

10 Missenden Road
Project Number: PROJ-0000010843
Report: Estimated Development Cost Report

Prepared For:

**Department of Planning, Housing and
Infrastructure**

Document Title:

**10 Missenden Road – Estimated
Development Cost Report**

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Quality Assurance & Document Control

Project: 10 Missenden Road

SSD Number: SSD-79888213

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Issue Register

Revision	Date	Report	Authorised	
			Name (Position)	Signature
Draft	02/06/2025	EDC Report	Alan Fox MRICS (Director)	
Rev. 1	03/06/2025	EDC Report	Alan Fox MRICS (Director)	
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Rev. 2.1	15/08/2025	EDC Report	Alan Fox MRICS (Director)	
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1. Executive Summary

This Estimated Development Cost (EDC) has been prepared by Altus Group (Altus) to accompany a Concept State Significant Development Application (SSDA) for a private hospital and associated ancillary uses located at 10 Missenden Road, Camperdown. The legal description of the site is outlined in Table 1.

Table 1 Legal Description

Site Address	Title Description
10 Missenden Road, Camperdown NSW 2050	Lot 2 in DP 1124852

For abundant clarity, when referring to **the site** this is reference to the legal property allotment for 10 Missenden Road, Camperdown. Separately, when referring to the **Concept Development Area** this is reference to part of the allotment to which the concept proposal relates. This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-79888213).

Altus confirms that the report is an objective calculation of the EDC of the identified development proposal based on the information presented in the "Information Used & References" section of this report.

The EDC has been calculated using the PS-24-002 planning circular outlining the '*Changes to how development costs are calculated for planning purposes*' (Planning Circular).

Table 2 – AIQS EDC Report Summary

Ref	Element	Cost	Methodology
1	Demolition and Remediation	Included	Included in item 2
2	Construction (item A)	\$242,284,589	Elemental measure and rates build up
3	Mitigation of Impact Items	Included	Included in item 2
4	Consultant Fees	\$12,144,515	5.00% of Construction Cost (Items 1-3 & 5)
5	Authorities Fees (LSLL)	\$605,711	0.25% of Construction Cost (Items 1-3)
6	Plant & Equipment (Item B)	Included	Included in item 2.
7	Furniture, Fittings & Equipment	N/A	Fit-Out
8	Contingency	\$12,144,515	5.00% of Construction Cost (Items 1-3 & 5)
9	Escalation	\$37,233,177	Construction duration 30mths commencing Mar. '28
10	Total EDC (Excl. GST)	\$304,412,508	Total EDC Cost
11	GST	\$32,115,414	10%
12	Total EDC (Incl. GST)*	\$336,527,922	The EDC Definition Excludes GST
13	GFA m2 (AQIS)	49,492	Area (m2)
14	Construction Cost \$/m2 (AQIS)	\$4,895	"Assessed based on Construction Cost and

Altus confirms that the EDC report is an objective calculation of the EDC of the identified development proposal.

Altus confirms that the above calculation is accurate based on the information provided to Altus at the time of preparation of this report and addresses all stages and activities in the identified development proposal, at the date of the EIS lodgment.

EDC is defined as the following (as per Planning Circular PS-24-002 prepared by the Department of Planning, Housing and Infrastructure):

“The estimated cost of carrying out the development, including the following:

- The design and erection of a building and associated infrastructure*
- The carrying out of a work*
- The demolition of a building or work*
- Fixed or mobile plant and equipment.*

But does not include:

- Amounts payable, or the cost of land dedicated, or other benefit provided, under a condition imposed under the EP&A Act, Division 7.1 or 7.2 or a planning agreement*
- Costs relating to a part of the development of project that is the subject of a separate development consent or approval*
- Land costs, including costs of marketing and selling land*
- Costs of the ongoing maintenance or use of the development*

2. Basis Of Report

2.1. Introduction

Altus have been engaged by ISPT to prepare an EDC report for the proposed development at 10 Missenden Road, of which the report is prepared for the relevant consent authority, the Department of Planning, Housing and Infrastructure (DPHI).

2.2. Scope of Project

The Concept SSDA seeks development consent for a Concept Proposal for:

- Development of a private hospital, including the provision of ancillary health and research uses, ancillary retail and commercial office space and carparking;
- A building envelope comprising a stepped building form, with dual setbacks and cantilevered elements which responds to the surrounding heritage and context.
- A building envelope which includes:
 - Three (3) basement levels to a maximum depth of RL 13;
 - Five (5) storey terraced podium with a maximum height of RL 56.4;
 - A 10-storey tower, plus roof plant level, with a maximum height of RL 85.5;

The concept proposal *anticipates* the private hospital development will provide:

- Vehicular access from Missenden Road;
- 33,253m² gross floor area of commercial / healthcare space above ground level;
- A maximum of 264 basement car parking spaces and three (3) ground floor, hospital drop-off parking spaces;
- Associated tree removal and tree transplanting, site landscaping, public art and public domain upgrades within and adjacent to the site.
- Accommodation of approximately 90 ward beds, 26 ICU/CCU beds and 8 Theatre rooms.
Additionally, there are spaces for ancillary uses, such as:
 - Radiology
 - Pathology
 - Clinical suites

- Research / technology
- Education
- Retail food and beverage
- Pharmacy

This Concept SSDA is being sought pursuant to Division 4.4 of the EP&A Act. No physical works are proposed as part of this Concept SSDA. The Concept SSDA seeks development consent for the proposed concept envelope and private hospital land use only, further detailed design in the submission of staged DAs will determine the exact use and operation of these spaces.

All physical works will be the subject of detailed proposals as part of a future required detailed DA. An indicative reference scheme has been prepared by Architectus which provides a proof of concept that the proposed built form outcome is able to sensitively respond and integrate within the existing heritage fabric of the surrounding sites while accommodating the intended land use operations.

The proposal will provide a private hospital that is co-located to the RPA and supports the broader Camperdown Health, Education and Research Precinct ecosystem by providing for contributory health and life science land uses.

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 5th March 2025 and issued for the SSDA (SSD-79888213).

To the best of Altus knowledge, this report has been prepared in accordance with Legislative and regulatory requirements of the consent authority for estimating the EDC, including the EP&A Act, EP&A Regulations, SEPPs, the Planning Circular and SEARs where applicable. Altus note that Altus take no responsibility for the proposed design by the consultant team and do not verify that the design contains all legislative design requirements.

2.3. The Site

The site is located at 10 Missenden Road, Camperdown, within the Sydney Local Government Area (LGA). The site is legally described below:

Lot	Address	Site Area
Lot 2 in DP 1124852	10 Missenden Road, Camperdown	4.79ha

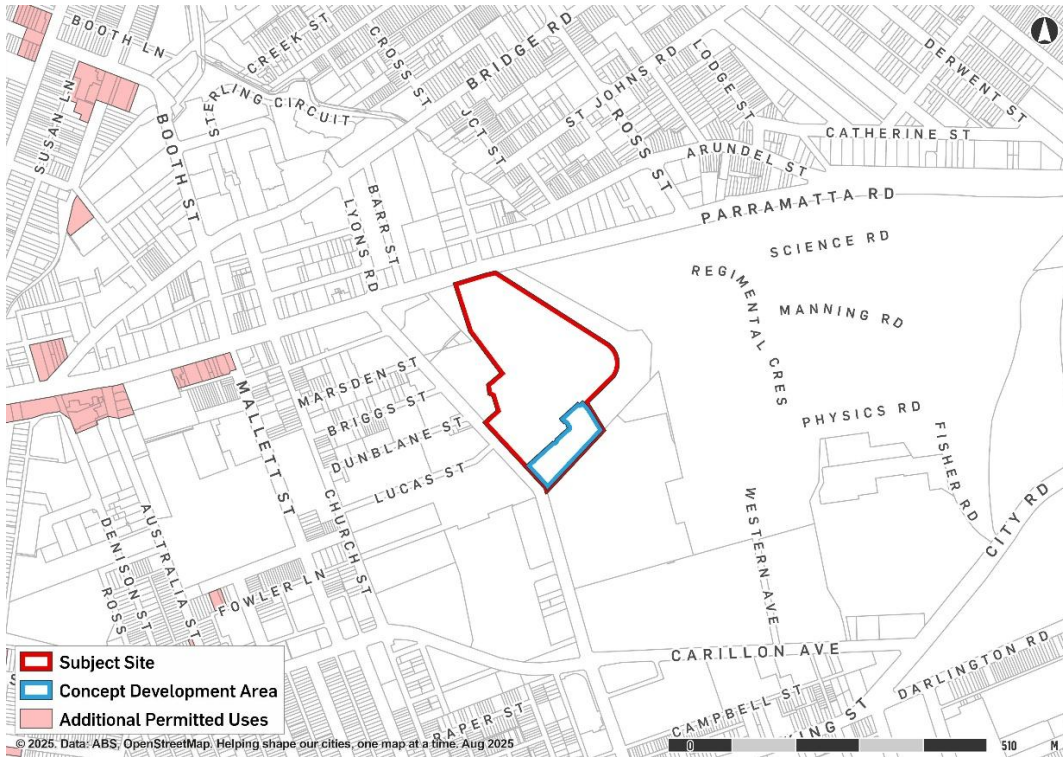
For abundant clarity, when referring to **the site** this is reference to the legal property allotment for 10 Missenden Road, Camperdown. Separately, when referring to the **Concept Development Area** this is reference to part of the allotment to which the concept proposal relates. The area of the concept envelope (herein referred to as the Concept Development Area) sits within the southern part of the overall grounds of St Johns College site. The Concept Development Area comprises 7,329m². The bulk of the leasehold area is currently comprised of at-grade, outdoor carparking (public paid car park) with scattered tree plantings and a driveway/access point from Missenden Road. At the south-west corner, fronting Missenden Road, is a single-storey retail building, known as the Benning Building, which currently accommodates three retail tenancies, a post-office, a “7/11” convenience store and an office.

The Concept Development Area has a prevailing topography characterised by a moderate slope from Missenden Road to the east of the Concept Development Area located along John Hopkins Drive.

The Concept Development Area is located within the Camperdown Health, Education and Research Precinct (CHERP), which contains a mixture of healthcare services, medical research and education institutions. Surrounding land uses include the Royal Prince Alfred Hospital (RPAH), University of Sydney and ancillary student accommodation, and mixed-use buildings comprising commercial and residential activity.

St Johns College is identified under the Sydney Local Environmental Plan 2012 (SLEP 2012) as a local heritage item (no. 67). The Concept Development Area has been assessed as having medium to low archaeological significance, with a potential for Aboriginal archaeological materials to be present in the area. However, it is noted by the St Johns College Conservation Management Plan 2020 that based on the level of continued site disturbance, it is highly unlikely that any deposits or materials would be in situ or undisturbed. The Concept Development Area is also situated within the C5 “University of Sydney” State Heritage Conservation Area. Further, the Concept Development Area is located in proximity to the “Admission Block” and “Victoria & Albert Pavilions” of the RPAH to the south of the area, which are listed on the state heritage register (listing numbers 00830 and 00829, respectively).

Figure 1 Site Location Plan



Source: Urbis Spatial, 2025

Figure 2 Aerial Photograph



Source: Urbis Spatial, 2025

2.4. Information Used & References

The following documentation / information has been utilised in the preparation of this report:

Architectural (Architectus)

- 250604_Reference Design Drawings_Rev. DD

Sheet Number	Sheet Name
RD0010	Site Plan
RD2003	Basement 3
RD2004	Basement 2
RD2005	Basement 1
RD2006	Lower Ground
RD2007	Mid Ground
RD2008	Upper Ground
RD2009	Level 1
RD2010	Level 2
RD2011	Level 3 (Theatres / Recovery)
RD2012	Level 4 (ICU / CCU Rooms)
RD2013	Level 5-7 (30 Bed Ward)
RD2014	Level 8
RD2015	Level 9 -10
RD2016	Level 11
RD3001	Section 1 - East West
RD3002	Section 2 & 3 - North South

- 10 MISSENDEN ROAD_Planning Envelope Control Drawings

Sheet Number	Sheet Name
PE1002	Survey Setout
PE1003	Basement Levels
PE1004	Mid Ground
PE1005	Upper Ground
PE1006	Levels 1-2
PE1007	Levels 3-4
PE1009	Levels 5-10
PE1010	Roof Plan
PE1013	Envelope Section A - East West
PE1014	Envelope Sections B & C - North South
PE1015	Massing Envelope

- Post SDRP#4 10 Missenden Road – Articulation
- Post SDRP#4 10 Missenden Road - Overall Schedule_250604

SEAR

- SSD-79888213 Issued SEARs

Authority Documents

- NSW Government Planning Circular PS 24-002, prepared by the Department of Planning, Housing and Infrastructure, issued 27 February 2024.
- AIQS Construction Cost Assessments for NSW Estimated Development Cost Reports AIQS Practice Standard 1st Edition, published March 2024

2.4 Methodology

Altus have prepared this report in accordance with the AIQS Practice Standard – Construction Cost Assessments for NSW Estimated Development Cost Reports, and detailed calculation has been prepared in accordance with the AIQS Australian Cost Management Manual, including detailed measured and pricing of the elemental detailed items as identified in Section 1.8 ‘Definition of Elements’.

Altus confirms to the best of Altus’ knowledge that no matters that may impair the objectivity of the included calculation currently exist for the above-mentioned project.

2.5. Report Limitations

Altus notes the following limitations when preparing this report:

- Works are proposed to be undertaken as a singular stage and in a single package of works.
- The contractor to undertake these works would be a Tier 1/2 and the procurement strategy has yet to be confirmed.
- This report is also limited to the Estimated Development Cost of the associated project and does not consider any contribution costs as per the AIQS guidelines.
- Altus have not been provided with EIS Report or DA application form.

2.6. Personnel Qualifications

This report has been prepared and reviewed by Alan Fox. Alan is a Director who has over 20+ years of worldwide experience in the industry, having worked both nationally and internationally in the provision of all core Quantity Surveying services, from inception to completion. His qualifications include:

- BSc (Hons), Dundalk Institute of Technology
- MRICS, membership number 1302925.

Detailed CV’s can be provided upon request.

2.7. Job Creation

Construction Job Creation

Altus estimate approximately 226 full time employment (FTE) construction jobs for the duration of the works. The estimated FTE jobs have been based off the following workings which are based on the EDC cost as outlined in Table 1.1, noting these costs are based on the construction cost only (inclusive of escalation) and exclude contingency, professional fees and LSL:

- $\$279,517,766 \times 40\%$ (Labour Component) = \$111,807,106 of labour
- \$95/hr average labour rate
- $\$95 \times 40\text{hrs} = \$3,800/\text{week}$ labour rate
- $\$3,800 \times 130 \text{ weeks} = \$494,000/\text{total}$
- $\$111,807,106 / \$494,000 = 226 \text{ jobs}$
- 226 FTE* jobs over duration of the works

**FTE is defined as full-time equivalent.*

It is important to note that the above is not an estimate of all the jobs that will be created as not every Tradesperson will be involved on this project full time, it is simply an estimate of the full-time equivalent this development will create.

3. Assumptions & Exclusions

3.1. Assumptions & Inclusions

The following is included as a part of this estimate:

- Base date of estimate – May 2026
- Construction or erection and associated infrastructure
- Assumed drained basement in lieu of tanked construction methodology
- Fixed and mobile plant and equipment
- Carrying out the works
- Demolition works will form part of this Development Approval.
- Mitigation of impact items
- Furniture, Fittings and Equipment (relative to this development application)
- Fit out costs (relative to this development application)
- Authority fees (Long Service Leave Levy)
- Consultant design and project management fees included at 5% as per EDC guidelines
- Contingency included at 5% as per EDC guidelines
- Escalation based on construction commencement of March 2028 with a circa 30month construction duration

3.2. Exclusions

The following is excluded from this estimate:

- Fit out of ancillary tenancy spaces (subject to separate development application)
- Furniture, Fittings and Equipment to tenancy spaces (subject to separate development application)
- Amounts payable on the cost of land including development contributions
- Costs related to any part of the development subject to a separate development consent or approval
- Land costs including costs of purchasing, holding and marketing
- Ongoing maintenance or use of the development
- Finance Costs

4. Conclusion

In summary, Altus have been requested by ISPT to complete an EDC report based on the documentation highlighted above. Altus estimates the proposed development to a total of **\$304,412,508 (excl. GST)**.

If there are any queries concerning the above, please contact the undersigned.



Alan Fox

Director, Development Advisory MRICS

Appendix A – Estimated Development Costs

Ref.	Description	Quantity	Unit	Rate	Total
ST. JOHN'S COLLEGE PRIVATE HOSPITAL - COST PLAN 3.3					
<u>10 Missenden Rd, Camperdown NSW 2050</u>					
1	DEMOLITION	589	m2	869	511,930
2	BASEMENT CARPARK	12,233	m2	3,797	46,443,464
3	HOSPITAL / COMMERCIAL	36,615	m2	3,426	125,431,468
4	EXTERNAL WORKS & SERVICES	6,814	m2	1,169	7,965,898
5	KIOSK SUBSTATION & ASSOCIATED WORKS - ALLOWANCE	1	Item	1,500,000	1,500,000
6	ESD BUDGET	1	Item	5,500,000	5,500,000
	NET CONSTRUCTION COST	48,848	m2	3,835	187,352,760
7	CONTRACTORS PRELIMINARIES	22	%	187,352,760	41,217,607
8	CONTRACTORS MARGIN & OVERHEADS	6	%	228,570,367	13,714,222
9	CONTRACTORS LONG SERVICE LEAVE LEVY (0.25%)	0.25	%	242,284,589	605,711
	GROSS CONSTRUCTION COST	48,848	m2	4,972	242,890,301
10	CONTINGENCY (@5%)	5	%	242,890,301	12,144,515
	GROSS CONSTRUCTION COST	48,848	m2	5,221	255,034,816
11	ESCALATION	15.33	% of GCC	242,890,301	37,235,083
	GROSS CONSTRUCTION COST	48,848	m2	5,983	292,269,899
14	PROFESSIONAL FEES	5	%	242,890,301	12,144,515
	ESTIMATED TOTAL PROJECT COST (EXCL. ESCALATION)	48,848	m2	6,232	304,414,414

Ref.	Description	Quantity	Unit	Rate	Total
1	DEMOLITION				
1.1	DEMOLITION				511,930
DEMOLITION TOTAL					<u>511,930</u>

Ref.	Description	Quantity	Unit	Rate	Total
1	DEMOLITION				
1.1	DEMOLITION				
	GENERAL				
	<u>General Items</u>				
A	Allowance for dust control	1	Item	20,000	20,000
B	Provisional sum allowance for SSDA Conditions Crown Certificate	1	Item	60,000	60,000
	<u>Demolition</u>				
C	Allowance for mobilisation of demolition works including trees removal and other necessary demolition	1	Item	20,000	20,000
D	Maintain 3 and 4 Sandstone St John College, no allowance for demolition	1	Item		N/A
E	Maintain retaining wall between Ongrade carpark with St John College, no allowance for demolition	1	Item		N/A
F	Demolition of existing McCafe and SevenEleven	589	m2	150	88,350
G	Scaffold and facade demolition of McCafe and SevenEleven; say 6m high	804	m2	120	96,480
H	Demolition of internal concrete driveway from Missenden Road, Loading dock, etc	1,071	m2	100	107,100
I	Demolition of ongrade carpark				Incl.
J	Demolition/ tree protection				ELSEWHERE
K	Provisional allowance for disposal of contaminated demolition material	1	Item	100,000	100,000
	<u>Sundries</u>				
L	Sundry works & design development allowance	1	Item	20,000	20,000
DEMOLITION TOTAL					511,930

Ref.	Description	Quantity	Unit	Rate	Total
2	BASEMENT CARPARK				
2.1	DEMOLITION AND SITE PREPARATION	12,233	m2		ELSEWHERE
2.2	SUBSTRUCTURE	12,233	m2	2,388	29,209,872
2.3	COLUMNS	12,233	m2	124	1,518,850
2.4	UPPER FLOORS	12,233	m2	562	6,879,921
2.5	STAIRCASES	12,233	m2	20	248,500
2.6	ROOF & ROOF PLUMBING	12,233	m2		N/A
2.7	EXTERNAL WALLS, WINDOWS & DOORS	12,233	m2		ELSEWHERE
2.8	INTERNAL WALLS	12,233	m2	133	1,632,065
2.9	INTERNAL DOORS	12,233	m2	7	90,000
2.10	WALL FINISHES	12,233	m2	11	129,461
2.11	FLOOR FINISHES	12,233	m2	22	267,085
2.12	CEILING FINISHES	12,233	m2	1	11,500
2.13	JOINERY	12,233	m2		EXCL
2.14	FFE / SIGNAGE / FITMENTS	12,233	m2	51	628,470
2.15	HYDRAULIC SERVICES	12,233	m2	54	662,550
2.16	MECHANICAL SERVICES	12,233	m2	152	1,853,340
2.17	MEDICAL GASES SERVICES	12,233	m2		EXCL
2.18	FIRE SERVICES	12,233	m2	152	1,853,340
2.19	ELECTRICAL, COMMUNICATION & SECURITY SERVICES	12,233	m2	119	1,458,510
2.20	TRANSPORTATION	12,233	m2	0	0
2.21	EXTERNAL WORKS & SERVICES	12,233	m2		ELSEWHERE
BASEMENT CARPARK TOTAL					46,443,464

Ref.	Description	Quantity	Unit	Rate	Total
2	BASEMENT CARPARK				
2.2	SUBSTRUCTURE				
	NOTE:				
	The estimate and costs assumed that the construction of the basement carpark will be a drained in lieu of a tanked system. We note that the adjustments to the scope and cosst are subject to receipt of the engineers design				
	CARPARK				
	<u>Site Preparation</u>				
A	Trim and clear site including vegetation	6,814	m2	7	47,698
	<u>Bulk Earthworks</u>				
B	Allowance to strip top soil of site area 200mm thick as GSW	1,363	m3	30	40,890
C	Disposal of top soil as GSW	2,453	t	270	662,418
D	Allowance for bulk excavation for Basement Carpark	59,510	m3	90	5,355,900
E	E/O for disposal of contaminated material (assumed 1.5m deep based on Geotech reports)	11,008	t	270	2,972,160
F	E/O for excavation in rock (assumed)	48,502	m3	60	2,910,120
G	Provisional allowance for de-watering - ground water pump out allowance	1	Item	500,000	500,000
	<u>Erosion and Sediment Control</u>				
H	Allowance for erosion and sediment control	6,814	m2	30	204,419
I	Allowance for dust & vibration monitoring	80	wks	2,000	160,000
	<u>Temporary Works</u>				
J	Provisional allowance for temp works with hardstand, wayfinding signage	1	Item	40,000	40,000
	<u>Other</u>				
K	Allowance for removal of unexpected finds	1	Item		EXCL
	<u>Sundries</u>				
L	Sundry works	1	Item	640,000	640,000
	GENERAL				
	<u>Ramp Access to Basement</u>				
M	Retaining wall to ramp to both side access ramp to Basement 1; included in External Works	1	Item		ELSEWHERE
N	Slab on ground ramp; included in External Works	1	Item		ELSEWHERE
	CARPARK				
	<u>Shoring</u>				
	<u>Secant Pile</u>				
O	Allowance for 600mm dia. secant pile wall	5,252	m2	1,000	5,251,880
P	200mm shotcrete walls	5,252	m2	200	1,050,376
Q	E/O 600mm dia pile for 2000mm socketing in to Class 2 rock	669	No	1,200	802,800
R	E/O ground anchor every 3m; say 2 rows (up to 770kN WL)	223	no	3,500	780,500
S	Allowance for tanking system to shoring wall - allowance for waterproofing membrane; Not required fro drained basement	5,252	m2	85	N/A
T	Allowance for 800mm high upturn at wall/floor junction	258	m2	85	21,910
	<u>Sundries</u>				
U	Sundry works	1	Item	400,000	400,000

Ref.	Description	Quantity	Unit	Rate	Total
2	BASEMENT CARPARK				
	<u>Piling</u>				
V	Establishment, mobilisation and demobilisation of piling rig	1	Item	50,000	50,000
W	Piling platform with crushed rock for piling rig base	4,077	m2	50	203,851
X	Survey and setting out piles	1	Item	10,000	10,000
Y	Allowance for pile underneath Basement 3 - 600mm dia. 50MPa, reinforced to 120kg/m3, (6m deep) :[81 no]	486	m	645	313,470
Z	E/O 600mm dia pile for 2000mm socketing in to Class 2 rock :[81 no]	81	No	1,610	130,410
AA	E/O trim pile head :[81 no]	81	No	1,600	129,600
	<u>Pile Cap/ Capping Beam</u>				
AB	Capping beam to Secant wall 1200x1200x600mm deep 50MPa concrete footing with 180kg/m3 reo	334	m	1,240	414,681
AC	Pile cap 1200x1200x600mm deep 50MPa concrete footing with 180kg/m3 reo :[81 no]	81	no	1,440	116,640
	<u>Lift Pit & Footings</u>				
AD	Excavation for lift pit, allow 2m deep as GSW	181	m3	570	103,170
AE	Allowance for 250mm thick lift pit wall - 50MPa concrete and 220kg/m3 reo	109	m2	620	67,580
AF	Allowance for core pad 500mm deep - 50MPa concrete and 90kg/m3	150	m2	690	103,500
AG	Extra for Xypex to lift core base	150	m2	145	21,750
AH	Extra for Xypex to lift core wall	109	m2	145	15,805
	<u>Slab on Ground</u>				
AI	Vapour barrier, 20mm thk x 5mm blue metal screening; 80mm thk x 20mm blue metal on rock sub grade	4,077	m2	60	244,621
AJ	50MPa RC x 900mm thk incl thickening as per advice from Northrop 29/05/2025; Note Assumed slab thickness is 300mm for drained basement. Subject to engineers confirmation	4,077	m2	608	2,478,828
AK	Extra for Xypex (Additive)	4,077	m2	145	591,168
AL	Reo 300kg/m3 hydrostatic slab: Adjusted to assumed 300mm thickness for drained basement	367	t	3,750	1,376,025
AM	100mm crushed rock drainage layer	4,077	m2	40.00	163,081
AN	Allowance for tanking system below SOG - Bentonite waterproofing - assumed not required for Drained basement	4,077	m2	85	N/A
AO	Allowance for subsoil drains, surface catch drains etc	4,077	m2	60	244,621
	<u>Sundries</u>				
AP	Sundry works	1	Item	340,000	340,000
AQ	Allowance for in ground services, sewer pits/pumps etc.	1	Item	100,000	100,000
AR	Allowance for stormwater pits/drains/pumps	1	Item	150,000	150,000
AS	Allowance for OSD tank	1	Item		Incl. above
SUBSTRUCTURE TOTAL					29,209,872

Ref.	Description	Quantity	Unit	Rate	Total
2	BASEMENT CARPARK				
2.3	COLUMNS				
	<u>CARPARK</u>				
	<u>Basement 03</u>				
A	Allowance for concrete column 1000x600mm; 50MPa; 220kg/m3; 3m high, as per advice from Northrop 29/05/2025 :[81 no]	243	m	1,700	413,100
	<u>Basement 02</u>				
B	Allowance for concrete column 1000x600mm; 50MPa; 220kg/m3; 3m high, as per advice from Northrop 29/05/2025 :[81 no]	243	m	1,700	413,100
	<u>Basement 01</u>				
C	Allowance for concrete column 1000x600mm; 50MPa; 220kg/m3;4.5m high, as per advice from Northrop 29/05/2025 :[81 no]	365	m	1,700	619,650
	<u>Other</u>				
D	Sundry works	1	Item	73,000	73,000
COLUMNS TOTAL					1,518,850

Ref.	Description	Quantity	Unit	Rate	Total
2	BASEMENT CARPARK				
2.4	UPPER FLOORS				
	CARPARK				
	<u>Suspended Floor Slabs</u>				
	<u>Basement 2</u>				
A	Basement 2 suspended slab; 250mm thick suspended floor slabs including reo & formwork; 45kg/m3, 7.5kg/m2, 40MPa as per advice from Northrop on 29/05/2025	3,948	m2	510	2,013,490
B	Concrete beam - size 2400mm x 450mm deep, allow 180kg/m3 for reo	376	m	1,550	583,033
C	Concrete beam - size 2400mm x 500mm deep, allow 180kg/m3 for reo	139	m	1,720	239,132
D	E/O for banded beams				
E	E/O beams, thickenings, and transfer beams	3,948	m2		Incl. above
F	Allowance for construction & movement joints	3,948	m2		Incl. below
	<u>Basement 1</u>				
G	Basement 1 suspended slab; 250mm thick suspended floor slabs including reo & formwork; 45kg/m3, 7.5kg/m2, 40MPa as per advice from Northrop on 29/05/2025	3,875	m2	510	1,976,388
H	Concrete beam - size 2400mm x 450mm deep, allow 180kg/m3 for reo	399	m	1,550	618,605
I	Concrete beam - size 2400mm x 500mm deep, allow 180kg/m3 for reo	139	m	1,720	239,132
J	E/O for banded beams				
K	E/O beams, thickenings, and transfer beams	3,875	m2		Incl. above
L	Allowance for construction & movement joints	3,875	m2		Incl. below
	<u>Ramp</u>				
M	Allowance for ramp Basement 3 to Basement 2	129	m2	540	69,660
N	Side wall to basement above	87	m2	950	82,650
O	Allowance for ramp Basement 2 to Basement 1	129	m2	540	69,660
P	Side wall to basement above	87	m2	950	82,650
Q	Allowance for ramp Basement 1 to Lower Ground	202	m2	540	109,080
R	Side wall to basement above	136	m2	950	129,200
S	Side wall for ramp lower ground to mid ground	325	m2	950	308,750
	<u>Other</u>				
T	PMJ - Permanent Movement Joint	114	m	250	28,493
U	Sundry works	1	Item	330,000	330,000
	UPPER FLOORS TOTAL				6,879,921
2.5	STAIRCASES				
	CARPARK				
	<u>Fire Stairs</u>				
A	Allowance for fire stairs from Basement 3 to Basement 1	43	m/rise	5,500	236,500
	<u>Other</u>				
B	Sundry works	1	Item	12,000	12,000
	STAIRCASES TOTAL				248,500

Ref.	Description	Quantity	Unit	Rate	Total
2	BASEMENT CARPARK				
2.8	INTERNAL WALLS				
	<u>Note</u>				
	Average height of 3.5mH used to account for sub-levels (i.e 1b,2b etc), total basement height across three levels is thus 10.5m				
A	GBA	12,231	m2		INFO
B	Basement 3	4,078	m2		INFO
C	Basement 2	4,078	m2		INFO
D	Basement 1	4,077	m2		INFO
	CARPARK				
	<u>Core Walls</u>				
E	Allowance for 300mm thick Core Walls to lift shaft and fire stairs 250kg/m3; 50MPa (Basement 3-Basement 1)	1,294	m2	950	1,229,186
	<u>Basement 3 (3.5m average high)</u>				
F	Allowance for blockwork to form riser	69	m2	275	18,884
G	Allowance for blockwork to form Plant Room				Incl. above
	<u>Basement 2 (3.5m average high)</u>				
H	Allowance for blockwork to form riser	385	m2	275	105,798
I	Allowance for blockwork to form Plant Room				Incl. above
	<u>Basement 1 (3.5m average high)</u>				
J	Allowance for blockwork to form riser	437	m2	275	120,197
K	Allowance for blockwork to form Plant Room				Incl. above
	<u>Plenum wall</u>				
L	Plenum wall lining with hebel	EXCL	m2	250	Excl.
	<u>Other</u>				
M	Allowance for blastproof wall to Fuel Tank at Basement 3	105	m2	800	84,000
N	Sundry works	1	Item	74,000	74,000
	INTERNAL WALLS TOTAL				1,632,065

Ref.	Description	Quantity	Unit	Rate	Total
2	BASEMENT CARPARK				
2.9	INTERNAL DOORS				
	CARPARK				
	<u>Basement 3</u>				
A	Fire rated door to fire stairs	2	no	5,000	10,000
B	Fire rated door to plant room	2	no	5,000	10,000
C	Glazed sliding door to public lobby	N/A	Item	12,000	0
D	Automatic double door to BOH lobby	N/A	No	25,000	0
	<u>Basement 2</u>				
E	Fire rated door to fire stairs	2	no	5,000	10,000
F	Fire rated door to plant room	4	no	5,000	20,000
G	Glazed sliding door to public lobby	N/A	Item	12,000	0
H	Automatic double door to BOH lobby	N/A	No	25,000	0
	<u>Basement 1</u>				
I	Single fire rated door to fire stairs	2	no	5,000	10,000
J	Single fire rated door to plant room	2	no	5,000	10,000
K	Double fire rated door to plant room	2	no	10,000	20,000
L	Glazed sliding door to public lobby	N/A	Item	12,000	0
M	Automatic double door to BOH lobby	N/A	No	25,000	0
	<u>Other</u>				
N	Sundry works	1	Item	5,000	0
INTERNAL DOORS TOTAL					90,000

Ref.	Description	Quantity	Unit	Rate	Total
2	BASEMENT CARPARK				
2.10	WALL FINISHES				
	<u>Note</u>				
	Average height of 3.5mH used to account for sub-levels (i.e 1b,2b etc), total basement height across three levels is thus 10.5m				
	CARPARK				
	<u>Core Walls</u>				
A	Paint finish to core walls	1,294	m2	25	32,347
	<u>Basement 3</u>				
B	Paint to riser	69	m2	25	1,717
C	Paint to blockwork Plant Room	INCL			Incl. above
D	Paint to public & BOH lobby	102	m2	25	2,551
E	Paint to hebel wall plenum	806	m2	25	20,151
F	Allowance for decal to glazed wall to lobby	N/A	m2	100	0
	<u>Basement 2</u>				
G	Paint to riser	385	m2	25	9,618
H	Paint to blockwork Plant Room	INCL			Incl. above
I	Paint to public & BOH lobby	385	m2	25	9,634
J	Paint to hebel wall plenum	779	m2	25	19,474
K	Allowance for decal to glaze wall to lobby	N/A	m2	100	0
	<u>Basement 1</u>				
L	Paint to riser	437	m2	25	10,927
M	Paint to blockwork Plant Room	INCL			Incl. above
N	Paint to public & BOH lobby	132	m2	25	3,303
O	Paint to hebel wall plenum	790	m2	25	19,739
P	Allowance for decal to glaze wall to lobby	N/A	m2	100	0
	<u>Other</u>				
Q	Sundry works	1	Item	7,000	0
	WALL FINISHES TOTAL				129,461
2.11	FLOOR FINISHES				
A	GBA	13,407	m2		
	<u>Concrete Sealer</u>				
B	Concrete sealer to car parking area and services rooms	10,181	m2	15	152,715
	<u>Lobby</u>				
C	Allowance for floor finishes to lobby area	42	m2	250	10,500
	<u>Line Marking</u>				
D	Allowance for line marking to car parking area	9,087	m2	10	90,870
	<u>Other</u>				
E	Sundry works	1	Item	13,000	13,000
	FLOOR FINISHES TOTAL				267,085

Ref.	Description	Quantity	Unit	Rate	Total
2	BASEMENT CARPARK				
2.12	CEILING FINISHES				
A	GBA <u>Lobby</u>	13,407	m2		
B	Allowance for ceiling finishes to lobby area <u>Other</u>	42	m2	250	10,500
C	Sundry works	1	Item	1,000	1,000
	CEILING FINISHES TOTAL				11,500
2.14	FFE / SIGNAGE / FITMENTS				
	CARPARK				
	<u>Fitments, FFE & Joinery</u>				
A	Allowance for Wheel Stops	263	No.	200	52,600
B	Provision for bollards, and safety equipment to Carpark (GFA\$/m2)	12,231	m2	20	244,620
C	Provision for allowance for FFE to lobby area (GFA\$/m2) <u>Carpark Management System</u>	42	m2	100	4,200
D	Allowance for Carpark management system	263	no	600	157,800
E	Allowance for boom gates	2	no	10,000	20,000
F	Allowance for ticketing system (car reader, PC, ticket dispenser and fee terminal)	2	no	24,250	48,500
G	Allowance for automatic payment station	1	Item	42,750	42,750
H	Allowance for management computer <u>Other</u>	1	Item	42,000	42,000
I	Sundry works	1	Item	16,000	16,000
	FFE / SIGNAGE / FITMENTS TOTAL				628,470
2.15	HYDRAULIC SERVICES				
	<u>Hydraulic Services</u>				
A	Allowance for Hydraulic Services	12,231	m2	50	611,550
B	Rain water re-use system & Storage	1	Item		Incl. above
C	Water pressure boosting pumps	1	Item		Incl. above
D	Water filtration plant	1	Item		Incl. above
E	Allowance for connection to Main <u>Other</u>	1	Item		ELSEWHERE
F	Allowance for Fuel Tank & pump	1	Item	1,000,000	ELSEWHERE
G	BWIC	1	Item	19,000	19,000
H	Sundry works	1	Item	32,000	32,000
	HYDRAULIC SERVICES TOTAL				662,550

Ref.	Description	Quantity	Unit	Rate	Total
2	BASEMENT CARPARK				
2.16	MECHANICAL SERVICES				
	<u>Mechanical Services</u>				
A	Allowance for Mechanical Services (ventilation & mechanical extraction)	12,231	m2	140	1,712,340
B	Allowance for BCMS	12,231	m2		Incl. above
C	Allowance for stair pressurisation	1	Item		ELSEWHERE
	<u>Other</u>				
D	BWIC	1	Item	52,000	52,000
E	Sundry works	1	Item	89,000	89,000
	MECHANICAL SERVICES TOTAL				1,853,340
2.18	FIRE SERVICES				
	<u>Fire Services</u>				
A	Allowance for Fire Services including wet and dry fire protection	12,231	m2	140	1,712,340
B	Allowance for Fire sprinkler system including sprinkler water tank and pumps	1	Item		ELSEWHERE
	<u>Other</u>				
C	BWIC	1	Item	52,000	52,000
D	Sundry works	1	Item	89,000	89,000
	FIRE SERVICES TOTAL				1,853,340
2.19	ELECTRICAL, COMMUNICATION & SECURITY SERVICES				
	<u>Electrical Services</u>				
A	Allowance for Electrical Services incl communication, security etc.	12,231	m2	110	1,345,410
B	EO allowance for lighting to lobby	42	m2	50	2,100
C	EV Chargers	1	Item		Excluded
	<u>Other</u>				
D	BWIC	1	Item	41,000	41,000
E	Sundry works	1	Item	70,000	70,000
	ELECTRICAL, COMMUNICATION & SECURITY SERVICES TOTAL				1,458,510
2.20	TRANSPORTATION				
	<u>Vertical Transport</u>				
A	Lifts; serving 3 levels (Basement 3,2,1); measured in Hospital	4	No		ELSEWHERE
	<u>Other</u>				
B	BWIC	1	Item		ELSEWHERE
C	Sundry works	1	Item		ELSEWHERE
	TRANSPORTATION TOTAL				0.00

Ref.	Description	Quantity	Unit	Rate	Total
3	HOSPITAL / COMMERCIAL				
3.1	DEMOLITION AND SITE PREPARATION	36,615	m2		ELSEWHERE
3.2	SUBSTRUCTURE	36,615	m2		N/A
3.3	COLUMNS	36,615	m2	91	3,318,434
3.4	UPPER FLOORS	36,615	m2	952	34,855,246
3.5	STAIRCASES	36,615	m2	19	690,000
3.6	ROOF & ROOF PLUMBING	36,615	m2	118	4,320,397
3.7	EXTERNAL WALLS, WINDOWS & DOORS	36,615	m2	597	21,853,162
3.8	INTERNAL WALLS	36,615	m2	291	10,664,232
3.9	INTERNAL DOORS	36,615	m2	21	782,000
3.10	WALL FINISHES	36,615	m2	7	240,637
3.11	FLOOR FINISHES	36,615	m2	20	731,170
3.12	CEILING FINISHES	36,615	m2	16	602,790
3.13	JOINERY	36,615	m2	12	432,150
3.14	FFE / SIGNAGE / FITMENTS	36,615	m2		INCL
3.15	HYDRAULIC SERVICES	36,615	m2	109	4,007,100
3.16	MECHANICAL SERVICES	36,615	m2	431	15,798,200
3.17	MEDICAL GASES SERVICES	36,615	m2		INCL
3.18	FIRE SERVICES	36,615	m2	196	7,172,550
3.19	ELECTRICAL, COMMUNICATION & SECURITY SERVICES	36,615	m2	424	15,539,400
3.20	TRANSPORTATION	36,615	m2	121	4,424,000
3.21	EXTERNAL WORKS & SERVICES	36,615	m2		ELSEWHERE
HOSPITAL / COMMERCIAL TOTAL					125,431,468

Ref.	Description	Quantity	Unit	Rate	Total
3	HOSPITAL / COMMERCIAL				
3.3	COLUMNS				
	<u>Lower Ground</u>				
A	Allowance for concrete column 600x600mm; 40MPa; 180kg/m3; 4.5m high, as per advice from Northrop on 29/05/2025 :[81 no]	365	m	1,050	382,725
	<u>Mid Ground</u>				
B	Allowance for concrete column 600x600mm; 40MPa; 180kg/m3; 4.5m high, as per advice from Northrop on 29/05/2025 :[82 no]	369	m	1,050	387,450
	<u>Upper Ground</u>				
C	Allowance for concrete column 600x600mm; 40MPa; 180kg/m3; 4.2m high, as per advice from Northrop on 29/05/2025 :[66 no]	277	m	1,050	291,060
	<u>Level 1 - 2</u>				
D	Allowance for concrete column 600x600mm; 40MPa; 180kg/m3; 4.2m high, as per advice from Northrop on 29/05/2025 :[132 no]	554	m	1,050	582,120
	<u>Level 3</u>				
E	Allowance for concrete column 600x600mm; 40MPa; 180kg/m3; 4.2m high, as per advice from Northrop on 29/05/2025 :[52 no]	218	m	1,050	229,320
F	Allowance for steel column 200x200x9 SHS; 4.2m high :[11 no]	3	t	14,500	43,500
	<u>Level 4</u>				
G	Allowance for concrete column 600x600mm; 40MPa; 180kg/m3; 4.5m high, as per advice from Northrop on 29/05/2025 :[52 no]	234	m	1,050	245,700
H	Allowance for steel column 200x200x9 SHS; 4.5m high :[11 no]	3	t	14,500	43,500
	<u>Level 5</u>				
I	Allowance for concrete column 600x600mm; 40MPa; 180kg/m3; 4.2m high, as per advice from Northrop on 29/05/2025 :[29 no]	122	m	1,050	127,890
J	Allowance for steel column 200x200x9 SHS; 4.2m high :[11 no]	3	t	14,500	43,500
	<u>Level 6 - 8</u>				
K	Allowance for concrete column 600x600mm; 40MPa; 180kg/m3; 4.2m high, as per advice from Northrop on 29/05/2025 :[87 no]	365	m	1,050	383,670
	<u>Level 9 - 10</u>				
L	Allowance for concrete column 600x600mm; 40MPa; 180kg/m3; 4.2m high, as per advice from Northrop on 29/05/2025 :[52 no]	218	m	1,050	229,320
	<u>Other</u>				
M	Design development allowance (not shown or increase spec)	35,736	m2	5	178,679
N	Sundry works	1	Item	150,000	150,000
COLUMNS TOTAL					3,318,434

Ref.	Description	Quantity	Unit	Rate	Total
3	HOSPITAL / COMMERCIAL				
3.4	UPPER FLOORS				
	<u>Lower Ground</u>				
A	Lower Ground suspended slab; 250mm thick suspended floor slabs including reo & formwork; 45kg/m3, 8kg/m2, 40MPa as per advice from Northrop on 29/05/2025	4,119	m2	510	2,100,603
B	Concrete beam - size 2400mm x 450mm deep, allow 180kg/m3 for reo	314	m	1,550	485,956
C	Concrete beam - size 2400mm x 550mm deep, allow 180kg/m3 for reo	67	m	1,895	126,832
D	Concrete beam - size 2400mm x 700mm deep, allow 180kg/m3 for reo	149	m	2,410	359,042
E	E/O provision for edge beams 1200x600mm 180kg/m3	326	m	1,185	385,872
F	E/O beams, thickenings, and transfer beams	4,119	m2		Incl. above
G	Allowance for construction & movement joints				Incl. below
	<u>Mid Ground</u>				
H	Ground suspended slab; 250mm thick suspended floor slabs including reo & formwork; 45kg/m3, 8kg/m2, 40MPa as per advice from Northrop on 29/05/2025	3,174	m2	510	1,618,689
I	Concrete beam - size 2400mm x 450mm deep, allow 180kg/m3 for reo	391	m	1,550	606,097
J	Concrete beam - size 2400mm x 500mm deep, allow 180kg/m3 for reo	48	m	1,720	82,440
K	Concrete beam - size 2800mm x 900mm deep, allow 180kg/m3 for reo	80	m	3,540	284,050
L	E/O provision for edge beams 1200x600mm 180kg/m3	355	m	1,185	420,165
M	E/O beams, thickenings, and transfer beams	3,174	m2		Incl. above
N	Allowance for construction & movement joints				Incl. below
	<u>Upper Ground</u>				
O	Upper Ground suspended slab; 250mm thick suspended floor slabs including reo & formwork; 45kg/m3, 8kg/m2, 40MPa as per advice from Northrop on 29/05/2025	2,703	m2	510	1,378,494
P	Concrete beam - size 2400mm x 450mm deep, allow 180kg/m3 for reo	389	m	1,550	603,694
Q	Concrete beam - size 2400mm x 500mm deep, allow 180kg/m3 for reo	48	m	1,720	83,007
R	Concrete beam - size 2800mm x 800mm deep, allow 180kg/m3 for reo	80	m	3,150	251,969
S	E/O provision for edge beams 1200x600mm 180kg/m3	348	m	1,185	412,463
T	EO for transfer slab	2,703	m2	500	1,351,465
U	E/O beams, thickenings, and transfer beams	2,703	m2		Incl. above
V	Allowance for construction & movement joints				Incl. below
W	EO for blastproof slab above substation	115	m2	250.00	28,750
	<u>Level 1 - 2</u>				
X	Level 1-2 suspended slab; 250mm thick suspended floor slabs including reo & formwork; 45kg/m3, 8kg/m2, 40MPa as per advice from Northrop on 29/05/2025	6,587	m2	510	3,359,135
Y	Concrete beam - size 2400mm x 450mm deep, allow 180kg/m3 for reo	654	m	1,550	1,014,072
Z	Concrete beam - size 2400mm x 500mm deep, allow 180kg/m3 for reo	336	m	1,720	578,367
AA	E/O provision for edge beams 1200x600mm 180kg/m3	723	m	1,185	856,708
AB	E/O beams, thickenings, and transfer beams	6,587	m2		Incl. above
AC	Allowance for construction & movement joints				Incl. below
AD	EO for blastproof slab above oxygen tank	45	m2	250.00	11,250

Ref.	Description	Quantity	Unit	Rate	Total
3	HOSPITAL / COMMERCIAL				
	<u>Level 3</u>				
AE	Level 3 suspended slab; 250mm thick suspended floor slabs including reo & formwork; 45kg/m3, 8kg/m2, 40MPa as per advice from Northrop on 29/05/2025	3,347	m2	510	1,706,975
AF	Concrete beam - size 2400mm x 450mm deep, allow 180kg/m3 for reo	152	m	1,550	235,197
AG	Concrete beam - size 2400mm x 500mm deep, allow 180kg/m3 for reo	119	m	1,720	205,110
AH	Concrete beam - size 2400mm x 550mm deep, allow 180kg/m3 for reo	208	m	1,895	394,160
AI	Concrete beam - size 2400mm x 600mm deep, allow 180kg/m3 for reo	40	m	2,065	82,600
AJ	E/O provision for edge beams 1200x600mm 180kg/m3	297	m	1,185	351,696
AK	E/O beams, thickenings, and transfer beams	3,347	m2		Incl. above
AL	Allowance for construction & movement joints				Incl. below
	<u>Level 4</u>				
AM	Level 4 suspended slab; 250mm thick suspended floor slabs including reo & formwork; 45kg/m3, 8kg/m2, 40MPa as per advice from Northrop on 29/05/2025	3,349	m2	510	1,707,929
AN	Concrete beam - size 2400mm x 450mm deep, allow 180kg/m3 for reo	152	m	1,550	235,197
AO	Concrete beam - size 2400mm x 550mm deep, allow 180kg/m3 for reo	327	m	1,895	619,040
AP	Concrete beam - size 2400mm x 600mm deep, allow 180kg/m3 for reo	40	m	2,065	82,001
AQ	E/O provision for edge beams 1200x600mm 180kg/m3	297	m	1,185	351,720
AR	E/O beams, thickenings, and transfer beams	3,349	m2		Incl. above
AS	Allowance for construction & movement joints				Incl. below
	<u>Level 5</u>				
AT	Level 5 suspended slab; 250mm thick suspended floor slabs including reo & formwork; 45kg/m3, 8kg/m2, 40MPa as per advice from Northrop on 29/05/2025	2,257	m2	510	1,150,912
AU	Concrete beam - size 2400mm x 500mm deep, allow 180kg/m3 for reo	9	m	1,720	15,222
AV	Concrete beam - size 2400mm x 550mm deep, allow 180kg/m3 for reo	318	m	1,895	602,288
AW	Concrete beam - size 2400mm x 600mm deep, allow 180kg/m3 for reo	40	m	2,065	82,001
AX	E/O provision for edge beams 1200x600mm 180kg/m3	213	m	1,185	252,132
AY	E/O beams, thickenings, and transfer beams	2,257	m2		Incl. above
AZ	Allowance for construction & movement joints				N/A
	<u>Level 6 - 8</u>				
BA	Level 6-8 suspended slab; 250mm thick suspended floor slabs including reo & formwork; 45kg/m3, 8kg/m2, 40MPa as per advice from Northrop on 29/05/2025	6,122	m2	510	3,122,393
BB	Concrete beam - size 2400mm x 450mm deep, allow 180kg/m3 for reo	80	m	1,550	123,458
BC	Concrete beam - size 2400mm x 500mm deep, allow 180kg/m3 for reo	558	m	1,720	959,812
BD	Concrete beam - size 2400mm x 550mm deep, allow 180kg/m3 for reo	90	m	1,895	170,777
BE	Concrete beam - size 2400mm x 600mm deep, allow 180kg/m3 for reo	119	m	2,065	245,942
BF	E/O provision for edge beams 1200x600mm 180kg/m3	589	m	1,185	697,989
BG	E/O beams, thickenings, and transfer beams	6,122	m2	120	Incl. above
BH	Allowance for construction & movement joints				N/A
	<u>Level 9 - 10</u>				

Ref.	Description	Quantity	Unit	Rate	Total
3	HOSPITAL / COMMERCIAL				
BI	Level 9-10 suspended slab; 250mm thick suspended floor slabs including reo & formwork; 45kg/m3, 8kg/m2, 40MPa as per advice from Northrop on 29/05/2025	4,079	m2	510	2,080,117
BJ	Concrete beam - size 2400mm x 450mm deep, allow 180kg/m3 for reo	18	m	1,550	27,435
BK	Concrete beam - size 2400mm x 500mm deep, allow 180kg/m3 for reo	380	m	1,720	653,910
BL	Concrete beam - size 2400mm x 550mm deep, allow 180kg/m3 for reo	59	m	1,895	111,881
BM	Concrete beam - size 2400mm x 600mm deep, allow 180kg/m3 for reo	114	m	2,065	235,823
BN	E/O provision for edge beams 1200x600mm 180kg/m3	393	m	1,185	465,255
BO	E/O beams, thickenings, and transfer beams	4,079	m2	120	Incl. above
BP	Allowance for construction & movement joints				N/A
	<u>Level11</u>				
BQ	Level 11 suspended slab; 250mm thick suspended floor slabs including reo & formwork; 45kg/m3, 8kg/m2, 40MPa as per advice from Northrop on 29/05/2025	873	m2	510	445,424
BR	E/O provision for edge beams 1200x600mm 180kg/m3	138	m	1,185	163,886
BS	E/O beams, thickenings, and transfer beams	873	m2	120	Incl. above
BT	Allowance for construction & movement joints				N/A
	<u>Roof Overrun</u>				
BU	Roof core; 300mm thick suspended floor slabs including reo & formwork; 180kg/m3, 40MPa	92	m2	680	62,288
	<u>Other</u>				
BV	PMJ - Permanent Movement Joints	266	m	250	66,500
BW	Provision for Substation structure (plinth/ base and/or lid)	118	m2	500	59,060
BX	Sundry works	1	Item	690,000	690,000
	UPPER FLOORS TOTAL				34,855,246
3.5	STAIRCASES				
	<u>Fire Stairs</u>				
A	Allowance for fire stairs from Lower Ground to L11	146	m/rise	4,500	657,000
	<u>Other</u>				
B	Sundry works	1	Item	33,000	33,000
	STAIRCASES TOTAL				690,000

Ref.	Description	Quantity	Unit	Rate	Total
3	HOSPITAL / COMMERCIAL				
3.6	ROOF & ROOF PLUMBING				
	<u>Mid Ground</u>				
A	Mid Ground roof suspended slab; 250mm thick suspended floor slabs including reo & formwork; 45kg/m3, 8kg/m2, 40MPa as per advice from Northrop on 29/05/2025	943	m2	510	480,736
B	E/O beams, thickenings, and transfer beams	943	m2		ELSEWHERE
C	Allowance for construction & movement joints				ELSEWHERE
D	Allowance for waterproofing	943	m2	90	84,836
	<u>Upper Ground</u>				
E	Upper Ground roof suspended slab; 250mm thick suspended floor slabs including reo & formwork; 45kg/m3, 8kg/m2, 40MPa as per advice from Northrop on 29/05/2025	1,180	m2	510	601,922
F	E/O beams, thickenings, and transfer beams	1,180	m2		ELSEWHERE
G	Allowance for construction & movement joints				ELSEWHERE
H	Allowance for waterproofing	1,180	m2	90	106,222
	<u>Level 3</u>				
I	Level 3 roof suspended slab; 250mm thick suspended floor slabs including reo & formwork; 45kg/m3, 8kg/m2, 40MPa as per advice from Northrop on 29/05/2025	586	m2	510	298,641
J	E/O beams, thickenings, and transfer beams	586	m2		ELSEWHERE
K	Allowance for construction & movement joints				ELSEWHERE
L	Allowance for waterproofing and associated work, eg. ballast	586	m2	110	64,413
	<u>Level 5</u>				
M	Level 5 roof suspended slab; 250mm thick suspended floor slabs including reo & formwork; 45kg/m3, 8kg/m2, 40MPa as per advice from Northrop on 29/05/2025	1,153	m2	510	588,229
N	E/O beams, thickenings, and transfer beams	1,153	m2		ELSEWHERE
O	Allowance for construction & movement joints				ELSEWHERE
P	Allowance for waterproofing and associated work, eg. ballast	1,153	m2	110	126,873
	<u>Level 6</u>				
Q	Level 6 roof suspended slab; 250mm thick suspended floor slabs including reo & formwork; 45kg/m3, 8kg/m2, 40MPa as per advice from Northrop on 29/05/2025	227	m2	510	115,867
R	E/O beams, thickenings, and transfer beams	227	m2		ELSEWHERE
S	Allowance for construction & movement joints				ELSEWHERE
T	Allowance for waterproofing and associated work, eg. ballast	227	m2	110	24,991
	<u>Level 11</u>				
U	Level 11 roof suspended slab; 250mm thick suspended floor slabs including reo & formwork; 45kg/m3, 8kg/m2, 40MPa as per advice from Northrop on 29/05/2025	1,215	m2	510	619,788
V	E/O beams, thickenings, and transfer beams	1,215	m2		ELSEWHERE
W	Allowance for construction & movement joints				ELSEWHERE
X	Allowance for waterproofing and associated work, eg. ballast	1,215	m2	110	133,680
	<u>Roof Overrun</u>				
Y	Roof suspended slab; 300mm thick suspended floor slabs including reo & formwork; 80kg/m3, 7.5kg/m2, 40MPa	44	m2	510	22,649

Ref.	Description	Quantity	Unit	Rate	Total
3	HOSPITAL / COMMERCIAL				
Z	E/O beams, thickenings, and transfer beams	44	m2		ELSEWHERE
AA	Allowance for construction & movement joints				ELSEWHERE
AB	Allowance for waterproofing and associated work, eg. ballast	44	m2	110	4,885
	<u>Roof</u>				
AC	Lightweight roof 45kg/m2	831	m2	650	539,916
	<u>Roof Plumbing</u>				
AD	Allowance for roof plumbing	4,015	m2	50	200,750
AE	No allowance for sedum roof	1	Item		EXCL
AF	Allowance for box gutter to lightweight roof				N/A
	<u>Roof Safety</u>				
AG	Allowance for roof safety system	1	Item	100,000	100,000
	<u>Other</u>				
AH	Sundry works	1	Item	206,000	206,000
ROOF & ROOF PLUMBING TOTAL					4,320,397

Ref.	Description	Quantity	Unit	Rate	Total
3	HOSPITAL / COMMERCIAL				
3.7	EXTERNAL WALLS, WINDOWS & DOORS				
	<u>Notes</u>				
	<i>Note: The renders appear to depict LG-MG as solid fill with articulation, we've assumed these to be precast concrete panelling.</i>			<u>NOTE</u>	
	<i>Note: The renders depict a bladed facade from UG-L02. We've assumed these to be full height (slab to slab) precast concrete panels, 750mmD at appx 1650mm spacing, and floor to ceiling glazing internally</i>			<u>NOTE</u>	
	<i>Note: The renders appear to depict glazing extrusions from L03-04 with vertical, sunshading elements, at approx 800mm spacing.</i>			<u>NOTE</u>	
	<i>Note: In lieu of floor to ceiling heights not provided, AG has assumed 500mm slab thickness to LG, MG and L4, 200mm to L11, 300mm to other</i>			<u>NOTE</u>	
	<u>Bulk Check</u>				
A	Total Facade Area	12,760	m2		
	<u>Lower Ground</u>				
B	Allow for precast concrete infill panels to facade wrap	180	m2	900	161,595
C	Allow glazing, 'curtain wall' to facade	309	m2	1,400	432,600
	<u>Mid Ground</u>				
D	Allow for precast concrete infill panels to facade wrap	873	m2	900	785,502
E	Allow glazing, 'curtain wall' to facade	177	m2	1,400	248,416
F	Allow for louvers to plantroom	247	m2	1,200	296,676
	<u>Upper Ground</u>				
G	Allow precast concrete and glazing (composite rate)	1,225	m2	1,500	1,837,395
H	Extra over for edge thickenings and slab protrusions	292	m	1,000	292,000
	<u>Level 01-02</u>				
I	Allow precast concrete and glazing (composite rate)	2,654	m2	1,500	3,980,595
J	Extra over for edge thickenings and slab protrusions	632	m2	1,000	632,000
	<u>Level 03</u>				
K	Allow precast concrete and glazing (composite rate)	186	m2	1,500	279,000
L	Extra over for edge thickenings and slab protrusions	45	m	1,000	45,000
M	Allow glazing, 'curtain wall' to facade	1,082	m2	1,400	1,514,688
N	Extra over for sunshading	468	m2	300	140,478
	<u>Level 04</u>				
O	Allow precast concrete and glazing (composite rate)	199	m2	1,500	298,500
P	Extra over for edge thickenings and slab protrusions	45	m	1,000	45,000
Q	Allow glazing, 'curtain wall' to facade	1,151	m2	1,400	1,611,540
R	Extra over for sunshading	502	m2	300	150,486
	<u>Level 05</u>				
S	Allow glazing, 'curtain wall' to facade	907	m2	1,400	1,269,380
	<u>Level 06-8</u>				
T	Allow glazing, 'curtain wall' to facade	1,675	m2	1,400	2,345,182
	<u>Level 9-10</u>				
U	Allow glazing, 'curtain wall' to facade	1,675	m2	1,400	2,345,182

Ref.	Description	Quantity	Unit	Rate	Total
3	HOSPITAL / COMMERCIAL				
	<u>Level 11</u>				
V	Louvred facade to L11 plant room	623	m2	1,200	748,008
	<u>Roof Fence / Parapet</u>				
	<u>Note: Assume 1.2m high, 300mm thick with 250kg/m3 reo</u>				
W	Allowance for roof fence / parapet L03	195	m2	950	185,336
X	Allowance for roof fence / parapet L05	133	m2	950	126,388
Y	Allowance for roof fence / parapet L06	53	m2	950	50,246
Z	Allowance for roof fence / parapet L11	239	m2	1,600	382,896
AA	Allowance for roof fence / parapet Roof				Incl. above
	<u>Roof Overrun</u>				
AB	Roof core wall; 300mm thick suspended floor slabs including reo & formwork; 250kg/m3, 50MPa	92	m2	765	70,074
	<u>Roller Door</u>				
AC	Allowance for roller shutter to MG ramp/ loading dock	1	No.	50,000	50,000
	<u>Other</u>				
AD	Allowance for glazed sliding entry doors to Middle Ground hospital entry	3	No.	25,000	75,000
AE	Allowance for fire door to fire stair	4	No.	6,000	24,000
AF	Sundry works	1	Item	1,430,000	1,430,000
EXTERNAL WALLS, WINDOWS & DOORS TOTAL					21,853,162

Ref.	Description	Quantity	Unit	Rate	Total
3	HOSPITAL / COMMERCIAL				
3.8	INTERNAL WALLS				
	<u>Notes</u>				
	<i>Note: No current allowance for plenum wall to plant room</i>				
	<i>Note: Hospital functionality excludes all firewall partitions and furring to lobbys</i>				
	<i>Note: In lieu of floor to ceiling heights not provided, AG has assumed 500mm slab thickness to LG, MG and L4, 200mm to L11, 300mm to other</i>				
A	GFA	36,610	m2		INFO
	<u>Plenum wall</u>				
B	LG Plenum wall lining with hebel	874	m2	250	218,500
C	MG Plenum wall lining with hebel	281	m2	250	Excl.
	<u>Core Walls</u>				
D	Allowance for 300mm thick Core Walls to lift shaft and fire stairs 250kg/m3; 50MPa	6,759	m2	950	6,421,164
E	Allowance for glass wall to lift core	177	m2	1,500	265,500
	<u>Lower Ground - LG (4.5m high)</u>				
F	Allowance for blockwork	1,257	m2	275	345,675
G	Allowance for fire rated wall for inter-tenancy wall & lobby	684	m2	260	177,840
H	EO allowance of furring channel to concrete wall or blockwall - allow for furring channel and 1 x 13mm impactchek	116	m2	85	9,826
I	GFA\$/m2 allowance for internal wall to BoH & Food Services	N/A	m2		Cold shell, excluded
J	GFA\$/m2 allowance for internal wall to End-of-Trip Facility	116	m2	310	36,106
K	GFA\$/m2 allowance for internal wall to Flexible Tenancy	3,060	m2		Cold shell, excluded
	<u>Mid Ground Floor (4.5m high)</u>				
L	Allowance for blockwork	2,160	m2	275	594,000
M	Allowance for fire rated wall for inter-tenancy wall & lobby & Amenity	N/A	m2		0
N	EO allowance of furring channel to concrete wall or blockwall - allow for furring channel and 1 x 13mm impactchek	N/A	m2		0
O	GFA\$/m2 allowance for internal wall to Flexible Tenancy	N/A	m2		Cold shell, excluded
P	GFA\$/m2 allowance for internal wall to Hospital	880	m2		Cold shell, excluded
	<u>Upper Ground (4.2m high)</u>				
Q	Allowance for blockwork	558	m2	275	153,450
R	Allowance for fire rated wall for Amenity	650	m2	260	169,000
S	GFA\$/m2 allowance for internal wall to Flexible Tenancy	1,711	m2		Cold shell, excluded
T	GFA\$/m2 allowance for internal wall to Retail F&B	355	m2		Cold shell, excluded
	<u>Level 01-02 - (4.2m high)</u>				
U	Allowance for blockwork	687	m2	275	188,925
V	Allowance for fire rated wall for inter-tenancy wall & lobby & Amenity	1,862	m2	260	484,120

Ref.	Description	Quantity	Unit	Rate	Total
3	HOSPITAL / COMMERCIAL				
W	Allowance for curtain wall to atrium	83	m2	2,450	203,350
X	Allowance for glass balustrade to atrium	65	m	1,500	97,500
Y	EO allowance of furring channel to concrete wall or blockwall - allow for furring channel and 1 x 13mm impactchek	147	m2	85	12,464
Z	GFA\$/m2 allowance for internal wall to Flexible Tenancy	2,772	m2		Cold shell, excluded
	<u>Level 03 - (4.2m high)</u>				
AA	Allowance for blockwork	340	m2	275	93,500
AB	Allowance for fire rated wall for Amenity	799	m2	260	207,740
AC	EO allowance of furring channel to concrete wall or blockwall - allow for furring channel and 1 x 13mm impactchek	73	m2	85	6,232
AD	GFA\$/m2 allowance for internal wall to Hospital	N/A	m2		Cold shell, excluded
AE	GFA\$/m2 allowance for internal wall to Flexible Tenancy	2,903	m2		Cold shell, excluded
	<u>Level 04 - (4.5m high per level)</u>				
AF	Allowance for blockwork	262	m2	275	72,050
AG	Allowance for fire rated wall for Amenity	N/A	m2	260	0
AH	EO allowance of furring channel to concrete wall or blockwall - allow for furring channel and 1 x 13mm impactchek	N/A	m2		0
AI	GFA\$/m2 allowance for internal wall to Hospital	2,814	m2		Cold shell, excluded
AJ	GFA\$/m2 allowance for internal wall to Flexible Tenancy	N/A	m2		Cold shell, excluded
	<u>Level 05 - (4.2m high per level)</u>				
AK	Allowance for blockwork	154	m2	275	42,350
AL	Allowance for fire rated wall for Amenity	N/A	m2	260	0
AM	EO allowance of furring channel to concrete wall or blockwall - allow for furring channel and 1 x 13mm impactchek	N/A	m2	85	0
AN	GFA\$/m2 allowance for internal wall to Hospital	1,920	m2		Cold shell, excluded
	<u>Level 06-08 - (4.2m high per level)</u>				
AO	Allowance for blockwork	351	m2	275	96,525
AP	Allowance for fire rated wall for Amenity	N/A	m2		0
AQ	EO allowance of furring channel to concrete wall or blockwall - allow for furring channel and 1 x 13mm impactchek	N/A	m2		0
AR	GFA\$/m2 allowance for internal wall to Hospital	1,768	m2		Cold shell, excluded
	<u>Level 09-10 - (4.2m high)</u>				
AS	Allowance for blockwork	582	m2	275	160,050
AT	Allowance for fire rated wall for Amenity	1,063	m2	260	276,380
AU	EO allowance of furring channel to concrete wall or blockwall - allow for furring channel and 1 x 13mm impactchek	179	m2	85	15,249
AV	GFA\$/m2 allowance for internal wall to Flexible Tenancy	1,657	m2		Cold shell, excluded
	<u>Level 11 - (4.5m high)</u>				
AW	Allowance for blockwork	N/A	m2	275	0

Ref.	Description	Quantity	Unit	Rate	Total
3	HOSPITAL / COMMERCIAL				
	<u>Other</u>				
AX	Allowance for blastproof wall to substation at mid ground level	297.63	m2	850	252,986
AY	Allowance for blastproof wall to oxygen tank on Upper Ground level	75	m2	850	63,750
AZ	Sundry works		Item		INCL
INTERNAL WALLS TOTAL					10,664,232

Ref.	Description	Quantity	Unit	Rate	Total
3	HOSPITAL / COMMERCIAL				
3.9	INTERNAL DOORS				
A	GFA	36,610	m2		INFO
	<u>Lower Ground - LG (4.5m high)</u>				
B	Allowance for fire door to stair core	4	no	6,000	24,000
C	Provision for double fire door	7	no	10,000	70,000
D	Provision for double glaze door to Bicycle Park	1	no	12,000	12,000
	<u>Mid Ground - MG (4.5m high)</u>				
E	Allowance for fire door to stair core	4	no	6,000	24,000
F	Provision for glazed sliding door	1	no	12,000	12,000
	<u>Upper Ground - UG (4.2m high)</u>				
G	Allowance for fire door to stair core	12	no	6,000	72,000
H	Provision for double fire door	4	no	10,000	40,000
I	Provision for glazed sliding door	1	no	12,000	12,000
	<u>Level 01-02 - L01-02 (4.2m high)</u>				
J	Allowance for fire door to stair core	24	no	6,000	144,000
K	Provision for double fire door	10	no	10,000	100,000
	<u>Level 03 - L03 (4.2m high)</u>				
L	Allowance for fire door to stair core	12	no	6,000	72,000
M	Provision for double fire door	6	no	10,000	Cold shell, excluded
	<u>Level 04 - L04 (4.2m high per level)</u>				
N	Allowance for fire door to stair core	3	no	6,000	18,000
O	Provision for double fire door	2	no	10,000	Cold shell, excluded
	<u>Level 05 - L05 (4.2m high per level)</u>				
P	Allowance for fire door to stair core	2	no	6,000	12,000
Q	Provision for double fire door	2	no	10,000	Cold shell, excluded
	<u>Level 06-08 - L06-08 (4.2m high per level)</u>				
R	Allowance for fire door to stair core	4	no	6,000	24,000
S	Provision for double fire door	4	no	10,000	Cold shell, excluded
	<u>Level 09-10 - L09-10 (4.2m high per level)</u>				
T	Allowance for fire door to stair core	16	no	6,000	96,000
U	Provision for double fire door	8	no	10,000	Cold shell, excluded
	<u>Level 11 - L11 (4.5m high)</u>				
V	Allowance for fire door to stair core	2	no	6,000	12,000
	<u>Other</u>				
W	Sundry works	1	Item	38,000	38,000
INTERNAL DOORS TOTAL					782,000

Ref.	Description	Quantity	Unit	Rate	Total
3	HOSPITAL / COMMERCIAL				
3.10	WALL FINISHES				
A	GFA	36,610	m2		INFO
	<u>Lower Ground - LG (4.5m high)</u>				
B	GFA\$/m2 allowance for wall finish to BoH Store & Waste	N/A	m2		Cold shell, excluded
C	GFA\$/m2 allowance for wall finish to End-of-Trip Facility	116	m2	150	17,471
D	GFA\$/m2 allowance for wall finish to Loading dock	N/A	m2	90	0
E	GFA\$/m2 allowance for wall finish to BOH Lobby & Public Lobby	81	m2	90	7,310
F	GFA\$/m2 allowance for wall finish to Plant/ engineering	198	m2		N/A
G	GFA\$/m2 allowance for wall finish to Tenancy	3,060	m2		Cold shell, excluded
	<u>Mid Ground - MG (4.5m high)</u>				
H	GFA\$/m2 allowance for wall finish to amenities	N/A	m2	130	0
I	GFA\$/m2 allowance for wall finish to Loading dock	480	m2	90	43,203
J	GFA\$/m2 allowance for wall finish to BOH Lobby & Public Lobby	415	m2	90	37,364
K	GFA\$/m2 allowance for wall finish to Plant/ engineering	923	m2		N/A
L	GFA\$/m2 allowance for wall finish to Hospital	880	m2		Cold shell, excluded
M	GFA\$/m2 allowance for wall finish to Tenancy	N/A	m2		Cold shell, excluded
	<u>Upper Ground - UG (4.2m high)</u>				
N	GFA\$/m2 allowance for wall finish to amenities	78	m2	130	10,148
O	GFA\$/m2 allowance for wall finish to BOH Lobby & Public Lobby	154	m2	90	13,864
P	EO for feature wall finish	154	m2	60	9,242
Q	GFA\$/m2 allowance for wall finish to Retail F&B	355	m2		Cold shell, excluded
R	GFA\$/m2 allowance for wall finish to Tenancy	1,711	m2		Cold shell, excluded
	<u>Level 01-02 - L01-02 (4.2m high)</u>				
S	GFA\$/m2 allowance for wall finish to amenities	161	m2	130	20,899
T	GFA\$/m2 allowance for wall finish to BOH Lobby & Public Lobby	237	m2	90	21,312
U	GFA\$/m2 allowance for wall finish to Hospital	N/A	m2		Cold shell, excluded
V	GFA\$/m2 allowance for wall finish to Plant/ engineering	281	m2		N/A
W	GFA\$/m2 allowance for wall finish to Tenancy	5,545	m2		Cold shell, excluded
	<u>Level 03 - L03 (4.2m high)</u>				
X	GFA\$/m2 allowance for wall finish to amenities	80	m2	130	10,449
Y	GFA\$/m2 allowance for wall finish to BOH Lobby & Public Lobby	41	m2	90	3,713
Z	GFA\$/m2 allowance for wall finish to Hospital	N/A	m2		Cold shell, excluded
AA	GFA\$/m2 allowance for wall finish to Plant/ engineering	141	m2		N/A
AB	GFA\$/m2 allowance for wall finish to Tenancy	2,903	m2		Cold shell, excluded
	<u>Level 04 - L04 (4.5m high)</u>				

Ref.	Description	Quantity	Unit	Rate	Total
3	HOSPITAL / COMMERCIAL				
AC	GFA\$/m2 allowance for wall finish to amenities	N/A	m2	130	0
AD	GFA\$/m2 allowance for wall finish to BOH Lobby & Public Lobby	0.00	m2	90	0
AE	GFA\$/m2 allowance for wall finish to Hospital	2,813.54	m2		Cold shell, excluded
AF	GFA\$/m2 allowance for wall finish to Tenancy	356.99	m2		Cold shell, excluded
AG	GFA\$/m2 allowance for wall finish to Tenancy	N/A	m2		Cold shell, excluded
	<u>Level 05 - L05 (4.2m high)</u>				
AH	GFA\$/m2 allowance for wall finish to amenities	N/A	m2	130	0
AI	GFA\$/m2 allowance for wall finish to BOH Lobby & Public Lobby	90	m2	90	8,117
AJ	GFA\$/m2 allowance for wall finish to Hospital	1,920	m2		Cold shell, excluded
AK	GFA\$/m2 allowance for wall finish to Plant/ engineering	189	m2		N/A
AL	GFA\$/m2 allowance for wall finish to Tenancy	N/A	m2		Cold shell, excluded
	<u>Level 06-08 - L06-08 (4.2m high per level)</u>				
AM	GFA\$/m2 allowance for wall finish to amenities	N/A	m2	130	0
AN	GFA\$/m2 allowance for wall finish to BOH Lobby & Public Lobby	0	m2	90	0
AO	GFA\$/m2 allowance for wall finish to Hospital	3,537	m2		Cold shell, excluded
AP	GFA\$/m2 allowance for wall finish to Plant/ engineering	247	m2		N/A
AQ	GFA\$/m2 allowance for wall finish to Tenancy	N/A	m2		Cold shell, excluded
	<u>Level 09-10 - L09-10 (4.2m high)</u>				
AR	GFA\$/m2 allowance for wall finish to amenities	139	m2	130	18,122
AS	GFA\$/m2 allowance for wall finish to BOH Lobby & Public Lobby	83	m2	90	7,425
AT	GFA\$/m2 allowance for wall finish to Hospital	N/A	m2		Cold shell, excluded
AU	GFA\$/m2 allowance for wall finish to Plant/ engineering	246	m2		N/A
AV	GFA\$/m2 allowance for wall finish to Tenancy	3,313	m2		Cold shell, excluded
	<u>Other</u>				
AW	Sundry works	1	Item	12,000	12,000
WALL FINISHES TOTAL					240,637

Ref.	Description	Quantity	Unit	Rate	Total
3	HOSPITAL / COMMERCIAL				
3.11	FLOOR FINISHES				
A	GFA <u>Lower Ground - LG (4.5m high)</u>	36,610	m2		INFO
B	GFA\$/m2 allowance for floor finish to End-of-Trip Facility	117	m2	110	12,870
C	GFA\$/m2 allowance for floor finish to BOH Lobby & Public Lobby	82	m2	170	13,940
D	GFA\$/m2 allowance for floor finish to Plant/ engineering	199	m2	100	19,900
E	GFA\$/m2 allowance for floor finish to Tenancy <u>Mid Ground - MG (4.5m high)</u>	3,060	m2		Cold shell, excluded
F	GFA\$/m2 allowance for floor finish to Loading dock	481	m2	110	52,910
G	GFA\$/m2 allowance for floor finish to BOH Lobby & Public Lobby	416	m2	170	70,720
H	EO for internal paver	178	m2	100	17,800
I	GFA\$/m2 allowance for floor finish to Plant/ engineering	924	m2	100	92,400
J	GFA\$/m2 allowance for floor finish to Hospital <u>Upper Ground - UG (4.2m high)</u>	880	m2		Cold shell, excluded
K	GFA\$/m2 allowance for floor finish to amenities	79	m2	140	11,060
L	GFA\$/m2 allowance for floor finish to BOH Lobby & Public Lobby	155	m2	170	26,350
M	GFA\$/m2 allowance for floor finish to Retail F&B	355	m2		Cold shell, excluded
N	GFA\$/m2 allowance for floor finish to Tenancy	1,712	m2		Cold shell, excluded
O	GFA\$/m2 allowance for floor finish to Plant/ engineering <u>Level 01-02 - L01-02 (4.2m high per level)</u>	214	m2	100	21,400
P	GFA\$/m2 allowance for floor finish to BOH Lobby & Lobby Lobby	237	m2	170	40,290
Q	GFA\$/m2 allowance for floor finish to amenities	161	m2	140	22,540
R	GFA\$/m2 allowance for floor finish to Plant/ engineering	281	m2	100	28,100
S	GFA\$/m2 allowance for floor finish to Tenancy <u>Level 03 - L03 (4.2m high)</u>	5,545	m2		Cold shell, excluded
T	GFA\$/m2 allowance for floor finish to amenities	81	m2	140	11,340
U	GFA\$/m2 allowance for floor finish to BOH Lobby & Public Lobby	42	m2	170	7,140
V	GFA\$/m2 allowance for floor finish to Plant/ engineering	142	m2	100	14,200
W	GFA\$/m2 allowance for floor finish to Tenancy <u>Level 04 - L04 (4.5m high)</u>	2,903	m2		Cold shell, excluded
X	GFA\$/m2 allowance for floor finish to BOH Lobby & Public Lobby	0	m2	170	0
Y	GFA\$/m2 allowance for floor finish to Hospital	2,814	m2		Cold shell, excluded
Z	GFA\$/m2 allowance for floor finish to Plant/ engineering <u>Level 05 - L05 (4.2m high)</u>	357	m2	100	35,700
AA	GFA\$/m2 allowance for floor finish to BOH Lobby & Public Lobby	0	m2	170	0
AB	GFA\$/m2 allowance for floor finish to Hospital	1,921	m2		Cold shell, excluded

Ref.	Description	Quantity	Unit	Rate	Total
3	HOSPITAL / COMMERCIAL				
AC	GFA\$/m2 allowance for floor finish to Plant/ engineering <u>Level 06-08 - L06-08 (4.2m high per level)</u>	189	m2	100	18,900
AD	GFA\$/m2 allowance for floor finish to BOH Lobby & Public Lobby	0	m2	170	0
AE	GFA\$/m2 allowance for floor finish to Hospital	5,306	m2		Cold shell, excluded
AF	GFA\$/m2 allowance for floor finish to Plant/ engineering <u>Level 09-10 - L09-10 (4.2m high per level)</u>	371	m2	100	37,100
AG	GFA\$/m2 allowance for floor finish to amenities	140	m2	140	19,600
AH	GFA\$/m2 allowance for floor finish to BOH Lobby & Public Lobby	83	m2	170	14,110
AI	GFA\$/m2 allowance for floor finish to Tenancy	3,314	m2		Cold shell, excluded
AJ	GFA\$/m2 allowance for floor finish to Plant/ engineering <u>Level 11 - L11 (4.5m high)</u>	246	m2	100	24,600
AK	GFA\$/m2 allowance for floor finish to Plant/ engineering <u>Other</u>	832	m2	100	83,200
AL	Allowance for carpet to all Tenancy area	16,533	m2		Cold shell, excluded
AM	Allowance for pavers to roof terrace		m2	300	0
AN	Sundry works	1	Item	35,000	35,000
FLOOR FINISHES TOTAL					731,170

Ref.	Description	Quantity	Unit	Rate	Total
3	HOSPITAL / COMMERCIAL				
3.12	CEILING FINISHES				
A	GFA <u>Lower Ground - LG (4.5m high)</u>	36,610	m2		INFO
B	GFA\$/m2 allowance for ceiling finish to End-of-Trip Facility	117	m2	230	26,910
C	GFA\$/m2 allowance for ceiling finish to BOH Lobby & Public Lobby	82	m2	150	12,300
D	GFA\$/m2 allowance for ceiling finish to Plant/ engineering	199	m2	10	1,990
E	GFA\$/m2 allowance for ceiling finish to Tenancy <u>Mid Ground - MG (4.5m high)</u>	3,060	m2		Cold shell, excluded
F	GFA\$/m2 allowance for ceiling finish to Loading dock	481	m2	150	72,150
G	GFA\$/m2 allowance for ceiling finish to BOH Lobby & Public Lobby	416	m2	150	62,400
H	EO for feature ceiling to Lobby	178	m2	350	62,300
I	GFA\$/m2 allowance for ceiling finish to Plant/ engineering	924	m2	10	9,240
J	GFA\$/m2 allowance for ceiling finish to Hospital <u>Upper Ground - UG (4.2m high)</u>	880	m2		Cold shell, excluded
K	GFA\$/m2 allowance for ceiling finish to amenities	79	m2	230	18,170
L	GFA\$/m2 allowance for ceiling finish to BOH Lobby & Public Lobby	155	m2	150	23,250
M	EO for feature ceiling to Lobby	416	m2	350	145,600
N	GFA\$/m2 allowance for ceiling finish to Plant/ engineering	214	m2	10	2,140
O	GFA\$/m2 allowance for ceiling finish to Retail F&B	355	m2		Cold shell, excluded
P	GFA\$/m2 allowance for ceiling finish to Tenancy <u>Level 01-02 - L01-02 (4.2m high per level)</u>	1,712	m2		Cold shell, excluded
Q	GFA\$/m2 allowance for ceiling finish to amenities	161	m2	230	37,030
R	GFA\$/m2 allowance for ceiling finish to BOH Lobby & Lobby Lobby	237	m2	150	35,550
S	GFA\$/m2 allowance for ceiling finish to Plant/ engineering	281	m2	10	2,810
T	GFA\$/m2 allowance for ceiling finish to Tenancy <u>Level 03 - L03 (4.2m high)</u>	5,545	m2		Cold shell, excluded
U	GFA\$/m2 allowance for ceiling finish to amenities	81	m2	230	18,630
V	GFA\$/m2 allowance for ceiling finish to BOH Lobby & Public Lobby	42	m2	150	6,300
W	GFA\$/m2 allowance for ceiling finish to Plant/ engineering	142	m2	10	1,420
X	GFA\$/m2 allowance for ceiling finish to Tenancy <u>Level 04 - L04 (4.5m high)</u>	2,903	m2		Cold shell, excluded
Y	GFA\$/m2 allowance for ceiling finish to BOH Lobby & Public Lobby	0	m2	150	0
Z	GFA\$/m2 allowance for ceiling finish to Hospital	2,814	m2		Cold shell, excluded
AA	GFA\$/m2 allowance for ceiling finish to Plant/ engineering <u>Level 05 - L05 (4.2m high)</u>	357	m2	10	3,570
AB	GFA\$/m2 allowance for ceiling finish to Plant/ engineering	189	m2	10	1,890

Ref.	Description	Quantity	Unit	Rate	Total
3	HOSPITAL / COMMERCIAL				
AC	GFA\$/m2 allowance for ceiling finish to BOH Lobby & Public Lobby	0	m2	150	0
AD	GFA\$/m2 allowance for ceiling finish to Hospital	1,921	m2		Cold shell, excluded
	<u>Level 06-08 - L06-08 (4.2m high per level)</u>				
AE	GFA\$/m2 allowance for ceiling finish to Plant/ engineering	371	m2	10	3,710
AF	GFA\$/m2 allowance for ceiling finish to BOH Lobby & Public Lobby	0	m2	150	0
AG	GFA\$/m2 allowance for ceiling finish to Hospital	5,306	m2		Cold shell, excluded
	<u>Level 09-10 - L09-10 (4.2m high per level)</u>				
AH	GFA\$/m2 allowance for ceiling finish to amenities	140	m2	230	32,200
AI	GFA\$/m2 allowance for ceiling finish to BOH Lobby & Public Lobby	83	m2	150	12,450
AJ	GFA\$/m2 allowance for ceiling finish to Plant/ engineering	246	m2	10	2,460
AK	GFA\$/m2 allowance for ceiling finish to Tenancy	3,314	m2		Cold shell, excluded
	<u>Level 11 - L11 (4.5m high)</u>				
AL	GFA\$/m2 allowance for ceiling finish to Plant/ engineering	832	m2	10	8,320
	<u>Other</u>				
AM	Allowance for grid ceiling to all Tenancy Area	16,533	m2		Cold shell, excluded
AN	Sundry works	1	Item		INCL
CEILING FINISHES TOTAL					602,790

Ref.	Description	Quantity	Unit	Rate	Total
3	HOSPITAL / COMMERCIAL				
3.13	JOINERY				
A	GFA <u>Lower Ground - LG (4.5m high)</u>	36,610	m2		INFO
B	GFA\$/m2 allowance for joinery to End-of-Trip Facility	117	m2	220	25,740
C	GFA\$/m2 allowance for joinery to BOH Lobby & Public Lobby	82	m2	100	8,200
D	GFA\$/m2 allowance for joinery to Plant/ engineering	199	m2		N/A
E	GFA\$/m2 allowance for joinery to Tenancy <u>Mid Ground - MG (4.5m high)</u>	3,060	m2		Cold shell, excluded
F	GFA\$/m2 allowance for joinery to Loading dock	481	m2	280	134,680
G	GFA\$/m2 allowance for joinery to BOH Lobby & Public Lobby	416	m2	100	41,600
H	GFA\$/m2 allowance for joinery to Plant/ engineering	924	m2		N/A
I	GFA\$/m2 allowance for joinery to Hospital <u>Upper Ground - UG (4.2m high)</u>	880	m2		Cold shell, excluded
J	GFA\$/m2 allowance for joinery to amenities	79	m2	410	32,390
K	GFA\$/m2 allowance for joinery to BOH Lobby & Public Lobby	155	m2	100	15,500
L	GFA\$/m2 allowance for joinery to Plant/ engineering	214	m2		N/A
M	GFA\$/m2 allowance for joinery to Retail F&B	355	m2		Cold shell, excluded
N	GFA\$/m2 allowance for joinery to Tenancy <u>Level 01-02 - L01-02 (4.2m high per level)</u>	1,712	m2		Cold shell, excluded
O	GFA\$/m2 allowance for joinery to amenities	161	m2	410	66,010
P	GFA\$/m2 allowance for joinery to BOH Lobby & Lobby Lobby	237	m2	100	23,700
Q	GFA\$/m2 allowance for joinery to Plant/ engineering	281	m2		N/A
R	GFA\$/m2 allowance for joinery to Tenancy <u>Level 03 - L03 (4.2m high)</u>	5,545	m2		Cold shell, excluded
S	GFA\$/m2 allowance for joinery to amenities	81	m2	230	18,630
T	GFA\$/m2 allowance for joinery to BOH Lobby & Public Lobby	42	m2	100	4,200
U	GFA\$/m2 allowance for joinery to Plant/ engineering	142	m2		N/A
V	GFA\$/m2 allowance for joinery to Tenancy <u>Level 04 - L04 (4.5m high)</u>	2,903	m2		Cold shell, excluded
W	GFA\$/m2 allowance for joinery to BOH Lobby & Public Lobby	0	m2	100	0
X	GFA\$/m2 allowance for joinery to Plant/ engineering	357	m2		N/A
Y	GFA\$/m2 allowance for joinery to Hospital <u>Level 05 - L05 (4.2m high)</u>	2,814	m2		Cold shell, excluded
Z	GFA\$/m2 allowance for joinery to Public Lobby	0	m2	100	0
AA	GFA\$/m2 allowance for joinery to Plant/ engineering	189	m2		N/A
AB	GFA\$/m2 allowance for joinery to Hospital	1,921	m2		Cold shell, excluded

Ref.	Description	Quantity	Unit	Rate	Total
3	HOSPITAL / COMMERCIAL				
	<u>Level 06-08 - L06-08 (4.2m high per level)</u>				
AC	GFA\$/m2 allowance for joinery to Public Lobby	0	m2	100	0
AD	GFA\$/m2 allowance for joinery to Plant/ engineering	371	m2		N/A
AE	GFA\$/m2 allowance for joinery to Hospital	5,306	m2		Cold shell, excluded
	<u>Level 09-10 - L09-10 (4.2m high per level)</u>				
AF	GFA\$/m2 allowance for joinery to amenities	140	m2	230	32,200
AG	GFA\$/m2 allowance for joinery to Public Lobby	83	m2	100	8,300
AH	GFA\$/m2 allowance for joinery to Plant/ engineering	246	m2		N/A
AI	GFA\$/m2 allowance for joinery to Tenancy	3,314	m2		Cold shell, excluded
	<u>Level 11 - L11 (4.5m high)</u>				
AJ	GFA\$/m2 allowance for joinery to Plant/ engineering	832	m2		N/A
	<u>Other</u>				
AK	Allowance for turntable to loading dock including structure strengthening	1	Item	250,000	EXCL
AL	Allowance for services cupboard to Tenancy area	16,533	m2	50	EXCL
AM	Sundry works	1	Item	21,000	21,000
JOINERY TOTAL					432,150

Ref.	Description	Quantity	Unit	Rate	Total
3	HOSPITAL / COMMERCIAL				
3.15	HYDRAULIC SERVICES				
A	GFA	36,610	m2		
	<u>Major Plant</u>				
B	Allowance for pump for in ground water	1	Item	100,000	100,000
C	Grease arrestors & trade waste drainage	1	Item	80,000	80,000
D	Rainwater reuse tank	1	Item	300,000	300,000
	<u>Toilet & Wet Areas Fittings</u>				
E	Linen services/ Laundry/ Cleaning Services	1	Item	50,000	50,000
F	Kitchen	1	Item	200,000	200,000
G	End-of-Trip Facility	1	Item	35,000	35,000
H	Public Amenities	1	Item	25,000	25,000
I	Theatre sterile room/ scrub room				Cold shell, excluded
J	Ensuite				Cold shell, excluded
	<u>Lower Ground - LG (4.5m high)</u>				
K	GFA\$/m2 allowance for hydraulic services to End-of-Trip Facility	117	m2	300	35,100
L	GFA\$/m2 allowance for hydraulic services to BOH Lobby & Public Lobby	82	m2	200	16,400
M	GFA\$/m2 allowance for hydraulic services to Plant/ engineering	199	m2	300	59,700
N	GFA\$/m2 allowance for hydraulic services to Tenancy	3,060	m2		Cold shell, excluded
	<u>Mid Ground - MG (4.5m high)</u>				
O	GFA\$/m2 allowance for hydraulic services to Loading dock	481	m2	300	144,300
P	GFA\$/m2 allowance for hydraulic services to BOH Lobby & Public Lobby	416	m2	200	83,200
Q	GFA\$/m2 allowance for hydraulic services to Plant/ engineering	924	m2	300	277,200
R	GFA\$/m2 allowance for hydraulic services to Hospital	880	m2		Cold shell, excluded
	<u>Upper Ground - UG (4.2m high)</u>				
S	GFA\$/m2 allowance for hydraulic services to amenities	79	m2	200	15,800
T	GFA\$/m2 allowance for hydraulic services to BOH Lobby & Public Lobby	155	m2	200	31,000
U	GFA\$/m2 allowance for hydraulic services to Retail F&B	355	m2		Cold shell, excluded
V	GFA\$/m2 allowance for hydraulic services to Plant/ engineering	214	m2	300	64,200
W	GFA\$/m2 allowance for hydraulic services to Tenancy	1,712	m2		Cold shell, excluded
	<u>Level 01-02 - L01-02 (4.2m high per level)</u>				
X	GFA\$/m2 allowance for hydraulic services to amenities	161	m2	200	32,200
Y	GFA\$/m2 allowance for hydraulic services to BOH Lobby & Lobby Lobby	237	m2	200	47,400
Z	GFA\$/m2 allowance for hydraulic services to Plant/ engineering	281	m2	300	84,300
AA	GFA\$/m2 allowance for hydraulic services to Tenancy	5,545	m2		Cold shell, excluded
	<u>Level 03 - L03 (4.2m high)</u>				
AB	GFA\$/m2 allowance for hydraulic services to amenities	81	m2	200	16,200

Ref.	Description	Quantity	Unit	Rate	Total
3	HOSPITAL / COMMERCIAL				
AC	GFA\$/m2 allowance for hydraulic services to BOH Lobby & Public Lobby	42	m2	200	8,400
AD	GFA\$/m2 allowance for hydraulic services to Plant/ engineering	142	m2	300	42,600
AE	GFA\$/m2 allowance for hydraulic services to Tenancy	2,903	m2		Cold shell, excluded
	<u>Level 04 - L04 (4.5m high)</u>				
AF	GFA\$/m2 allowance for hydraulic services to BOH Lobby & Public Lobby	0	m2	200	0
AG	GFA\$/m2 allowance for hydraulic services to Plant/ engineering	357	m2	300	107,100
AH	GFA\$/m2 allowance for hydraulic services to Hospital	2,814	m2		Cold shell, excluded
	<u>Level 05 - L05 (4.2m high)</u>				
AI	GFA\$/m2 allowance for hydraulic services to BOH Lobby & Public Lobby	0	m2	200	0
AJ	GFA\$/m2 allowance for hydraulic services to Plant/ engineering	189	m2	300	56,700
AK	GFA\$/m2 allowance for hydraulic services to Hospital	1,921	m2		Cold shell, excluded
	<u>Level 06-08 - L06-08 (4.2m high per level)</u>				
AL	GFA\$/m2 allowance for hydraulic services to BOH Lobby & Public Lobby	0	m2	200	0
AM	GFA\$/m2 allowance for hydraulic services to Plant/ engineering	371	m2	300	111,300
AN	GFA\$/m2 allowance for hydraulic services to Hospital	5,306	m2		Cold shell, excluded
	<u>Level 09-10 - L09-10 (4.2m high per level)</u>				
AO	GFA\$/m2 allowance for hydraulic services to amenities	140	m2	200	28,000
AP	GFA\$/m2 allowance for hydraulic services to BOH Lobby & Public Lobby	83	m2	200	16,600
AQ	GFA\$/m2 allowance for hydraulic services to Plant/ engineering	246	m2	300	73,800
AR	GFA\$/m2 allowance for hydraulic services to Tenancy	3,314	m2		Cold shell, excluded
	<u>Level 11 - L11 (4.2m high)</u>				
AS	GFA\$/m2 allowance for hydraulic services to Plant/ engineering	832	m2	300	249,600
	<u>Other</u>				
AT	Allowance for general reticulation pass through the tenancy area	16,533	m2		Cold shell, excluded
AU	Allowance for connection to lettable	29	no	10,000	290,000
AV	Allowance for Fuel Tank & pump	1	Item	1,000,000	1,000,000
AW	Builder's work in connection	1	Item	135,000	135,000
AX	Sundry works	1	Item	191,000	191,000
HYDRAULIC SERVICES TOTAL					4,007,100

Ref.	Description	Quantity	Unit	Rate	Total
3	HOSPITAL / COMMERCIAL				
3.16	MECHANICAL SERVICES				
A	GFA	36,610	m2		
	<u>Major Plant</u>				
B	Stair core pressurisation	1	Item	50,000	50,000
C	Allowance for Major plants and Infrastructure including medical gas	1	Item	8,000,000	8,000,000
D	CSSD Cooling pit; see above	1	Item		INCL
E	MRI heat rejection & Kitchen exhaust filtration; see above	1	Item		INCL
	<u>Exhaust & Ventilation</u>				
F	Linen services/ Laundry/ Cleaning Services	1	Item	50,000	50,000
G	Kitchen exhaust	1	Item	100,000	100,000
H	Public Amenities	1	Item	15,000	15,000
I	Theatre sterile room/ scrub room	1	Item		Cold shell, excluded
J	Ensuite	1	Item		Cold shell, excluded
	<u>Lower Ground - LG (4.5m high)</u>				
K	GFA\$/m2 allowance for mechanical services to End-of-Trip Facility	117.00	m2	800	93,600
L	GFA\$/m2 allowance for mechanical services to BOH Lobby & Public Lobby	82.00	m2	800	65,600
M	GFA\$/m2 allowance for mechanical services to Plant/ engineering	199.00	m2	800	159,200
N	GFA\$/m2 allowance for mechanical services to Tenancy	3,060.00	m2		Cold shell, excluded
	<u>Mid Ground - MG (4.5m high)</u>				
O	GFA\$/m2 allowance for mechanical services to Loading dock	481	m2	800	384,800
P	GFA\$/m2 allowance for mechanical services to BOH Lobby & Public Lobby	416	m2	800	332,800
Q	GFA\$/m2 allowance for mechanical services to Plant/ engineering	924	m2	800	739,200
R	GFA\$/m2 allowance for mechanical services to Hospital	880	m2		Cold shell, excluded
	<u>Upper Ground - UG (4.2m high)</u>				
S	GFA\$/m2 allowance for mechanical services to amenities	79	m2	800	63,200
T	GFA\$/m2 allowance for mechanical services to BOH Lobby & Public Lobby	155	m2	800	124,000
U	GFA\$/m2 allowance for mechanical services to Retail F&B	355	m2		Cold shell, excluded
V	GFA\$/m2 allowance for mechanical services to Plant/ engineering	214	m2	800	171,200
W	GFA\$/m2 allowance for mechanical services to Tenancy	1,712	m2		Cold shell, excluded
	<u>Level 01-02 - L01-02 (4.2m high per level)</u>				
X	GFA\$/m2 allowance for mechanical services to amenities	161	m2	800	128,800
Y	GFA\$/m2 allowance for mechanical services to BOH Lobby & Lobby Lobby	237	m2	800	189,600
Z	GFA\$/m2 allowance for mechanical services to Plant/ engineering	281	m2	800	224,800
AA	GFA\$/m2 allowance for mechanical services to Tenancy	5,545	m2		Cold shell, excluded
	<u>Level 03 - L03 (4.2m high)</u>				
AB	GFA\$/m2 allowance for mechanical services to amenities	81	m2	800	64,800

Ref.	Description	Quantity	Unit	Rate	Total
3	HOSPITAL / COMMERCIAL				
AC	GFA\$/m2 allowance for mechanical services to BOH Lobby & Public Lobby	42	m2	800	33,600
AD	GFA\$/m2 allowance for mechanical services to Plant/ engineering	142	m2	800	113,600
AE	GFA\$/m2 allowance for mechanical services to Tenancy	2,903	m2		Cold shell, excluded
	<u>Level 04 - L04 (4.5m high)</u>				
AF	GFA\$/m2 allowance for mechanical services to BOH Lobby & Public Lobby	0	m2	800	0
AG	GFA\$/m2 allowance for mechanical services to Plant/ engineering	357	m2	800	285,600
AH	GFA\$/m2 allowance for mechanical services to Hospital	2,814	m2		Cold shell, excluded
	<u>Level 05 - L05 (4.2m high)</u>				
AI	GFA\$/m2 allowance for mechanical services to BOH Lobby & Public Lobby	0	m2	800	0
AJ	GFA\$/m2 allowance for mechanical services to Plant/ engineering	189	m2	800	151,200
AK	GFA\$/m2 allowance for mechanical services to Hospital	1,921	m2		Cold shell, excluded
	<u>Level 06-08 - L06-08 (4.2m high per level)</u>				
AL	GFA\$/m2 allowance for mechanical services to BOH Lobby & Public Lobby	0	m2	800	0
AM	GFA\$/m2 allowance for mechanical services to Plant/ engineering	371	m2	800	296,800
AN	GFA\$/m2 allowance for mechanical services to Hospital	5,306	m2		Cold shell, excluded
	<u>Level 09-10 - L09-10 (4.2m high per level)</u>				
AO	GFA\$/m2 allowance for mechanical services to amenities	140	m2	800	112,000
AP	GFA\$/m2 allowance for mechanical services to BOH Lobby & Public Lobby	83	m2	800	66,400
AQ	GFA\$/m2 allowance for mechanical services to Plant/ engineering	246	m2	800	196,800
AR	GFA\$/m2 allowance for mechanical services to Tenancy	3,314	m2		Cold shell, excluded
	<u>Level 11 - L11 (4.5m high)</u>				
AS	GFA\$/m2 allowance for mechanical services to Plant/ engineering	832	m2	800	665,600
	<u>Other</u>				
AT	Allowance for general reticulation pass through the tenancy area	16,533	m2		Cold shell, excluded
AU	Allowance for VAVs to tenancy	29	no	50,000	1,450,000
AV	Builder's work in connection	1	Item	717,000	717,000
AW	Sundry works	1	Item	753,000	753,000
MECHANICAL SERVICES TOTAL					15,798,200

Ref.	Description	Quantity	Unit	Rate	Total
3	HOSPITAL / COMMERCIAL				
3.18	FIRE SERVICES				
A	GFA	36,610	m2		
	<u>Major Plant</u>				
B	Fire Hydrant Infrastructure - Assume FH in each fire stairs plus 3 additional on floor hydrants x each level	1	Item	530,000	530,000
C	Fire pump & tank set	1	Item	300,000	300,000
	<u>Reticulation</u>				
D	No allowance for facade sprinkler, assume spacing to adjacent building >6m	1	Item		EXCL
E	Allowance for wet fire	36,610	m2	100	3,661,000
F	Allowance for dry fire	36,610	m2	55	2,013,550
G	Wet and dry fire to tenancy area	16,533	m2		INCL
H	Builder's work in connection	1	Item	326,000	326,000
I	Sundry works	1	Item	342,000	342,000
	FIRE SERVICES TOTAL				7,172,550

Ref.	Description	Quantity	Unit	Rate	Total
3	HOSPITAL / COMMERCIAL				
3.19	ELECTRICAL, COMMUNICATION & SECURITY SERVICES				
A	GFA	36,610	m2		
	<u>Major Plant</u>				
B	Allowance for Electrical Services infrastructure & Main switchboard	1	Item	2,500,000	2,500,000
C	Allowance for Diesel Generators	1	Item	1,500,000	1,500,000
D	Allowance for UPS	1	Item	500,000	500,000
E	Allowance for generator	1	Item		Incl.
F	Allowance for substation	1	Item	2,000,000	2,000,000
G	Allowance for DAS (Wireless network / mobile phone coverage allowance)	1	Item	1,000,000	1,000,000
H	Comms and nurse call - infrastructure only incl. racks	1	Item	500,000	500,000
I	Telstra Feeds / NBN / Fibre Optics	1	Item		ELSEWHERE
	<u>Lower Ground - LG (4.5m high)</u>				
J	GFA\$/m2 allowance for electrical services to End-of-Trip Facility	117	m2	400	46,800
K	GFA\$/m2 allowance for electrical services to BOH Lobby & Public Lobby	82	m2	600	49,200
L	GFA\$/m2 allowance for electrical services to Plant/ engineering	199	m2	400	79,600
M	GFA\$/m2 allowance for electrical services to Tenancy	3,060	m2		Cold shell, excluded
	<u>Mid Ground - MG (4.5m high)</u>				
N	GFA\$/m2 allowance for electrical services to Loading dock	481	m2	400	192,400
O	GFA\$/m2 allowance for electrical services to BOH Lobby & Public Lobby	416	m2	600	249,600
P	GFA\$/m2 allowance for electrical services to Plant/ engineering	924	m2	400	369,600
Q	GFA\$/m2 allowance for electrical services to Hospital	880	m2		Cold shell, excluded
	<u>Upper Ground - UG (4.2m high)</u>				
R	GFA\$/m2 allowance for electrical services to amenities	79	m2	400	31,600
S	GFA\$/m2 allowance for electrical services to BOH Lobby & Public Lobby	155	m2	600	93,000
T	GFA\$/m2 allowance for electrical services to Plant/ engineering	214	m2	400	85,600
U	GFA\$/m2 allowance for electrical services to Retail F&B	355	m2		Cold shell, excluded
V	GFA\$/m2 allowance for electrical services to Tenancy	1,712	m2		Cold shell, excluded
	<u>Level 01-02 - L01-02 (4.2m high per level)</u>				
W	GFA\$/m2 allowance for electrical services to amenities	161	m2	400	64,400
X	GFA\$/m2 allowance for electrical services to BOH Lobby & Lobby Lobby	237	m2	600	142,200
Y	GFA\$/m2 allowance for electrical services to Plant/ engineering	281	m2	400	112,400
Z	GFA\$/m2 allowance for electrical services to Hospital	5,545	m2		Cold shell, excluded
	<u>Level 03 - L03 (4.2m high)</u>				
AA	GFA\$/m2 allowance for electrical services to amenities	81	m2	400	32,400
AB	GFA\$/m2 allowance for electrical services to BOH Lobby & Public Lobby	42	m2	600	25,200
AC	GFA\$/m2 allowance for electrical services to Plant/ engineering	142	m2	400	56,800
AD	GFA\$/m2 allowance for electrical services to Tenancy	2,903	m2		Cold shell, excluded

Ref.	Description	Quantity	Unit	Rate	Total
3	HOSPITAL / COMMERCIAL				
	<u>Level 04 - L04 (4.5m high)</u>				
AE	GFA\$/m2 allowance for electrical services to Plant/ engineering	357	m2	400	142,800
AF	GFA\$/m2 allowance for electrical services to Hospital	2,814	m2		Cold shell, excluded
	<u>Level 05 - L05 (4.2m high)</u>				
AG	GFA\$/m2 allowance for electrical services to Plant/ engineering	189	m2	400	75,600
AH	GFA\$/m2 allowance for electrical services to Hospital	1,921	m2		Cold shell, excluded
	<u>Level 06-08 - L06-08 (4.2m high per level)</u>				
AI	GFA\$/m2 allowance for electrical services to Plant/ engineering	371	m2	400	148,400
AJ	GFA\$/m2 allowance for electrical services to Hospital	5,306	m2		Cold shell, excluded
	<u>Level 09-10 - L09-10 (4.2m high per level)</u>				
AK	GFA\$/m2 allowance for electrical services to amenities	140	m2	400	56,000
AL	GFA\$/m2 allowance for electrical services to BOH Lobby & Public Lobby	83	m2	600	49,800
AM	GFA\$/m2 allowance for electrical services to Plant/ engineering	83	m2	400	33,200
AN	GFA\$/m2 allowance for electrical services to Tenancy	3,314	m2		Cold shell, excluded
	<u>Level 11 - L11 (4.5m high)</u>				
AO	GFA\$/m2 allowance for electrical services to Plant/ engineering	832	m2	400	332,800
	<u>Other</u>				
AP	Allowance for general reticulation pass through the tenancy area	16,533	m2		Cold shell, excluded
AQ	Allowance for power metering and DBs to tenancy space	29	no	125,000	3,625,000
AR	Builder's work in connection	1	Item	705,000	705,000
AS	Sundry works	1	Item	740,000	740,000
ELECTRICAL, COMMUNICATION & SECURITY SERVICES TOTAL					15,539,400
3.20	TRANSPORTATION				
	<u>Vertical Transport</u>				
A	Lifts; serving Basement 3 to L10 (16 stops)	1	No	480,000	480,000
B	Lifts; serving Basement 3 to L11 (17 stops)	1	No	500,000	500,000
C	Lifts; serving Basement 2 to L10 (15 stops)	2	No	460,000	920,000
D	Allowance for glass lift - 4 no.	1	Item	1,920,000	1,920,000
E	EO for double sided glass lift car	1	Item	192,000	192,000
F	Glass Lifts; serving Basement 3 to L10 (16 stops)	2	No		Incl.
G	Glass Lifts; serving Lower Ground to L10 (13 stops)	2	No		Incl.
	<u>Other</u>				
H	Builder's work in connection	1	Item	201,000	201,000
I	Sundry works	1	Item	211,000	211,000
TRANSPORTATION TOTAL					4,424,000

Ref.	Description	Quantity	Unit	Rate	Total
4	EXTERNAL WORKS & SERVICES				
4.1	HARD LANDSCAPING	4,919	m2	518	2,547,912
4.2	SOFT LANDSCAPING	4,919	m2	263	1,295,035
4.3	MISCELLANEOUS	4,919	m2	37	180,000
4.4	ALLOWANCES	4,919	m2	8	41,000
4.5	EXTERNAL SERVICES	4,919	m2	793	3,901,951
EXTERNAL WORKS & SERVICES TOTAL					7,965,898

Ref.	Description	Quantity	Unit	Rate	Total
4	EXTERNAL WORKS & SERVICES				
4.1	HARD LANDSCAPING				
	<i>Note: New concrete pathways included below</i>				
	<i>Note: Pavers rate to reflect Honey Jasper Granite paving (50mm thick ped grade; 60mm vehicular grade) or similar</i>				
	<u>INSIDE BOUNDARY</u>				
A	Insitu concrete base to middle ground	394	m2	140	55,128
B	Pavers to middle ground hospital drop off	411	m2	460	189,198
C	Pavers to upper ground	2,501	m2	460	1,150,465
D	Extra over allowance for bespoke paving pattern to north court	531	m2	200	106,236
	<u>Sandstone Seating</u>				
E	Feature solid sandstone seating elements to north court, honed surface to both sides, assumed 450mmHx600mmD, including strip footing, formwork and reinforcement.	129	m	2,025	261,225
F	Extra over to curved areas of sandstone seating (approx 50% of total area)	65	m	2,000	129,000
G	Extra over for installation of curved hardwood timber seating, including modifications to sandstone as required for fixing.	6	no.	8,000	48,000
	<u>Planter wall</u>				
H	Circular Planter wall, 6000mm dia, concrete on grade with honed finish	2	item	37,000	74,000
I	Circular Planter wall, 3000mm dia, concrete on grade with honed finish	2	item	10,925	21,850
J	Extra over for Formboss corten steel edging to inside face of circular planter box to shape planter box cavities	57	m	500	28,355
K	Soil to fill circular planter boxes	345	m3	75	25,839
	<u>Furniture</u>				
L	Curved recycled hardwood timber seating with painted steel subframe, backrest and armrest	14	no	15,000	210,000
	<u>OUTSIDE BOUNDARY</u>				
M	Insitu concrete to missenden road footpath, as per council guidelines and instructions from ASPECT studios.	255	m2	460	117,300
N	Pavers to Charles Perkins interface (allowed for 50% measured area outside site boundary, as requested by client)	285	m2	460	131,316
HARD LANDSCAPING TOTAL					2,547,912

Ref.	Description	Quantity	Unit	Rate	Total
4	EXTERNAL WORKS & SERVICES				
4.2	SOFT LANDSCAPING				
	<i>Note: Allowance for general planting at a density of 6 plants per m2, included below</i> <i>Note: Removal of existing trees in preparation for transplant scope included in demolition</i> <i>Note: The Tree Strategy Plan does not provide substantiation of T35, T41 and T42, and have thus been excluded from our quantities</i> <u>INSIDE BOUNDARY</u>				
A	Turf to upper ground landscaping excluded from perspectives received 22/05/25	108			EXCL
B	Turf to upper ground landscaping inside site boundary	358	m2	140	50,176
	<u>Trees</u>				
C	Removal and disposal of existing trees inside site boundary (T10-T19, T25-T29)	14	no		EXCL
D	Existing trees to be retained/protected, inside site boundary (T7-T9)	3	no	1,000	3,000
E	Transplant of Washingtonia robusta trees (T33, T34) to north court, root plate of not less than 2 cubic metres. (Refer to the quotation from Landscape Architect)	2	no.	5,000	10,000
F	Transplant of Ficus macrophylla (T57), location TBD on site, root plate of not less than 60 cubic metres. (Refer to the quotation from Landscape Architect)	1	no.	320,000	320,000
G	Supply and planting of new 600-1000L trees, inside site boundary	27	no	400	10,800
	<u>OUTSIDE BOUNDARY</u>				
H	Turf to upper ground landscaping, outside site boundary	1,234	m2	140	172,719
	<u>Trees</u>				
I	Removal and disposal of existing trees outside site boundary (T41-42)	2	no		EXCL
J	Existing trees to be retained/protected, outside site boundary (T76, T91-T93)	4	no	1,000	4,000
K	Transplant of Ficus obliqua (T31) north of site boundary, root plate of not less than 60 cubic metres. (Refer to the quotation from Landscape Architect)	1	no.	240,000	240,000
L	Transplant of Ficus obliqua (T32) north of site boundary, root plate of not less than 45 cubic metres. (Refer to the quotation from Landscape Architect)	1	no.	160,000	160,000
M	Supply and planting of new 600-1000L trees, outside site boundary	31	no	400	12,400
	<u>Deep Soil Zone</u>				
N	Allowance for backfill to deep soil zone - allow 2m deep	3,466	m3	90	311,940
SOFT LANDSCAPING TOTAL					1,295,035

Ref.	Description	Quantity	Unit	Rate	Total
4	EXTERNAL WORKS & SERVICES				
4.3	MISCELLANEOUS				
	<u>Substation Plinth</u>				
A	No allowance for external substation plinth		Item		EXCL
B	Assume maintain existing substation, no allowance for demolition		Item		EXCL
	<u>Fuel Refill Hardstand</u>				
C	Allowance for fuel refill hardstand including bund area	1	Item	100,000	100,000
	<u>Level 3 Landscape</u>				
D	Allowance for level 3 landscaping works	1	Item	30,000	30,000
	<u>WSUD</u>				
E	Allow for approx. 200m2 max of rain garden planting	1	Item	50,000	50,000
	<u>Light Post</u>				
F	Allowance for light posts				INCL IN EXT SERVICES
	<u>Ramp</u>				
G	Allowance for 65m ramp to Charles Perkins Interface, with stainless steel handrails, kickrails and tactiles, etc.	65	m		0
MISCELLANEOUS TOTAL					180,000
4.4	ALLOWANCES				
A	Allowance for E/O to disposal of soil, site restoration, and landscaping works	1	Item	0.00	0
B	Provisional allowance for concrete bench seats	1	Item	20,000	20,000
C	Provisional allowance for concrete bollards, assumed to north court	7	no.	3,000	21,000
	<u>Other</u>				
D	Sundry works	1	Item	0.00	0
ALLOWANCES TOTAL					41,000

Ref.	Description	Quantity	Unit	Rate	Total
4	EXTERNAL WORKS & SERVICES				
4.5	EXTERNAL SERVICES				
	<u>HV Cable</u>				
A	Allowance for new HV cable from local substation including trenching		m	2,000	0
B	Allowance for power connection to substation	1	Item	300,000	300,000
	<u>External Lighting</u>				
C	Allowance for external lighting	6,814	m2	229	1,561,253
	<u>Water & Gas Connection</u>				
D	Allowance for potable water connection	1	Item	300,000	300,000
E	Allowance for gas connection	1	Item	300,000	300,000
	<u>Sewer Connection</u>				
F	Allowance for sewer connection	1	Item	300,000	300,000
	<u>Stormwater</u>				
G	Allowance for stormwater catchment to external site area	6,814	m2	50	340,699
H	Allowance for stormwater connection	1	Item	300,000	300,000
	<u>Fire Hydrant Connection</u>				
I	Allowanced for connection to fire hydrant main	1	Item	300,000	300,000
	<u>Fuel Refill Station</u>				
J	Allowanced for fuel refill station	1	Item	200,000	200,000
EXTERNAL SERVICES TOTAL					3,901,951