Cecil Avenue and 9-10 Roger Ave, Castle Hill																
Level	No of Floor	FECA - Carpark	FECA - Non-Residential	Residential												TOTAL GFA
				Building E		Total GFA	Building S		Total GFA	Building W		Total GFA	Building N		Total GFA	
				FECA	UCA /Balconies		FECA	UCA /Balconies		FECA	UCA /Balconies		FECA	UCA /Balconies		
B2	1	2,407														2,407
B1	1	11,925														11,925
LGF	1	9,691					615		615	324		324				10,630
GF	1	7,077					889	122	1011	275	24	299				8,387
UGF	1	3,723	1,739				1,219	224	1443	701	185	886				7,791
L1	1	3,394	1,429				1,243	257	1500	703	91	794				7,117
L2	1		240	779	43	822	1,214	233	1447	717	115	832	1204	260	1464	4,805
L3	1			518	71	589	1,214	233	1447	717	115	832	1203	138	1341	4,209
L4	1			723	133	856	1,214	233	1447	717	115	832	1656	282	1938	5,073
L5	1			723	133	856	636	255	891	567	118	685	1656	282	1938	4,370
L6	1			723	133	856	669	75	744	567	118	685	1656	282	1938	4,223
L7	1			457	346	803	669	75	744	431	125	556	1656	282	1938	4,041
L8	1			519	91	610	669	75	744	553	67	620	692	283	975	2,949
L9	1			519	91	610	669	75	744	553	67	620	743	126	869	2,843
L10	1			519	91	610	669	75	744	553	67	620	743	126	869	2,843
L11	1			519	91	610	669	75	744	553	67	620	743	126	869	2,843
L12	1			519	91	610	669	75	744	553	67	620	743	126	869	2,843
L13	1			519	91	610	669	75	744	553	67	620	743	126	869	2,843
L14	1			519	91	610	669	75	744	553	67	620	743	126	869	2,843
L15	1			519	91	610	669	75	744	553	67	620	743	126	869	2,843
L16	1			519	91	610	669	75	744	553	67	620	743	126	869	2,843
L17	1			519	91	610	669	75	744	553	67	620	743	126	869	2,843
L18	1			519	91	610	669	75	744	553	67	620	743	126	869	2,843
L19	1			519	91	610	669	75	744	553	67	620	743	126	869	2,843
L20	1			519	91	610	669	75	744	553	67	620	743	126	869	2,843
L21	1			519	91	610	669	75	744	553	67	620	743	126	869	2,843
L22	1			519	91	610	669	75	744	553	67	620	743	126	869	2,843
L23	1			519	91	610				553	67	620	743	126	869	2,099
L24	1			519	91	610				553	67	620	743	126	869	2,099
L25	1			519	91	610				553	67	620	743	126	869	2,099
L26	1			519	91	610							743	126	869	1,479
L27	1			519	91	610							743	126	869	1,479
L28	1			519	91	610							743	126	869	1,479
L29	1			519	91	610							743	126	869	1,479
L30	1			519	91	610							743	126	869	1,479
L31	1												743	126	869	869
L32	1												743	126	869	869
L33	1												743	126	869	869
L34	1												743	126	869	869
L35	1												743	126	869	869
L36	1												743	126	869	869
Total	41	38,217	3,408	15,860	2,952	18,812	19,617	2,832	22,449	15,673	2,212	17,885	30,527	5,337	35,864	136,635

Sie Area **17,623.60m2**

FECA: Fully Enclosed Covered Area

UCA: Unenclosed Covered Area

GFA: FECA + UCA

The definitions of FECA and UCA above are consistent with the definitions in the Australian Cost Management Manual published by the Australian Institute of Quantity Surveyors.

UNIT ANALYSIS

AltusGroup

93-107 Cecil Avenue and 9-10 Roger Ave, Castle Hill																											
Level	No of Floor	Car space	Apartments																								Total
			Building E					Total	Building S					Total	Building W					Total	Building N					Total	
			1B	2B	2B+	3B	3B+		1B	2B	2B+	3B	3B+		1B	2B	2B+	3B	3B+		1B	2B	2B+	3B	3B+		
B2	1	55																									
B1	1	292																									
LGF	1	138								3	2			5					1	1							6
GF	1	170								3	2			5					1	1							6
UGF	1	81							1	4	2			7	1	1	1		1	4							11
L1	1	57								5	4			9		2	1		1	4							13
L2	1			1			1	2		7	3			10		2	2		1	5	1	1	3			5	22
L3	1			2			1	3		7	3			10		2	2		1	5	1	3	3			7	25
L4	1			2	1		2	5		7	3			10		2	2		1	5	2	6	6			14	34
L5	1			2	1		2	5			2	2		4		2	2			4	2	6	6			14	27
L6	1			2	1		2	5		1	2	2		5		2	2			4	2	6	6			14	28
L7	1		2	1		1		4		1	2	2		5	1		2			3	2	6	6			14	26
L8	1			3		1		4		1	2	2		5	1	1	1		1	4	1	1	2	1		5	18
L9	1			3		1		4		1	2	2		5	1	1	1		1	4	1	2	2		1	6	19
L10	1			3		1		4		1	2	2		5	1	1	1		1	4	1	2	2		1	6	19
L11	1			3		1		4		1	2	2		5	1	1	1		1	4	1	2	2		1	6	19
L12	1			3		1		4		1	2	2		5	1	1	1		1	4	1	2	2		1	6	19
L13	1			3		1		4		1	2	2		5	1	1	1		1	4	1	2	2		1	6	19
L14	1			3		1		4		1	2	2		5	1	1	1		1	4	1	2	2		1	6	19
L15	1			3		1		4		1	2	2		5	1	1	1		1	4	1	2	2		1	6	19
L16	1			3		1		4		1	2	2		5	1	1	1		1	4	1	2	2		1	6	19
L17	1			3		1		4		1	2	2		5	1	1	1		1	4	1	2	2		1	6	19
L18	1			3		1		4		1	2	2		5	1	1	1		1	4	1	2	2		1	6	19
L19	1			3		1		4		1	2	2		5	1	1	1		1	4	1	2	2		1	6	19
L20	1			3		1		4		1	2	2		5	1	1	1		1	4	1	2	2		1	6	19
L21	1			3		1		4		1	2	2		5	1	1	1		1	4	1	2	2		1	6	19
L22	1			3		1		4		1	2	2		5	1	1	1		1	4	1	2	2		1	6	19
L23	1			3		1		4							1	1	1		1	4	1	2	2		1	6	14
L24	1			3		1		4							1	1	1		1	4	1	2	2		1	6	14
L25	1			3		1		4							1	1	1		1	4	1	2	2		1	6	14
L26	1			3		1		4													1	2	2		1	6	10
L27	1			3		1		4													1	2	2		1	6	10
L28	1			3		1		4													1	2	2		1	6	10
L29	1			3		1		4													1	2	2		1	6	10
L30	1			3		1		4													1	2	2		1	6	10
L31	1																				1	2	2		1	6	6
L32	1																				1	2	2		1	6	6
L33	1																				1	2	2		1	6	6
L34	1																				1	2	2		1	6	6
L35	1																				1	2	2		1	6	6
L36	1																				1	2	2		1	6	6
Total		793	2	79	3	24	8	116	1	53	55	36	0	145	20	31	32	0	25	108	39	85	88	1	28	241	610

Appendix B – Cost Plan Summary

Ref.	Description	Quantity	Unit	Rate	Total
	93-107 Cecil Ave & 9-10 Roger Ave, Castle Hill				
1	DEMOLITION	1	Item	823,130	823,130
2	CARPARK (B2 to L1)	38,217	m2	1,615.80	61,750,929
3	NON-RESIDENTIAL (UGF to L2)	3,408	m2	2,409.47	8,211,491
4	BUILDING E (L2 to L30)	18,812	m2	2,705.12	50,888,769
5	BUILDING S (LG to L22)	22,449	m2	2,540.74	57,037,089
6	BUILDING W (LG to L25)	17,885	m2	2,685.42	48,028,803
7	BUILDING N (L2 to L36)	35,864	m2	2,588.12	92,820,460
8	EXTERNAL WORKS	1	Item	5,817,888	5,817,888
	SUBTOTAL	**136,635**	**m2**	**2,381.37**	**325,378,558**
9	PRELIMINARIES (19%)				61,821,926
10	MARGIN (4%)				15,488,019
	ESTIMATED TOTAL CONSTRUCTION COST Excl PROFESSIONAL FEES & GST	**136,635**	**m2**	**2,947.18**	**402,688,503**
11	PROFESSIONAL FEES (4%)				16,107,540
	ESTIMATED TOTAL DEVELOPMENT COST Excl GST	**136,635**	**m2**	**3,065.07**	**418,796,043**
	GFA	**136,635**	**m2**		
	No. of Units	**610**	**no**		
	No. of Car Spaces	**793**	**no**		

Ref.	Description	Quantity	Unit	Rate	Total
1	**DEMOLITION**				
	DEMOLITION				
1.1	DEMOLITION WORKS	1	Item	823,130	823,130
	SUBTOTAL - DEMOLITION				**823,130**
				DEMOLITION TOTAL	**823,130**
2	**CARPARK (B2 TO L1)**				
	CARPARK (B2 to L1)				
2.1	SUBSTRUCTURE			339.11	12,959,581
2.2	COLUMNS			60.00	2,293,018
2.3	UPPER FLOORS			334.65	12,789,470
2.4	ROOF			193.47	7,393,880
2.5	STAIRCASES			6.48	247,500
2.6	EXTERNAL WALLS			241.40	9,225,596
2.7	EXTERNAL DOORS			0.78	29,800
2.8	INTERNAL WALLS			51.65	1,973,797
2.9	INTERNAL DOORS			4.91	187,600
2.10	WALL FINISHES			9.94	379,729
2.11	FLOOR FINISHES			16.71	638,793
2.12	CEILING FINISHES			3.77	144,183
2.13	FITMENTS			20.83	796,250
2.14	NON-MEASURED ALLOWANCE (2%)			25.67	981,184
2.15	HYDRAULIC SERVICES			55.00	2,101,935
2.16	MECHANICAL SERVICES			60.26	2,303,020
2.17	FIRE SERVICES			105.84	4,044,700
2.18	ELECTRIC LIGHT, POWER AND COMMUNICATION			79.32	3,031,275
2.19	VERTICAL TRANSPORTATION			0.00	0
2.20	BWIC (2%)			6.01	229,619
	SUBTOTAL - CARPARK			**1,615.80**	**61,750,929**
2.21					
	GFA - Carpark	38,217	**m2**		
	Number of Car Spaces	793	**no**		
				CARPARK (B2 TO L1) TOTAL	**61,750,929**

Ref.	Description	Quantity	Unit	Rate	Total
3	**NON-RESIDENTIAL (UGF TO L2)**				
	NON-RESIDENTIAL (UGF to L2)				
3.1	SUBSTRUCTURE			134.73	459,168
3.2	COLUMNS			60.00	204,480
3.3	UPPER FLOORS			381.47	1,300,051
3.4	STAIRCASES			0.00	0
3.5	EXTERNAL WALLS, WINDOWS & LOUVRES			1,037.89	3,537,132
3.6	INTERNAL WALLS			38.00	129,490
3.7	INTERNAL DOORS			1.94	6,600
3.8	INTERNAL SCREENS			2.93	10,000
3.9	WALL FINISHES			15.26	52,000
3.10	FLOOR FINISHES			12.91	44,000
3.11	CEILING FINISHES			11.15	38,000
3.12	FITMENTS			46.95	160,000
3.13	NON-MEASURED ALLOWANCE (2%)			34.86	118,818
3.14	HYDRAULIC SERVICES			102.00	347,600
3.15	MECHANICAL SERVICES			137.61	468,960
3.16	FIRE SERVICES			103.35	352,200
3.17	ELECTRIC LIGHT ,POWER AND COMMUNICATION			129.34	440,800
3.18	VERTICAL TRANSPORTATION			146.71	500,000
3.19	BWIC (2%)			12.38	42,191
	SUBTOTAL - RETAIL / COMMERCIAL			**2,409.47**	**8,211,491**
3.20					
	COMMERCIAL / RETAIL	3,408	**m2**		
	NON-RESIDENTIAL (UGF TO L2) TOTAL				**8,211,491**

Ref.	Description	Quantity	Unit	Rate	Total
4	**BUILDING E (L2 TO L30)**				
	BUILDING E (L2 to L30)				
4.1	COLUMNS			60.00	1,128,720
4.2	UPPER FLOORS			366.10	6,887,084
4.3	STAIRCASES			24.85	467,500
4.4	ROOF			27.91	525,120
4.5	EXTERNAL WALLS			531.43	9,997,208
4.6	EXTERNAL DOORS			0.00	0
4.7	INTERNAL WALLS			308.33	5,800,242
4.8	INTERNAL SCREENS			10.39	195,500
4.9	INTERNAL DOORS			46.89	882,178
4.10	WALL FINISHES			97.53	1,834,798
4.11	FLOOR FINISHES			118.90	2,236,815
4.12	CEILING FINISHES			78.72	1,480,957
4.13	FITMENTS			184.26	3,466,226
4.14	APPLIANCES			23.74	446,600
4.15	GARBAGE CHUTE SYSTEM			4.47	84,000
4.16	NON-MEASURED ALLOWANCE (2%)			37.58	706,979
4.17	HYDRAULIC SERVICES			188.58	3,547,540
4.18	MECHANICAL SERVICES			191.72	3,606,646
4.19	FIRE SERVICES			89.40	1,681,700
4.20	ELECTRICAL SERVICES			161.68	3,041,520
4.21	VERTICAL TRANSPORTATION			111.63	2,100,000
4.22	BWIC (2%)			14.86	279,548
4.23	LANDSCAPING			26.15	491,888
	SUBTOTAL CONSTRUCTION COST - BUILDING E (L2 to L30)			**2,705.12**	**50,888,769**
4.24					
	GFA - Apartments	18,812	**m2**		
	Number of Apartment Units	116	**no**		
				BUILDING E (L2 TO L30) TOTAL	**50,888,769**

Ref.	Description	Quantity	Unit	Rate	Total
5	**BUILDING S (LG TO L22)**				
	BUILDING S (LG to L22)				
5.1	COLUMNS			60.00	1,346,940
5.2	UPPER FLOORS			370.36	8,314,293
5.3	STAIRCASES			20.38	457,500
5.4	ROOF			37.86	850,000
5.5	EXTERNAL WALLS			414.23	9,298,983
5.6	EXTERNAL DOORS			0.49	11,100
5.7	INTERNAL WALLS			249.26	5,595,558
5.8	INTERNAL SCREENS			10.98	246,500
5.9	INTERNAL DOORS			41.68	935,700
5.10	WALL FINISHES			89.63	2,012,057
5.11	FLOOR FINISHES			143.75	3,227,042
5.12	CEILING FINISHES			90.95	2,041,813
5.13	FITMENTS			181.77	4,080,515
5.14	APPLIANCES			24.87	558,250
5.15	GARBAGE CHUTE SYSTEM			3.74	84,000
5.16	NON-MEASURED ALLOWANCE (2%)			34.80	781,205
5.17	HYDRAULIC SERVICES			192.86	4,329,440
5.18	MECHANICAL SERVICES			193.72	4,348,926
5.19	FIRE SERVICES			90.73	2,036,700
5.20	ELECTRICAL SERVICES			162.98	3,658,790
5.21	VERTICAL TRANSPORTATION			62.36	1,400,000
5.22	BWIC (2%)			14.05	315,477
5.23	LANDSCAPING			49.28	1,106,300
	SUBTOTAL CONSTRUCTION COST - BUILDING S (LG to L22)			**2,540.74**	**57,037,089**
5.24					
	GFA - Apartments	22,449	**m2**		
	Number of Apartment Units	145	**no**		
		BUILDING S (LG TO L22) TOTAL			**57,037,089**

Ref.	Description	Quantity	Unit	Rate	Total
6	**BUILDING W (LG TO L25)**				
	BUILDING W (LG to L25)				
6.1	COLUMNS			60.00	1,073,100
6.2	UPPER FLOORS			366.91	6,562,145
6.3	STAIRCASES			25.16	450,000
6.4	ROOF			29.46	526,860
6.5	EXTERNAL WALLS			519.19	9,285,770
6.6	EXTERNAL DOORS			0.27	4,800
6.7	INTERNAL WALLS			294.64	5,269,593
6.8	INTERNAL SCREENS			9.32	166,600
6.9	INTERNAL DOORS			41.33	739,200
6.10	WALL FINISHES			96.60	1,727,717
6.11	FLOOR FINISHES			128.52	2,298,611
6.12	CEILING FINISHES			86.91	1,554,361
6.13	FITMENTS			177.86	3,181,026
6.14	APPLIANCES			23.25	415,800
6.15	GARBAGE CHUTE SYSTEM			4.36	78,000
6.16	NON-MEASURED ALLOWANCE (2%)			37.28	666,672
6.17	HYDRAULIC SERVICES			204.07	3,649,802
6.18	MECHANICAL SERVICES			204.35	3,654,800
6.19	FIRE SERVICES			92.61	1,656,400
6.20	ELECTRICAL SERVICES			165.15	2,953,730
6.21	VERTICAL TRANSPORTATION			67.10	1,200,000
6.22	BWIC (2%)			14.67	262,295
6.23	LANDSCAPING			36.43	651,521
	SUBTOTAL CONSTRUCTION COST - BUILDING W (LG to L25)			**2,685.42**	**48,028,803**
6.24					
	GFA - Apartments	17,885	**m2**		
	Number of Apartment Units	108	**no**		
		BUILDING W (LG TO L25) TOTAL			**48,028,803**

Ref.	Description	Quantity	Unit	Rate	Total
7	**BUILDING N (L2 TO L36)**				
	BUILDING N (L2 to L36)				
7.1	COLUMNS			60.00	2,151,840
7.2	UPPER FLOORS			367.81	13,191,048
7.3	STAIRCASES			17.29	620,000
7.4	ROOF			30.75	1,102,780
7.5	EXTERNAL WALLS			377.32	13,532,355
7.6	EXTERNAL DOORS			0.20	7,200
7.7	INTERNAL WALLS			300.41	10,773,903
7.8	INTERNAL SCREENS			10.50	376,550
7.9	INTERNAL DOORS			45.98	1,649,100
7.10	WALL FINISHES			94.97	3,405,947
7.11	FLOOR FINISHES			139.37	4,998,380
7.12	CEILING FINISHES			93.81	3,364,454
7.13	FITMENTS			179.12	6,423,915
7.14	APPLIANCES			25.87	927,850
7.15	GARBAGE CHUTE SYSTEM			3.35	120,000
7.16	NON-MEASURED ALLOWANCE (2%)			34.87	1,250,506
7.17	HYDRAULIC SERVICES			203.90	7,312,536
7.18	MECHANICAL SERVICES			192.86	6,916,900
7.19	FIRE SERVICES			103.71	3,719,600
7.20	ELECTRICAL SERVICES			163.37	5,859,260
7.21	VERTICAL TRANSPORTATION			70.82	2,540,000
7.22	BWIC (2%)			14.69	526,966
7.23	LANDSCAPING			57.14	2,049,370
	SUBTOTAL CONSTRUCTION COST - BUILDING N (L2 to L36)			**2,588.12**	**92,820,460**
7.24					
	GFA - Apartments	35,864	**m2**		
	Number of Apartment Units	241	**no**		
				BUILDING N (L2 TO L36) TOTAL	**92,820,460**
8	**EXTERNAL WORKS**				
	EXTERNAL WORKS				
8.1	EXTERNAL WORKS				5,817,888
	SUBTOTAL - EXTERNAL WORKS				**5,817,888**
	External Area	**6,856**	m2		
				EXTERNAL WORKS TOTAL	**5,817,888**