ESTIMATED DEVELOPMENT COST (EDC) REPORT
STATE SIGNIFICANT DEVELOPMENT

CONSENT AUTHORITY: **NSW PLANNING**

EXECUTIVE SUMMARY

PROJECT DESCRIPTION	360 Residential Units over 3 Levels of Basement Parking
PROJECT LOCATION	16-30 Dawes Ave, 4-8 Hughes Ave & 2-10 Cadman Cr CASTLE HILL NSW
PROJECT STAGE	SSD Application
DATE OF ASSESSMENT	27/03/2025

ITEM	COST (EXCL. GST)	METHODOLOGY
Construction (item A)	$ 148,255,602.60	Elemental measure and rates build up
Consultant Fees	$ 2,965,112.05	2% of Construction
Authorities Fees (LSLL)	$ 370,639.01	0.25% of Construction
Contingency	$ 4,447,668.08	3% of Construction
Escalation	$ 4,447,668.08	3.0% - Escalation to the proposed commencement
TOTAL EDC (EXCL. GST) for SSD/SSI	**$ 160,486,689.81**	
GST	**$ 16,048,668.98**	
TOTAL EDC (INCL. GST) for NON-SSD/SSI	**$ 176,535,358.80**	
GROSS FLOOR AREA (AIQS)	**ITEM**	**METHODOLOGY**
GFA m2	44481.19	As defined by AIQS
Construction Costs Only $/m2 GFA	$ 3,333.00	Assessed on Construction Cost only (item A) above

- The value of the *Estimated Development Costs (EDC)* is accurate and covers the full scope of works in the identified development proposal, at the date of submission;
- This report is an objective calculation of the *Estimated Development Costs (EDC)* of the subject development proposal;

Refer to ELEMENTAL COST ESTIMATE SUMMARY attached to this report for a more detailed trade summary of the EDC.

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APPLICANTS DETAILS

APPLICANTS NAME:	**PLACE STUDIO**
PHONE:	
APPLICANTS ADDRESS:	**LEVEL 5, 140 WILLIAM STREET WOOLLOOMOOLOO NSW**
EMAIL:	

DETAILS OF PERSON PROVIDING THE COST REPORT

TITLE:	**MR.**
NAME:	**ANGELO ANTIDORMI**
POSITION:	**DIRECTOR – PROPERTY & BUILDING ASSESSMENTS PTY LTD**
QUALIFICATIONS:	**MAIQS, CQS - AIQS REG. NO. 6901**

BASIS OF PREPARATION

- This report has been prepared for the Consent Authority;
- This report has been prepared in accordance with:
  a) legislative and regulatory requirements of the consent authority for calculating EDC (EP&A Act, EP&A reg, SEPPs, the Planning Circular and SEARS)
  b) the AIQS Practice Standard Construction Cost Assessments for NSW Estimated Development Cost Reports for EDC.

- **DOCUMENTATION:**

  The estimated development costs have been based on the following documents:

  a) Architectural Drawings: Prepared by: **PLACE STUDIO**
  Drawing/Project No: **2022076**

  b) Project Documents (other):
  i.

STATEMENT OF LIMITATIONS:

a) Schedule of Quantities

- Please note that the quantities are estimates only and should not be construed to be exact quantities.

b) Mark Ups & Allowances

- Prices and rates throughout are held to include all labour, materials, workshop drawings, waste plant & equipment. The rates in this document are estimated and have NOT been confirmed by Suppliers or Subcontractors unless otherwise noted.

c) Preliminaries

- Preliminaries covers on-site costs not applicable to any particular trade and include site personnel, non-productive labour, site accommodation, scaffolding, waste bins, and plant hire etc. Any estimated percentage may vary subject to the type of builder contracted.

d) Overheads / Margin

- Overheads & Profit Margin: Covers off-site overheads and builder’s profit. This percentage may vary subject to the builder contracted.

e) Exclusions

1. Amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under the EP&A Act, Division 7.1 or 7.2 or a planning agreement;
2. Costs relating to a part of the development or project that is the subject of a separate development consent or approval;
3. Land Costs, including costs of marketing and selling land;
4. Cost of ongoing maintenance or use of the development;
5. Goods & Services Tax (GST)

DECLARATION/QUANTITY SURVEYOR STATEMENT:

In preparation of this EDC, I hereby declare I have:

- Inspected the plans the subject of the application for development consent;
- Calculated the development costs in accordance with the definition of estimated development cost in Section 6 of the Environmental Planning and Assessment Regulation 2021 at current prices, and in accordance with Section 208 of the Environmental Planning and Assessment Regulation 2021;
- Included GST in the calculation of the total development cost;
- Prepared the estimated development cost (EDC) report using the AIQS practice standard for estimating development costs;
- Submitted the report in the standard form of quantity surveyor report above;
- Prepared the estimated development cost (EDC) report based on cost estimates current as of the date of submission, dated no earlier than 30 days from when the application is submitted;

Signature: ______________________________ Date: **27 March 2025**

Name: **Angelo Antidormi**

Position & Qualifications: **Director – *MAIQS, CQS - AIQS Reg. No. 6901***
Property & Building Assessments Pty Ltd

DISCLAIMER

This estimate has been prepared for the purpose of providing an indicative development budget suitable for the purpose of a State Significant Development (SSD) submission to NSW Planning and for no other purpose. This report has been prepared for the exclusive use of the *Customer and Consent Authority* and should not be relied upon by any other third party for any other purpose. Property & Building Assessments Pty Ltd (PBA) does not accept any contractual, tortuous or other form of liability for any consequences, loss or damage which may arise as a result of any other person acting upon or using this report. PBA reserves the right to revise this report upon review of any additional information. PBA and its employees have no association with the parties concerned nor share any interest in the proposed development, thus eliminating any conflict of interest. No structural drawings were available at the time of this report. Assumptions have been made on professional judgment. Our estimate summary has been prepared on an elemental basis and is subject to final structural drawings and specifications.

ELEMENTAL COST ESTIMATE SUMMARY

ELEMENT	% Job	Cost $/m2	$ Excluding GST
Preliminaries	5.24%	$ 174.65	$ 7,768,593.58
Includes plant, scaffolding,hoarding, fencing, waste management, sheds, temporary services, insurance, supervision & labour			
Demolition, excavation and site preparation	3.30%	$ 109.99	$ 4,892,434.89
Includes clearing vegetation, demolition, excavation and remediation			
Substructure	17.30%	$ 576.61	$ 25,648,219.25
Includes the structurally sound & watertight base upon which to build. Includes all work up to but excluding the lowest floor level			
Superstructure			
Columns	2.88%	$ 95.99	$ 4,269,761.35
Upper Floors	13.50%	$ 449.95	$ 20,014,506.35
Staircases	0.80%	$ 26.66	$ 1,186,044.82
Roofs	5.14%	$ 171.32	$ 7,620,337.97
External Walls	8.40%	$ 279.97	$ 12,453,470.62
Windows and Screens	3.90%	$ 129.99	$ 5,781,968.50
External Doors	0.40%	$ 13.33	$ 593,022.41
Internal Walls & Screens	5.70%	$ 189.98	$ 8,450,569.35
Internal Doors	0.90%	$ 30.00	$ 1,334,300.42
Finishes			
Wall Finishes	3.88%	$ 129.32	$ 5,752,317.38
Floor Finishes	3.70%	$ 123.32	$ 5,485,457.30
Ceiling Finishes	2.70%	$ 89.99	$ 4,002,901.27
Fittings			
Fitments	3.20%	$ 106.66	$ 4,744,179.28
Services			
Hydraulic Services	4.08%	$ 135.99	$ 6,048,828.59
Mechanical	2.98%	$ 99.32	$ 4,418,016.96
Fire Protection	2.68%	$ 89.32	$ 3,973,250.15
Electrical Services	3.53%	$ 117.65	$ 5,233,422.77
Transportation Services	1.32%	$ 44.00	$ 1,956,973.95
External Works			
Driveways, Footpaths, Paved Areas	3.15%	$ 104.99	$ 4,670,051.48
Boundary Walls, Fencing, Gates	0.72%	$ 24.00	$ 1,067,440.34
Landscaping and Improvements	0.60%	$ 20.00	$ 889,533.62
SUB-TOTAL *(Construction)*	**100.00%**	**$ 3,333.00**	**$ 148,255,602.60**
Contingency	3.00%	$ 99.99	$ 4,447,668.08
Professional Fees	2.00%	$ 66.66	$ 2,965,112.05
Authority Fees *(LSLL)*	0.25%	$ 8.33	$ 370,639.01
Escalation *(to the proposed commencement date)*	3.00%	$ 99.99	$ 4,447,668.08
TOTAL EDC (EXCL. GST)		**$ 3,607.97**	**$ 160,486,689.81**
G.S.T			**$ 16,048,668.98**
TOTAL EDC (INCL. GST)		**$ 3,968.76**	**$ 176,535,358.80**

Trade Summary

25/03/2025 **CASTLE HILL 16-30 Dawes Ave, 4-8 Hills Avenue, 2-10 Cadman Cresc -**

for **Place Studio**

360 Apartments, 3 Basement Levels

Description	Quantity	Unit	Rate	Markup	Total
Preliminaries				**5%**	**$15,674,876.15**
Demolition & Site Preparation				**5%**	**$90,649.77**
Substructure				**5%**	**$11,202,768.15**
Columns				**5%**	**$1,644,300.00**
Upper Floors				**5%**	**$19,148,581.96**
Staircases				**5%**	**$2,060,478.00**
Roof				**5%**	**$2,886,444.96**
External Walls				**5%**	**$6,816,621.00**
Louvres				**5%**	**$864,612.00**
Windows				**5%**	**$7,609,140.00**
External Doors				**5%**	**$798,892.50**
Internal Walls				**5%**	**$3,063,900.00**
Internal Screens				**5%**	**$831,600.00**
Internal Doors				**5%**	**$1,924,650.00**
Wall Finishes				**5%**	**$7,065,240.00**
Floor Finishes				**5%**	**$8,036,962.50**
Ceiling Finishes				**5%**	**$2,712,261.30**
Fitments				**5%**	**$12,084,450.00**
Sanitary Fixtures				**5%**	**$2,642,220.00**
Hydraulic Services and Stormwater PSUM				**5%**	**$7,969,500.00**

Description	Quantity	Unit	Rate	Markup	Total
Ventilation PSUM				**5%**	**$710,304.00**
Air Conditioning PSUM				**5%**	**$4,422,600.00**
Fire Services PSUM				**5%**	**$3,278,625.00**
Electrical Services				**5%**	**$6,426,000.00**
Transportation Services				**5%**	**$2,283,750.00**
Landscaping and Improvements				**5%**	**$577,500.00**
Miscellaneous				**5%**	**$1,487,325.00**
Builders Margin				**0%**	**$13,941,350.30**
				Subtotal	**$148,255,602.60**
				Adjustment	$0.00
				Post adjustment	$148,255,602.60
				G.S.T [10%]	$14,825,560.26
				Total	**$163,081,162.86**

Trade Breakup

25/03/2025 **CASTLE HILL 16-30 Dawes Ave, 4-8 Hills Avenue, 2-10 Cadman Cresc -**

for **Place Studio**

360 Apartments, 3 Basement Levels

Description	Quantity	Unit	Rate	Markup	Total
Preliminaries				**5%**	**$15,674,876.15**
Allowance for preliminaries	1	item	$14,928,453.48	0%	$14,928,453.48
Demolition & Site Preparation				**5%**	**$90,649.77**
Allow to demolish existing structures	1	item		0%	EXCL
Site Clearing	15,696.93	m2	$5.50	0%	$86,333.12
Substructure				**5%**	**$11,202,768.15**
Piling					**$1,680,773.00**
Establishment	1	item	$30,533.00	0%	$30,533.00
450 dia RC piles including drilling as detailed and drawn ne average total depth 6500mm	480	each	$3,438.00	0%	$1,650,240.00
Excavation					**$5,353,800.00**
Allowance for bulk excavation in OTR	59,400	m3	$65.00	0%	$3,861,000.00
Detailed excavation in "OTR" for slab on ground ne 200mm	5,305	m3	$140.00	0%	$742,700.00
Detailed excavation for footings	733	m	$80.00	0%	$58,640.00
Detailed excavation for pad footings	274	each	$120.00	0%	$32,880.00
Compacted subgrade	24,000	m2	$15.00	0%	$360,000.00
Batters Psum allowance	620	m2	$90.00	0%	$55,800.00
Detailed excavtion in OTR ne 1650mm deep lift pits	149	m3	$220.00	0%	$32,780.00
OSD tank structure and finishes Psum allowance	7	psum	$30,000.00	0%	$210,000.00
Anchors					**$392,150.00**
Allowance for anchors	253	each	$1,200.00	0%	$303,600.00
Destress anchors	253	each	$350.00	0%	$88,550.00
Capping Beam					**$355,600.00**

Description	Quantity	Unit	Rate	Markup	Total
Reinforced concrete capping beam	889	m	$400.00	0%	$355,600.00
Shotcrete					**$1,131,620.00**
Supply and install 150mm shotcrete wall incl strip drains	3,836	m2	$295.00	0%	$1,131,620.00
AFS Walls					**$1,755,360.00**
200mm AFS wall	4,876	m2	$360.00	0%	$1,755,360.00
Concrete Slab					
Columns				**5%**	**$1,644,300.00**
RC Columns					**$1,566,000.00**
Reinforced concrete column					**$1,566,000.00**
All Levels	1,160	each	$1,350.00	0%	$1,566,000.00
Upper Floors				**5%**	**$19,148,581.96**
RC Suspended Slab					
Post Tensioning					**$1,843,940.00**
Post tensioning Slabs					**$1,843,940.00**
All Levels	11,310	m2	$140.00	0%	$1,583,400.00
Roof	1,861	m2	$140.00	0%	$260,540.00
total check	11,310				
Concrete					**$905,210.70**
Level 1					**$206,640.00**
Concrete in PT Slabs L1					**$206,640.00**
200mm slab	268.4	m3	$700.00	0%	$187,880.00
Extra over slab and Beam > 200	26.8	m3	$700.00	0%	$18,760.00
Level 2					**$215,356.59**
Concrete in PT Slabs L2					**$215,356.59**
Extra over for slab/beam > 200	24.9	m3	$700.00	0%	$17,430.00
200mm slab	248.8	m3	$700.00	0%	$174,160.00
Extra over for step	108.03	m	$220.00	0%	$23,766.59
Level 3					**$229,149.01**
Concrete in PT Slabs L3					**$229,149.01**
200mm slab UB	268.8	m3	$700.00	0%	$188,160.00
Extra over for 600-200 =400mm	26.9	m3	$700.00	0%	$18,830.00
Extra over for step	100.72	m	$220.00	0%	$22,159.01
Level 4					**$254,065.10**

Description	Quantity	Unit	Rate	Markup	Total
Concrete in PT Slabs L4					**$254,065.10**
240mm slab	324.46	m3	$700.00	0%	$227,119.20
Extra over for step	122.48	m	$220.00	0%	$26,945.90
Level 5					**$229,149.01**
Concrete in PT Slabs L3					**$229,149.01**
200mm slab UB	268.8	m3	$700.00	0%	$188,160.00
Extra over for 600	26.9	m3	$700.00	0%	$18,830.00
Extra over for step	100.72	m	$220.00	0%	$22,159.01
Level 6					**$229,149.01**
Concrete in PT Slabs L3					**$229,149.01**
200mm slab UB	268.8	m3	$700.00	0%	$188,160.00
Extra over for 600	26.9	m3	$700.00	0%	$18,830.00
Extra over for step	100.72	m	$220.00	0%	$22,159.01
Level 7					**$229,149.01**
Concrete in PT Slabs L3					**$229,149.01**
200mm slab UB	268.8	m3	$700.00	0%	$188,160.00
Extra over for 600	26.9	m3	$700.00	0%	$18,830.00
Extra over for step	100.72	m	$220.00	0%	$22,159.01
Formwork					**$9,549,100.00**
Suspended formwork to slab and beams					**$9,549,100.00**
GF	5,305	m2	$220.00	0%	$1,167,100.00
L1	5,463	m2	$220.00	0%	$1,201,860.00
L2	5,463	m2	$220.00	0%	$1,201,860.00
L3	5,463	m2	$220.00	0%	$1,201,860.00
L4	5,463	m2	$220.00	0%	$1,201,860.00
L5	5,463	m2	$220.00	0%	$1,201,860.00
L6	5,463	m2	$220.00	0%	$1,201,860.00
L7	5,322	m2	$220.00	0%	$1,170,840.00
Reinforcement					**$3,560,625.00**
Reinforcement GF					**$1,298,269.00**
Bar reo in slabs	90.24	t	$5,800.00	0%	$523,392.00
Bar reo in beams	92.44	t	$5,800.00	0%	$536,152.00
Mesh	5,305	m2	$45.00	0%	$238,725.00
Reinforcement L1					**$565,589.00**
Conventional reinforcement in PT slabs 45kg/m3]	48.8	t	$5,800.00	0%	$283,040.00

Description	Quantity	Unit	Rate	Markup	Total
Conventional reinforcement in beams	6.33	t	$5,800.00	0%	$36,714.00
Mesh in slabs 1 layer F72	5,463	m2	$45.00	0%	$245,835.00
Reinforcement L2					**$565,589.00**
Conventional reinforcement in PT slabs 45kg/m3]	48.8	t	$5,800.00	0%	$283,040.00
Conventional reinforcement in beams	6.33	t	$5,800.00	0%	$36,714.00
Mesh in slabs 1 layer F72	5,463	m2	$45.00	0%	$245,835.00
Reinforcement L3					**$565,589.00**
Conventional reinforcement in PT slabs 45kg/m3]	48.8	t	$5,800.00	0%	$283,040.00
Conventional reinforcement in beams	6.33	t	$5,800.00	0%	$36,714.00
Mesh in slabs 1 layer F72	5,463	m2	$45.00	0%	$245,835.00
Reinforcement L4					**$565,589.00**
Conventional reinforcement in PT slabs 45kg/m3]	48.8	t	$5,800.00	0%	$283,040.00
Conventional reinforcement in beams	6.33	t	$5,800.00	0%	$36,714.00
Mesh in slabs 1 layer F72	5,463	m2	$45.00	0%	$245,835.00
Reinforcement L5					**$565,589.00**
Conventional reinforcement in PT slabs 45kg/m3]	48.8	t	$5,800.00	0%	$283,040.00
Conventional reinforcement in beams	6.33	t	$5,800.00	0%	$36,714.00
Mesh in slabs 1 layer F72	5,463	m2	$45.00	0%	$245,835.00
Reinforcement L6					**$565,589.00**
Conventional reinforcement in PT slabs 45kg/m3]	48.8	t	$5,800.00	0%	$283,040.00
Conventional reinforcement in beams	6.33	t	$5,800.00	0%	$36,714.00
Mesh in slabs 1 layer F72	5,463	m2	$45.00	0%	$245,835.00
Reinforcement L7					**$559,244.00**
Conventional reinforcement in PT slabs 45kg/m3]	48.8	t	$5,800.00	0%	$283,040.00
Conventional reinforcement in beams	6.33	t	$5,800.00	0%	$36,714.00
Mesh in slabs 1 layer F72	5,322	m2	$45.00	0%	$239,490.00
Staircases				**5%**	**$2,060,478.00**
200mm RC wall [B]	175	m2	$680.00	0%	$119,000.00
200mm RC stair wall [B - RF]	2,012	m2	$680.00	0%	$1,368,160.00
Elemental unit rate for reinforced concrete staircases including handrail and finishes	96	flight	$4,950.00	0%	$475,200.00
Roof				**5%**	**$2,886,444.96**
Postensioning measured elsewhere					
Concrete	764	m3	$720.00	0%	$550,080.00
Formwork	3,160	m2	$220.00	0%	$695,200.00

Description	Quantity	Unit	Rate	Markup	Total
Reinforement bar	115.2	t	$5,800.00	0%	$668,160.00
Reinforement mesh	3,160	m2	$50.00	0%	$158,000.00
200mm RC suspended lift shaft roof	72.16	m2	$720.00	0%	$51,955.20
Approved waterproofing system to roof	3,160	m2	$160.00	0%	$505,600.00
Roof anchor system	8	item	$15,000.00	0%	$120,000.00
External Walls				**5%**	**$6,816,621.00**
Hebal wall system external wall and internal skin of external wall				0%	
All Levels	11,132	m2	$350.00	0%	$3,896,200.00
Render and paint hebel Walls	11,052	m2	$160.00	0%	$1,768,320.00
Hebel Blade Walls included in external wall qty					INCL
Roof					**$827,500.00**
Brick wall [roof] cl finishes	1,324	m	$625.00	0%	$827,500.00
Louvres				**5%**	**$864,612.00**
Supply and install louvres	564	m2	$1,460.00	0%	$823,440.00
Windows				**5%**	**$7,609,140.00**
Supply and install windows	6,588	m2	$1,100.00	0%	$7,246,800.00
External Doors				**5%**	**$798,892.50**
Unit entry door frame hardware and finish	360	each	$1,200.00	0%	$432,000.00
Service doors	85	each	$1,650.00	0%	$140,250.00
Fire door frame and hardware	82	each	$2,300.00	0%	$188,600.00
Internal Walls				**5%**	**$3,063,900.00**
200mm RC lift pit walls	224	m2	$700.00	0%	$156,800.00
200mm RC (lift shaft) LW 1 2 3 4	580	m2	$700.00	0%	$406,000.00
200mm RC stair walls	608	m2	$700.00	0%	$425,600.00
AFS walls [unit dividing and corridor]	2,328	m2	$450.00	0%	$1,047,600.00
Plasterboard and stud internal walls	5,880	m2	$150.00	0%	$882,000.00
Internal Screens				**5%**	**$831,600.00**
Supply and install frameless shower screen	720	each	$1,100.00	0%	$792,000.00
Internal Doors				**5%**	**$1,924,650.00**
Storage doors	360	each	$1,950.00	0%	$702,000.00
Hollow core door frame and hardware	1,508	each	$750.00	0%	$1,131,000.00
Wall Finishes				**5%**	**$7,065,240.00**
Supply and install balustrades	1,045	m	$800.00	0%	$836,000.00
Supply and install roller blinds [psum allowance $1,500per unit]	188	psum	$4,200.00	0%	$789,600.00
Wall tiling to ensuite and bathroom	15,020	m2	$160.00	0%	$2,403,200.00
Paint internall and externall as specifed	360	each	$7,500.00	0%	$2,700,000.00

Description	Quantity	Unit	Rate	Markup	Total
Floor Finishes				**5%**	**$8,036,962.50**
Allowance for linemarking	1	item	$40,000.00	0%	$40,000.00
Allowance for tactiles	1	psum	$80,000.00	0%	$80,000.00
Floor tiles to balcony	4,320	m2	$150.00	0%	$648,000.00
Floor tiling to ensuite and bathroom	6,480	m2	$150.00	0%	$972,000.00
Floor tiling to kitchen	4,320	m2	$150.00	0%	$648,000.00
Carpet to bedrooms	8,513	m2	$75.00	0%	$638,475.00
Floor finishes to internal areas living dining [timber flooring rate]	17,638	m2	$150.00	0%	$2,645,700.00
Floor finishes to corridors	2,584	m2	$150.00	0%	$387,600.00
Floor finish ramp and entry	514.28	m2	$250.00	0%	$128,570.00
Floor finishes g/f [external]	1,947	m2	$250.00	0%	$486,750.00
Waterproofing balcony and internal tiles areas	3,987	m2	$65.00	0%	$259,155.00
Waterproof shower walls	720	each	$1,000.00	0%	$720,000.00
Ceiling Finishes				**5%**	**$2,712,261.30**
Suplly and install plasterboard ceilings on framing to units incl shadow line cornices	27,973	m2	$90.00	0%	$2,517,570.00
Paint carpark ceiling	8,192	m2	$8.00	0%	$65,536.00
Fitments				**5%**	**$12,084,450.00**
Allowance for signage	1	item	$25,000.00	0%	$25,000.00
Allowance for storage	360	psum	$1,200.00	0%	$432,000.00
Robes -mirror sliding	360	each	$3,300.00	0%	$1,188,000.00
Pantry	360	each	$1,500.00	0%	$540,000.00
Allowance for Kitchen Joinery	360	each	$16,500.00	0%	$5,940,000.00
Allowance for ranghood cooktop oven dishwasher microwave as shceduled	360	each	$7,000.00	0%	$2,520,000.00
Allowance for vanity units	720	item	$1,200.00	0%	$864,000.00
Sanitary Fixtures				**5%**	**$2,642,220.00**
Shower	720	each	$650.00	0%	$468,000.00
shower head	720	each	$300.00		$216,000.00
shower tap	720	each	$220.00		$158,400.00
kitchen sink	360	each	$900.00		$324,000.00
sink tap	360	each	$350.00		$126,000.00
basin	720	each	$550.00		$396,000.00
basin tap	720	each	$150.00		$108,000.00
laundry tap	720	each	$150.00		$108,000.00
laundry tub	360	each	$450.00		$162,000.00
bath		na	$600.00		
HWU	360	each	$1,250.00		$450,000.00
bath tap		na	$150.00		

Description	Quantity	Unit	Rate	Markup	Total
Hydraulic Services and Stormwater PSUM				**5%**	**$7,969,500.00**
Allowance for hydraulic services including water sewer gas stormwater sanitary fixtures installation and fit off	360	each	$21,000.00		$7,560,000.00
Allowance for water tank pits grates etc	1	PSUM	$30,000.00		$30,000.00
Ventilation PSUM				**5%**	**$710,304.00**
Allowance for carpark ventilation	6,956	m2	$80.00		$556,480.00
Allowance for stair pressurization	8	psum	$15,000.00		$120,000.00
Air Conditioning PSUM				**5%**	**$4,422,600.00**
Exhaust to units -toilets	720	each	$1,100.00		$792,000.00
Allowance for ducted airconditioning each unit	360	each	$9,500.00		$3,420,000.00
Fire Services PSUM				**5%**	**$3,278,625.00**
Allowance for wet and dry fire to units	360	each	$4,800.00		$1,728,000.00
Fire services to carpark	27,890	m2	$50.00		$1,394,500.00
Electrical Services				**5%**	**$6,426,000.00**
Allowance for electrical services including cctv video intercom power lighting data emergency and exit lighting security card swipe acess	360	each	$17,000.00		$6,120,000.00
Transportation Services				**5%**	**$2,283,750.00**
Supply and install lifts	15	item	$145,000.00		$2,175,000.00
Landscaping and Improvements				**5%**	**$577,500.00**
Allowance for landscaping including planting planters and waterproofing	1	item	$550,000.00		$550,000.00
Miscellaneous				**5%**	**$1,487,325.00**
BBQ recreation area finishes seating etc	8	psum	$35,000.00		$280,000.00
Residential Bin room	8	psum	$12,500.00		$100,000.00
Allowance for chutes	360	each	$900.00		$324,000.00
Allowance for storage cages	360	psum	$1,250.00		$450,000.00
Allowance for carpark accessories incl mirrors, whellstops etc	7	psum	$30,000.00		$210,000.00
Bicycle storage	7	psum	$7,500.00		$52,500.00
Builders Margin				**0%**	**$13,941,350.30**
Allow for Builder's Margin	0.1	margin	$139,413,503.00		$13,941,350.30

Subtotal	**$148,255,602.60**
Adjustment	$0.00
Post adjustment	$148,255,602.60
G.S.T [10%]	$14,825,560.26
Total	**$163,081,162.86**