ARCHI-QS

Quantity Surveyors | Building Consultants

Estimated Development Cost and Employment Report

| Quantity Surveyor Report for In-Fill Affordable Housing SSD

IAH25.0003

Date

4/07/2025

Property Address

19-25 Balfour Street, Lindfield NSW 2070

Revision

03

Internal Reference
IAH25.0003

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Disclaimer

This report has been prepared for the sole purpose of providing the estimated development cost and retained and new jobs that would be created during the construction and operational phases of the development, in accordance with the Secretary's Environmental Assessment Requirements (SEARs) issued by the Department of Planning, Housing and Infrastructure for in-fill affordable housing State Significant Developments (SSD). Archi-QS Pty Limited, its agents, and employees are not liable to any person for any damage or loss, which has occurred or may occur in relation to that person taking, or not taking action in respect of any representation, statement, opinion or advice referred to above.

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Contents

Executive Summary

- Instructions were received from Balfour Group dated 08/04/2025, to complete the estimated development cost and employment estimates in accordance with the Secretary's Environmental Assessment Requirements (SEARs) issued by the Department of Planning, Housing and Infrastructure for the proposed in-fill affordable housing State Significant Development (SSD) located at 19-25 Balfour Street, Lindfield NSW 2070.
- The subject project is for the proposed ten (10) storey residential development with three (3) basement levels comprising ninety-eight (98) residential apartment units. This project is a state significant development.
- This report is prepared for the sole purpose of providing the estimated development cost (EDC) and the estimate of the retained and new jobs that would be created during the construction and operational phases of the proposed development, in accordance with the SEARs for the in-fill affordable housing SSD.
- This report has been prepared by an appropriately qualified quantity surveyor who is a member of the relevant professional body, the AIQS.
- The purpose is to provide the consent authority with the relevant information to accompany the Environmental Impact Statement (EIS) and meet the minimum form and content requirements as prescribed by Part 8 of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation) and the State Significant Development Guidelines.
- This report is limited to an assessment of the project within 30 days of State Significant Development Application (SSDA) submission. Should the SSDA submission exceed 30 days of the date of this report, the EDC calculation is null and void.
- The calculation is accurate and covers the full scope of works in the identified development proposal, at the date of development application submission.
- The date of the assessment is 04 July 2025.

EDC SUMMARY

The EDC is calculated in accordance with PS-24-002 Changes to how development costs are calculated for planning purposes (The Planning Circular) and is summarised below.

ELEMENT	TOTAL	
Demolition and Remediation	$	255,420
Construction (item A)	$	66,192,070
Mitigation of Impact Items	$	-
Consultant Fees	$	3,789,494
Authorities Fees (LSLL)	$	757,899
Plant & Equipment (item B)*	$	6,618,796
Furniture, Fittings & Equipment	$	2,723,600
Contingency	$	3,789,494
Escalation	$	1,953,735
ESTIMATED DEVELOPMENT COST (excl. GST)	$	86,080,509
ESTIMATED DEVELOPMENT COST RESIDENTIAL COMPONENT ONLY (excl. GST)	**$**	**86,080,508.73**

GROSS FLOOR AREA	UNIT	TOTAL	
GFA	m2		24,584
Construction Cost (A) + Plant and Equipment (B)	$	$	72,810,866
TOTAL COST PER SQUARE METER	**$/m2**	**$**	**2,962**

EMPLOYMENT SUMMARY

The employment estimates are calculated in accordance with the AUS IO Model of the NSW Treasury and are summarised below.

NO.	INDUSTRY	TOTAL - Employment supported (no.)	TOTAL - Impacted years (no.)	AVERAGE - Employment supported (no. per year)
1	Residential Building Construction	367	3	122
2	Construction Services	27	3	9
3	Non-Residential Property Operators and Real Estate Services	7	8	1
4	Building Cleaning, Pest Control and Other Support Services	9	7	1
TOTAL EMPLOYMENT ESTIMATES		**410**		**41**

1. Introduction

1.1 Instructions

Instructions were received from Balfour Group dated 08/04/2025, to complete the estimated development cost and employment estimates in accordance with the Secretary's Environmental Assessment Requirements (SEARs) issued by the Department of Planning, Housing and Infrastructure for the proposed in-fill affordable housing State Significant Development (SSD) located at 19-25 Balfour Street, Lindfield NSW 2070.

1.2 Purpose

This report is prepared for the sole purpose of providing the estimated development cost (EDC) and the estimate of retained and new jobs that would be created during the construction and operational phases of the proposed development, in accordance with the SEARs for the in-fill affordable housing SSD.

The purpose of this report is to provide the Department of Planning, Housing and Infrastructure with relevant information to accompany the EIS and to meet the minimum form and content requirements as prescribed by Part 8 of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation) and the State Significant Development Guidelines.

It is essential to emphasise that in preparing this report, the Quantity Surveyor operates with integrity and in good faith, ensuring the impartiality and accuracy of the report.

1.3 Confidentiality

The entirety report is commercial in confidence.

2. Basis of Report

2.1 Basis of Report Preparation

This report has been prepared in accordance with:

- Legislative and regulatory requirements of the consent authority for calculating EDC (EP&A Act, EP&A Regulation, SEPPs, and The Planning Circular).
- The AIQS practice standard for calculating EDC in NSW (The Practice Standard).
- The AIQS Australian Cost Management Manual Volume 1.

2.2 Development Proposal Documents

The list of the development proposal documents upon which the EDC calculation is based are:

Document	Prepared By	Issue Date
Architectural Drawings	Giles Tribe	16/05/2025 Rev B

2.3 Limitations

The following limitations apply for this project:

- □ This report is limited to the consent authority named here within.
- □ The proposed EDC and employment estimates is limited to accompany the EIS as part of SSDA submission to the Department of Planning, Housing and Infrastructure. It is not to be used for sales, marketing, nor by bank/financial institutions, the Long Service Levy Corporation, and the likes.
- □ The proposed cost of development is limited to the analysis of the drawings furnished at the time of compiling this report. The EDC is subject to change once all consultant documentation and design development has been finalised following development consent.
- □ The schedule of finishes are not detailed nor fixed. The EDC may change once the schedule of finishes is detailed and fixed.
- □ **This report is limited to an assessment of the project within 30 days of SSDA submission. Should the SSDA submission exceed 30 days of the date of this report, the EDC calculation is null and void.**
- □ The employment estimates are limited to a 10-year forecast from the date of construction commencement onsite including the demolition phase of construction.

2.4 Qualifications

This report has been prepared by our Principal, Samuel Star. Samuel is an AIQS Certified Quantity Surveyor, registration no. 2752, and holds the designation of Fellow of the Australian Institute of Quantity Surveyors (FAQIS). He has over thirty (30) years of industry experience and is appropriately qualified to prepare the EDC for all project types.

3. Development Proposal

Project Owner	BALFOUR GROUP PTY LTD
Address	19-25 Balfour Street, Lindfield NSW 2070
Development type	New development
Building type	Multi-residential development
No. of units	98
No. of storeys	10
No. of basements	3
No. of car parking lots	193
Consent authority	NSW Department of Planning, Housing and Infrastructure (DPHI)
Staged Construction	Not applicable at this stage
GFA (m2)	24584
SSD Case ID	-

4. Construction Period

We have assessed the construction period for the subject proposal to be thirty-six (36) months. The allocation of a construction period does not include the provisions for unforeseen events, defined as potential increases of time to complete, and associated with the advent of inclement weather, public holidays, coordination of trades, natural disasters, strikes, construction documentation delays.

5. EDC Summary

5.1 Cost Breakdown

Refer to Appendix B: Elemental Summary and Appendix C: Detailed Calculation Schedule.

5.2 Contingency

Contingency allowance of 5% of construction has been allowed for as part of the EDC in line with The Practice Standard.

5.3 Escalation

Escalation to the proposed commencement date of construction on site as defined by EIS has been allowed for as part of the EDC in line with The Practice Standard.

5.4 EDC Assumptions

The following assumptions have been made when calculating the EDC:

- The proposed development will enter into a tender process and be constructed by a third-party contractor;
- The Schedule of Finishes have been assumed and are subject to change once they are fixed following development consent.
- For the purposes of escalation calculation, the proposed commencement date of construction is 04/07/2026.

5.5 EDC Exclusions

The following costs and expenses are excluded from the proposed EDC:

- The amounts payable on the cost of land including Development Contributions;
- The costs related to any part of the development subject to a separate development consent or approval;
- The costs associated land costs including costs of purchasing, holding and marketing;
- The costs associated with financing the development (including interest on any loans);
- The costs related to ongoing maintenance or use of the development;
- The cost of building insurance in respect of the development;
- GST for SSD and SSI projects only.

6. Employment Estimates

6.1 Employment Estimate for the Subject Proposal

The estimate of the retained and new jobs that would be supported during the construction and operational phases of the development is attached in Appendix D.

6.2 Employment Estimate Methodology

The methodology adopted is the AUS IO Model of the NSW Treasury. The IO model provides industry sector employment multipliers, which are applied to spending estimates to formulate employment estimates. Employment multipliers can be used to estimate direct employment, and possible flow on employment supported. The three key matrices for IO multipliers are the employment coefficient matrix (initial effect multiplier), the output coefficient matrix (first-round multiplier), and the leontief inverse matrix (industrial support multiplier and production induced multiplier). The employment multipliers are calculated from the multiplication of all three matrices.

The IO multiplier-based estimates relate to annual full-time equivalent (FTE) jobs and are rounded to the nearest whole number. The employment calculations are forecast over a ten (10) year period in order to attain the total and annual average employment supported during construction and operational phases of the development.

The primary industries as per the descriptions of ANZSIC industries likely impacted by the subject proposal have been identified as follows:

- Residential Building Construction
- Construction Services
- Non-Residential Property Operators and Real Estate Services

Each primary industry has a unique methodology applied with reference to the methods and standards established in the Rawlinsons Australian Construction Handbook to generate estimates over the ten (10) year period.

6.3 Employment Estimates Assumptions

- 100% pre-sales in final year of construction
- 50% owner occupier for the first seven (7) years post occupancy with no on-sales
- Rental income 5% of rental contract sum
- 100% occupancy of rentals from year 4 (1st year of post occupancy)
- Inflation of rental income is 3% p.a.
- Sales income 3.3% of sales price incl. GST

6.4 Employment Estimate Exclusions

- Employment supported during the design phase (pre-construction).

We trust you find this report in order.

SAMUEL STAR
Principal
FAIQS, CQS No. 2752

Appendix A: References and Definitions

References

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3. Department of Planning, Housing and Infrastructure 2024, 'Changes to how development costs are calculated for planning purposes', Planning Circular, PS 24-002 (NSW). (The Planning Circular). Retrieved from https://www.planning.nsw.gov.au/sites/default/files/2024-02/planning-circular-ps-24-002.pdf
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9. TP09-3 - Employment support estimates - methodological framework. Accessed from https://www.treasury.nsw.gov.au/sites/default/files/2017-02/trp09-03%20Employment%20support%20estimates%20-%20methodological%20framework.pdf
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Definitions

Authorities Fees	Long Service Levy (LSLL)
Contingency	Provision for design development, construction stage scope changes, latent conditions and potential risk issues.
EDC	The Environmental Planning & Assessment Regulation defines the EDC of a proposed development as 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 work - the demolition of a building or work - fixed or mobile plant and equipment. But does not include: - amounts payable, or 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 or project that is the subject of a separate development consent or approval - land costs, including costs of marketing and selling land - Good and Services Tax (GST) for SSD and SSI projects only.
EIS	Environmental Impact Statement referred to in the NSW EP&A Act, sections 4.12, 5.7, 5.16 or 8.
Escalation	Forecast cost movements from current day to anticipated construction commencement date.
GFA	Gross Floor Area in accordance with the AIQS Australian Cost Management Manual Volume 1.
In-fill Affordable Housing	Affordable housing means housing for very low income households, low income households or moderate income households.
Planning Circular PS 24.002	This circular outlines changes to the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation) to replace the methodology for 'estimated cost of development' and 'capital investment value' with a new, single methodology for ‘estimated development cost’ (EDC) and related changes to other regulatory provisions and environmental planning instruments (EPIs). This circular supersedes PS 21-020 Calculation of capital investment value and PS 21-022 Calculating the genuine estimated cost of development.
SEPPs	State and local planning legislation and policies set the rules that control what development can occur on your land. State environmental planning policies (SEPPs) apply across the state.
SSD	State Significant Development

Appendix B: Elemental Summary

CODE	ELEMENT	TOTAL ($)		% BC
SB	Substructure	$	8,420,966	11.38%
UF	Upper Floors	$	7,055,665	9.53%
SC	Staircase	$	1,410,000	1.90%
RF	Roof	$	1,211,100	1.64%
EW	External Walls	$	7,340,791	9.92%
WW	Windows	$	1,960,000	2.65%
ED	External Doors	$	60,000	0.08%
NW	Internal Walls	$	5,190,304	7.01%
ND	Internal Doors	$	2,117,800	2.86%
WF	Wall Finishes	$	4,887,221	6.60%
FF	Floor Finishes	$	3,151,842	4.26%
CF	Ceiling Finishes	$	3,579,320	4.84%
FT	Fitments	$	2,723,600	3.68%
SF	Sanitary Fixtures	$	888,800	1.20%
WS	Water Supply	$	2,107,000	2.85%
GS	Gas Services	$	392,000	0.53%
VE	Heating, Ventilation & AC	$	1,544,600	2.09%
FP	Fire Protection	$	1,746,196	2.36%
LP	Electrical Light & Power	$	2,847,171	3.85%
CM	Communications	$	539,000	0.73%
TS	Transportation Systems	$	2,350,000	3.17%
SS	Special Services	$	164,000	0.22%
PR	Proportion of Preliminaries	$	12,337,475	16.67%
	TOTAL BUILDING COST (BC)	**$**	**74,024,852**	**100.00%**
XP	Site Preparation	$	255,420	
XR	Footpaths + Open Communal Space	$	343,410	
XN	Boundary Walls, Fencing and Gates	$	88,032	
XL	Landscaping and Improvements	$	784,000	
PR2	Proportion of Preliminaries 2	$	294,172	
A	**TOTAL PROJECT COST**	**$**	**75,789,886**	
B	Consultant Fees	**$**	**3,789,494**	5.00%
C	Authorities Fees	**$**	**757,899**	1.00%
D	Contingency (5% of item A)	**$**	**3,789,494**	5.00%
E	Escalation (2.43% of the sum of items A, B and C)	**$**	**1,953,735**	2.43%
	ESTIMATED DEVELOPMENT COST (excl. GST)	**$**	**86,080,509**	

Appendix C: Detailed Calculation Schedule

CODE	ELEMENT	QUANTITY	UNIT	RATE ($)	TOTAL ($)	% BC
	SUBSTRUCTURE					
SB	**Substructure**					
	Basement Excavation in OTR	7609	m3	130	$ 989,114	
	Trim, level and compact entire building area	4771	m2	40	$ 190,840	
	Detailed Foundation Excavation	290	m3	700	$ 202,664	
	Concrete, Reo & Labour to Footings	290	m3	1,000	$ 289,520	
	Basement 2 Slab-on-Ground	1973	m2	500	$ 986,600	
	Basement 1 suspended Slab	2870	m2	400	$ 1,148,164	
	Lower Ground suspended Slab	2765	m2	400	$ 1,105,984	
	Basement Columns	71	No.	2,000	$ 142,000	
	Basement 2 Perimeter Walls	630	m2	1,000	$ 629,640	
	Basement 1 Perimeter Walls	755	m2	1,000	$ 754,776	
	Lower Ground Perimeter Walls	515	m2	1,000	$ 515,361	
	Basement 2 Internal Structural Walls	326	m2	500	$ 162,888	
	Basement 1 Internal Structural Walls	578	m2	500	$ 288,882	
	Lower Ground Internal Structural Walls	1364	m2	500	$ 681,797	
	Driveway Slab	160	m2	600	$ 96,000	
	Subsoil Drainage	2135	m2	50	$ 106,737	
	Car Wash Pit	1	Item	10,000	$ 10,000	
	Lift Pits	4	No.	10,000	$ 40,000	
	Stormwater Pits within Basement	2	No.	20,000	$ 40,000	
	Discharge Control Pit	1	Item	10,000	$ 10,000	
	Detention Tank	1	Item	30,000	$ 30,000	
	Sub-Total Substructure				$ 8,420,966	11.38%
	SUPERSTRUCTURE					
UF	**Upper Floors**					
	Ground Floor suspended Slab incl. balconies + cols.	2128	m2	500	$ 1,063,975	
	Extra over for Podium Areas	517	m2	300	$ 155,100	
	Level 1 suspended Slab incl. balconies + cols.	2202	m2	300	$ 660,600	
	Level 2 suspended Slab incl. balconies + cols.	2202	m2	300	$ 660,600	
	Level 3 suspended Slab incl. balconies + cols.	2202	m2	300	$ 660,600	
	Level 4 suspended Slab incl. balconies + cols.	1562	m2	300	$ 468,480	
	Level 5 suspended Slab incl. balconies + cols.	1562	m2	300	$ 468,480	
	Level 6 suspended Slab incl. balconies + cols.	1562	m2	300	$ 468,480	
	Level 7 suspended Slab incl. balconies + cols.	1562	m2	300	$ 468,480	
	Level 8 suspended Slab incl. balconies + cols.	1562	m2	300	$ 468,480	
	Level 9 suspended Slab incl. balconies + cols.	341	m2	300	$ 102,390	
	Lift Shaft	47	Levels	30,000	$ 1,410,000	
	Sub-Total Upper Floors				$ 7,055,665	9.53%
SC	**Staircase**					
	Fire Stairs	47	Levels	30,000	$ 1,410,000	
	Sub-Total Staircase				$ 1,410,000	1.90%
RF	**Roof**					
	Concrete Roof Structure	2202	m2	400	$ 880,800	
	Roof Rainwater Goods	2202	m2	150	$ 330,300	
	Sub-Total Roof				$ 1,211,100	1.64%

Appendix C: Detailed Calculation Schedule

CODE	ELEMENT	QUANTITY	UNIT	RATE ($)	TOTAL ($)	% BC
EW	**External Walls**					
	Perimeter Walls					
	Lower Ground Floor Walls	214	m2	400	$ 85,440	
	Ground Floor Walls	1319	m2	400	$ 527,592	
	Level 1 Walls	1198	m2	400	$ 479,220	
	Level 2 Walls	1192	m2	400	$ 476,892	
	Level 3 Walls	1192	m2	400	$ 476,892	
	Level 4 Walls	1092	m2	400	$ 436,836	
	Level 5 Walls	1092	m2	400	$ 436,836	
	Level 6 Walls	1092	m2	400	$ 436,836	
	Level 7 Walls	1092	m2	400	$ 436,836	
	Level 8 Walls	1092	m2	400	$ 436,836	
	Level 9 Walls	236	m2	400	$ 94,500	
	External cladding/Finishes					
	Lower Ground Floor Walls	682	m2	250	$ 170,528	
	Ground Floor Walls	1319	m2	250	$ 329,745	
	Level 1 Walls	1198	m2	250	$ 299,513	
	Level 2 Walls	1192	m2	250	$ 298,058	
	Level 3 Walls	1192	m2	250	$ 298,058	
	Level 4 Walls	1092	m2	250	$ 273,023	
	Level 5 Walls	1092	m2	250	$ 273,023	
	Level 6 Walls	1092	m2	250	$ 273,023	
	Level 7 Walls	1092	m2	250	$ 273,023	
	Level 8 Walls	1092	m2	250	$ 273,023	
	Level 9 Walls	236	m2	250	$ 59,063	
	External Privacy Screens/Louvres					
	Lower Ground Floor Privacy Screens	4	No.	2,000	$ 8,000	
	Ground Floor Privacy Screens	11	No.	2,000	$ 22,000	
	Level 1 Privacy Screens	14	No.	2,000	$ 28,000	
	Level 2 Privacy Screens	14	No.	2,000	$ 28,000	
	Level 3 Privacy Screens	14	No.	2,000	$ 28,000	
	Level 4 Privacy Screens	8	No.	2,000	$ 16,000	
	Level 5 Privacy Screens	8	No.	2,000	$ 16,000	
	Level 6 Privacy Screens	8	No.	2,000	$ 16,000	
	Level 7 Privacy Screens	8	No.	2,000	$ 16,000	
	Level 8 Privacy Screens	8	No.	2,000	$ 16,000	
	Level 9 Privacy Screens	1	No.	2,000	$ 2,000	
	Sub-Total External Walls				$ 7,340,791	9.92%
WW	**Windows**					
	Aluminium framed windows & doors					
	Lower Ground Floor Windows + doors	4.00	No.	20,000	$ 80,000	
	Ground Floor Windows + doors	11	No.	20,000	$ 220,000	
	Level 1 Windows + doors	14	No.	20,000	$ 280,000	
	Level 2 Windows + doors	14	No.	20,000	$ 280,000	
	Level 3 Windows + doors	14	No.	20,000	$ 280,000	
	Level 4 Windows + doors	8	No.	20,000	$ 160,000	

Appendix C: Detailed Calculation Schedule

CODE	ELEMENT	QUANTITY	UNIT	RATE ($)	TOTAL ($)	% BC
	Level 5 Windows + doors	8	No.	20,000	$ 160,000	
	Level 6 Windows + doors	8	No.	20,000	$ 160,000	
	Level 7 Windows + doors	8	No.	20,000	$ 160,000	
	Level 8 Windows + doors	8	No.	20,000	$ 160,000	
	Level 9 Windows + doors	1	No.	20,000	$ 20,000	
	Sub-Total Windows				$ 1,960,000	2.65%
ED	**External Doors**					
	Lobby Entry Doors					
	Ground Floor Entry Doors	4	No.	10,000	$ 40,000	
	Automatic Doors					
	Basement Roller Door	1	No.	20,000	$ 20,000	
	Sub-Total External Doors				$ 60,000	0.08%
NW	**Internal Walls**					
	Party Walls					
	Lower Ground Floor Walls	309	m2	300	$ 92,655	
	Ground Floor Walls	832	m2	300	$ 249,696	
	Level 1 Walls	1044	m2	300	$ 313,182	
	Level 2 Walls	1044	m2	300	$ 313,173	
	Level 3 Walls	1044	m2	300	$ 313,173	
	Level 4 Walls	582	m2	300	$ 174,699	
	Level 5 Walls	582	m2	300	$ 174,699	
	Level 6 Walls	582	m2	300	$ 174,699	
	Level 7 Walls	582	m2	300	$ 174,699	
	Level 8 Walls	582	m2	300	$ 174,699	
	Level 9 Walls	107	m2	300	$ 31,995	
	Internal Walls					
	Lower Ground Floor Walls	1240	m2	150	$ 185,945	
	Ground Floor Walls	1674	m2	150	$ 251,127	
	Level 1 Walls	1957	m2	150	$ 293,490	
	Level 2 Walls	1957	m2	150	$ 293,553	
	Level 3 Walls	1957	m2	150	$ 293,553	
	Level 4 Walls	1508	m2	150	$ 226,179	
	Level 5 Walls	1508	m2	150	$ 226,179	
	Level 6 Walls	1508	m2	150	$ 226,179	
	Level 7 Walls	1508	m2	150	$ 226,179	
	Level 8 Walls	1508	m2	150	$ 226,179	
	Level 9 Walls	282	m2	150	$ 42,372	
	Internal Screens					
	Storage Cages	98	Units	1,000	$ 98,000	
	Semi Framed Shower Screen	207	No.	2,000	$ 414,000	
	Sub-Total Internal Walls				$ 5,190,304	7.01%
ND	**Internal Doors**					
	Unit Entry Doors + Frames + Hardware	98	Units	2,500	$ 245,000	
	Bi-fold Doors to Laundries + Frames + Hardware	98	Units	1,500	$ 147,000	
	Internal Unit Doors + Frames + Hardware	683	No.	1,500	$ 1,024,500	
	Common Property Doors + Frames + Hardware	123	No.	1,500	$ 184,500	
	Basement / Parking Fire Doors	94	No.	2,000	$ 188,000	
	Paint Internal Doors					

Appendix C: Detailed Calculation Schedule

CODE	ELEMENT	QUANTITY	UNIT	RATE ($)	TOTAL ($)	% BC
	Paint Unit Entry Doors + Frames + Hardware	98	Units	300	$ 29,400	
	Paint Bi-fold Doors to Laundries + Frames + Hardware	98	No.	300	$ 29,400	
	Paint Internal Unit Doors + Frames + Hardware	683	No.	300	$ 204,900	
	Paint Common Property Doors + Frames + Hardware	123	No.	300	$ 36,900	
	Paint Basement / Parking Fire Doors	94	No.	300	$ 28,200	
	Sub-Total Internal Doors				$ 2,117,800	2.86%
	EXTERNAL FABRIC AND FINISHES					
WF	**Wall Finishes**					
	Paint to Internal face Perimeter Walls					
	Lower Ground Floor Walls	682	m2	50	$ 34,106	
	Ground Floor Walls	1319	m2	50	$ 65,949	
	Level 1 Walls	1198	m2	50	$ 59,903	
	Level 2 Walls	1192	m2	50	$ 59,612	
	Level 3 Walls	1192	m2	50	$ 59,612	
	Level 4 Walls	1092	m2	50	$ 54,605	
	Level 5 Walls	1092	m2	50	$ 54,605	
	Level 6 Walls	1092	m2	50	$ 54,605	
	Level 7 Walls	1092	m2	50	$ 54,605	
	Level 8 Walls	1092	m2	50	$ 54,605	
	Level 9 Walls	236	m2	50	$ 11,813	
	Paint to Both Sides of Party Walls					
	Lower Ground Floor Walls	309	m2	70	$ 21,620	
	Ground Floor Walls	832	m2	70	$ 58,262	
	Level 1 Walls	1044	m2	70	$ 73,076	
	Level 2 Walls	1044	m2	70	$ 73,074	
	Level 3 Walls	1044	m2	70	$ 73,074	
	Level 4 Walls	582	m2	70	$ 40,763	
	Level 5 Walls	582	m2	70	$ 40,763	
	Level 6 Walls	582	m2	70	$ 40,763	
	Level 7 Walls	582	m2	70	$ 40,763	
	Level 8 Walls	582	m2	70	$ 40,763	
	Level 9 Walls	107	m2	70	$ 7,466	
	Paint to Both Sides of Internal Walls					
	Lower Ground Floor Walls	1240	m2	70	$ 86,774	
	Ground Floor Walls	1674	m2	70	$ 117,193	
	Level 1 Walls	1957	m2	70	$ 136,962	
	Level 2 Walls	1957	m2	70	$ 136,991	
	Level 3 Walls	1957	m2	70	$ 136,991	
	Level 4 Walls	1508	m2	70	$ 105,550	
	Level 5 Walls	1508	m2	70	$ 105,550	
	Level 6 Walls	1508	m2	70	$ 105,550	
	Level 7 Walls	1508	m2	70	$ 105,550	
	Level 8 Walls	1508	m2	70	$ 105,550	
	Level 9 Walls	282	m2	70	$ 19,774	

Appendix C: Detailed Calculation Schedule

CODE	ELEMENT	QUANTITY	UNIT	RATE ($)	TOTAL ($)	% BC
	Wall tiles to Wet Areas					
	Lower Ground Floor Walls	443	m2	200	$ 88,512	
	Ground Floor Walls	1099	m2	200	$ 219,744	
	Level 1 Walls	1465	m2	200	$ 292,992	
	Level 2 Walls	1465	m2	200	$ 292,992	
	Level 3 Walls	1465	m2	200	$ 292,992	
	Level 4 Walls	942	m2	200	$ 188,352	
	Level 5 Walls	942	m2	200	$ 188,352	
	Level 6 Walls	942	m2	200	$ 188,352	
	Level 7 Walls	942	m2	200	$ 188,352	
	Level 8 Walls	942	m2	200	$ 188,352	
	Level 9 Walls	157	m2	200	$ 31,392	
	Skirting within unit					
	Lower Ground Floor Walls	4	No.	5,000	$ 20,000	
	Ground Floor Walls	11	No.	5,000	$ 55,000	
	Level 1 Walls	14	No.	5,000	$ 70,000	
	Level 2 Walls	14	No.	5,000	$ 70,000	
	Level 3 Walls	14	No.	5,000	$ 70,000	
	Level 4 Walls	8	No.	5,000	$ 40,000	
	Level 5 Walls	8	No.	5,000	$ 40,000	
	Level 6 Walls	8	No.	5,000	$ 40,000	
	Level 7 Walls	8	No.	5,000	$ 40,000	
	Level 8 Walls	8	No.	5,000	$ 40,000	
	Level 9 Walls	1	No.	5,000	$ 5,000	
	Sub-Total Wall Finishes				$ 4,887,221	6.60%
FF	**Floor Finishes**					
	Carpet to bedroom areas					
	Lower Ground Floor Floors	152	m2	40	$ 6,080	
	Ground Floor Floors	426	m2	40	$ 17,024	
	Level 1 Floors	547	m2	40	$ 21,888	
	Level 2 Floors	547	m2	40	$ 21,888	
	Level 3 Floors	547	m2	40	$ 21,888	
	Level 4 Floors	395	m2	40	$ 15,808	
	Level 5 Floors	395	m2	40	$ 15,808	
	Level 6 Floors	395	m2	40	$ 15,808	
	Level 7 Floors	395	m2	40	$ 15,808	
	Level 8 Floors	395	m2	40	$ 15,808	
	Level 9 Floors	61	m2	40	$ 2,432	
	Tiling to lobby areas					
	Lower Ground Floor Floors	17	m2	200	$ 3,338	
	Ground Floor Floors	89	m2	200	$ 17,700	
	Level 1 Floors	93	m2	200	$ 18,678	
	Level 2 Floors	93	m2	200	$ 18,678	
	Level 3 Floors	93	m2	200	$ 18,678	
	Level 4 Floors	72	m2	200	$ 14,310	
	Level 5 Floors	72	m2	200	$ 14,310	

Appendix C: Detailed Calculation Schedule

CODE	ELEMENT	QUANTITY	UNIT	RATE ($)	TOTAL ($)	% BC
	Level 6 Floors	72	m2	200	$ 14,310	
	Level 7 Floors	72	m2	200	$ 14,310	
	Level 8 Floors	72	m2	200	$ 14,310	
	Level 9 Floors	17	m2	200	$ 3,460	
	Waterproofing to Wet Areas					
	Lower Ground Floor Wet Areas	97	m2	100	$ 9,720	
	Ground Floor Wet Areas	258	m2	100	$ 25,785	
	Level 1 Wet Areas	340	m2	100	$ 34,020	
	Level 2 Wet Areas	340	m2	100	$ 34,020	
	Level 3 Wet Areas	340	m2	100	$ 34,020	
	Level 4 Wet Areas	213	m2	100	$ 21,330	
	Level 5 Wet Areas	213	m2	100	$ 21,330	
	Level 6 Wet Areas	213	m2	100	$ 21,330	
	Level 7 Wet Areas	213	m2	100	$ 21,330	
	Level 8 Wet Areas	213	m2	100	$ 21,330	
	Level 9 Wet Areas	34	m2	100	$ 3,375	
	Tiling to Wet Areas					
	Lower Ground Floor Floors	97	m2	200	$ 19,440	
	Ground Floor Floors	258	m2	200	$ 51,570	
	Level 1 Floors	340	m2	200	$ 68,040	
	Level 2 Floors	340	m2	200	$ 68,040	
	Level 3 Floors	340	m2	200	$ 68,040	
	Level 4 Floors	213	m2	200	$ 42,660	
	Level 5 Floors	213	m2	200	$ 42,660	
	Level 6 Floors	213	m2	200	$ 42,660	
	Level 7 Floors	213	m2	200	$ 42,660	
	Level 8 Floors	213	m2	200	$ 42,660	
	Level 9 Floors	34	m2	200	$ 6,750	
	Tiling/Timber Floorboards to Living, Dining & Kitchen areas					
	Lower Ground Floor Floors	276	m2	200	$ 55,214	
	Ground Floor Floors	792	m2	200	$ 158,460	
	Level 1 Floors	1011	m2	200	$ 202,262	
	Level 2 Floors	1011	m2	200	$ 202,262	
	Level 3 Floors	1011	m2	200	$ 202,262	
	Level 4 Floors	752	m2	200	$ 150,450	
	Level 5 Floors	752	m2	200	$ 150,450	
	Level 6 Floors	752	m2	200	$ 150,450	
	Level 7 Floors	752	m2	200	$ 150,450	
	Level 8 Floors	752	m2	200	$ 150,450	
	Level 9 Floors	145	m2	200	$ 29,090	
	Waterproofing to upper balconies					
	Lower Ground Floor Balcony suspended Slab	93	m2	100	$ 9,260	
	Ground Floor Balcony suspended Slab	164	m2	100	$ 16,370	
	Level 1 Balcony suspended Slab	210	m2	100	$ 20,990	
	Level 2 Balcony suspended Slab	210	m2	100	$ 20,990	
	Level 3 Balcony suspended Slab	210	m2	100	$ 20,990	

Appendix C: Detailed Calculation Schedule

CODE	ELEMENT	QUANTITY	UNIT	RATE ($)	TOTAL ($)	% BC
	Level 4 Balcony suspended Slab	129	m2	100	$ 12,930	
	Level 5 Balcony suspended Slab	129	m2	100	$ 12,930	
	Level 6 Balcony suspended Slab	129	m2	100	$ 12,930	
	Level 7 Balcony suspended Slab	129	m2	100	$ 12,930	
	Level 8 Balcony suspended Slab	129	m2	100	$ 12,930	
	Level 9 Balcony suspended Slab	84	m2	100	$ 8,400	
	<u>Tiling to balconies</u>					
	Lower Ground Floor Balcony suspended Slab	93	m2	200	$ 18,520	
	Ground Floor Balcony suspended Slab	164	m2	200	$ 32,740	
	Level 1 Balcony suspended Slab	210	m2	200	$ 41,980	
	Level 2 Balcony suspended Slab	210	m2	200	$ 41,980	
	Level 3 Balcony suspended Slab	210	m2	200	$ 41,980	
	Level 4 Balcony suspended Slab	129	m2	200	$ 25,860	
	Level 5 Balcony suspended Slab	129	m2	200	$ 25,860	
	Level 6 Balcony suspended Slab	129	m2	200	$ 25,860	
	Level 7 Balcony suspended Slab	129	m2	200	$ 25,860	
	Level 8 Balcony suspended Slab	129	m2	200	$ 25,860	
	Level 9 Balcony suspended Slab	84	m2	200	$ 16,800	
	Sub-Total Floor Finishes				$ 3,151,842	4.26%
CF	**<u>Ceiling Finishes</u>**					
	<u>Plasterboard to ceiling</u>					
	Lower Ground Floor Ceilings	536	m2	150	$ 80,355	
	Ground Floor Ceilings	1509	m2	150	$ 226,275	
	Level 1 Ceilings	1992	m2	150	$ 298,815	
	Level 2 Ceilings	1992	m2	150	$ 298,815	
	Level 3 Ceilings	1992	m2	150	$ 298,815	
	Level 4 Ceilings	1432	m2	150	$ 214,845	
	Level 5 Ceilings	1432	m2	150	$ 214,845	
	Level 6 Ceilings	1432	m2	150	$ 214,845	
	Level 7 Ceilings	1432	m2	150	$ 214,845	
	Level 8 Ceilings	1432	m2	150	$ 214,845	
	Level 9 Ceilings	257	m2	150	$ 38,595	
	<u>Balcony Ceiling to upper balconies</u>					
	Lower Ground Floor Balcony suspended Slab	93	m2	170	$ 15,742	
	Ground Floor Balcony suspended Slab	164	m2	170	$ 27,829	
	Level 1 Balcony suspended Slab	210	m2	170	$ 35,683	
	Level 2 Balcony suspended Slab	210	m2	170	$ 35,683	
	Level 3 Balcony suspended Slab	210	m2	170	$ 35,683	
	Level 4 Balcony suspended Slab	129	m2	170	$ 21,981	
	Level 5 Balcony suspended Slab	129	m2	170	$ 21,981	
	Level 6 Balcony suspended Slab	129	m2	170	$ 21,981	
	Level 7 Balcony suspended Slab	129	m2	170	$ 21,981	
	Level 8 Balcony suspended Slab	129	m2	170	$ 21,981	
	Level 9 Balcony suspended Slab	84	m2	170	$ 14,280	

Appendix C: Detailed Calculation Schedule

CODE	ELEMENT	QUANTITY	UNIT	RATE ($)	TOTAL ($)	% BC
	Access hatches per unit					
	Lower Ground Floor Wet Areas	9	No.	500	$ 4,500	
	Ground Floor Wet Areas	21	No.	500	$ 10,500	
	Level 1 Wet Areas	28	No.	500	$ 14,000	
	Level 2 Wet Areas	28	No.	500	$ 14,000	
	Level 3 Wet Areas	28	No.	500	$ 14,000	
	Level 4 Wet Areas	18	No.	500	$ 9,000	
	Level 5 Wet Areas	18	No.	500	$ 9,000	
	Level 6 Wet Areas	18	No.	500	$ 9,000	
	Level 7 Wet Areas	18	No.	500	$ 9,000	
	Level 8 Wet Areas	18	No.	500	$ 9,000	
	Level 9 Wet Areas	3	No.	500	$ 1,500	
	Paint Plasterboard to ceiling					
	Lower Ground Floor Ceilings	536	m2	50	$ 26,785	
	Ground Floor Ceilings	1509	m2	50	$ 75,425	
	Level 1 Ceilings	1992	m2	50	$ 99,605	
	Level 2 Ceilings	1992	m2	50	$ 99,605	
	Level 3 Ceilings	1992	m2	50	$ 99,605	
	Level 4 Ceilings	1432	m2	50	$ 71,615	
	Level 5 Ceilings	1432	m2	50	$ 71,615	
	Level 6 Ceilings	1432	m2	50	$ 71,615	
	Level 7 Ceilings	1432	m2	50	$ 71,615	
	Level 8 Ceilings	1432	m2	50	$ 71,615	
	Level 9 Ceilings	257	m2	50	$ 12,865	
	Paint Balcony Ceiling to upper balconies					
	Lower Ground Floor Balcony suspended Slab	93	m2	70	$ 6,482	
	Ground Floor Balcony suspended Slab	164	m2	70	$ 11,459	
	Level 1 Balcony suspended Slab	210	m2	70	$ 14,693	
	Level 2 Balcony suspended Slab	210	m2	70	$ 14,693	
	Level 3 Balcony suspended Slab	210	m2	70	$ 14,693	
	Level 4 Balcony suspended Slab	129	m2	70	$ 9,051	
	Level 5 Balcony suspended Slab	129	m2	70	$ 9,051	
	Level 6 Balcony suspended Slab	129	m2	70	$ 9,051	
	Level 7 Balcony suspended Slab	129	m2	70	$ 9,051	
	Level 8 Balcony suspended Slab	129	m2	70	$ 9,051	
	Level 9 Balcony suspended Slab	84	m2	70	$ 5,880	
	Sub-Total Ceiling Finishes				$ 3,579,320	4.84%
	FITTINGS					
FT	**Fitments**					
	Sliding Mirror Wardrobe	98	Units	3,000	$ 294,000	
	Walk in Wardrobes	98	Units	5,000	$ 490,000	
	Kitchen Joinery	98	Units	3,000	$ 294,000	
	Kitchen Benchtops	98	Units	2,000	$ 196,000	
	Kitchen Splashback	98	Units	1,000	$ 98,000	
	Vanity Joinery	207	No.	1,000	$ 207,000	
	Mirror above Vanity	207	No.	700	$ 144,900	

Appendix C: Detailed Calculation Schedule

CODE	ELEMENT	QUANTITY	UNIT	RATE ($)	TOTAL ($)	% BC
	Balcony Balustrades	98	Units	2,000	$ 196,000	
	Mail Boxes	99	No.	100	$ 9,900	
	Required Signage	98	Units	200	$ 19,600	
	Roller Blinds	98	Units	1,000	$ 98,000	
	Appliances					
	Oven	98	Units	2,000	$ 196,000	
	Cooktop	98	Units	2,000	$ 196,000	
	Rangehood	98	Units	1,000	$ 98,000	
	Dishwasher	98	Units	1,500	$ 147,000	
	Microwave	98	Units	400	$ 39,200	
	Sub-Total Fitments				$ 2,723,600	3.68%
SF	**Sanitary Fixtures**					
	Toilet Suite	207	No.	1,000	$ 207,000	
	Bath Tubs & Tapware	98	Units	2,000	$ 196,000	
	Vanity Mixer	207	No.	700	$ 144,900	
	Shower Mixer & Rose	207	No.	700	$ 144,900	
	Kitchen Sink & Tapware	98	Units	1,000	$ 98,000	
	Laundry Tub & Tapware	98	Units	500	$ 49,000	
	Bathroom Accessories	98	Units	500	$ 49,000	
	Sub-Total Sanitary Fixtures				$ 888,800	1.20%
	SERVICES					
WS	**Water Supply**					
	Sanitary plumbing and drainage (Units)	98	Units	20,000	$ 1,960,000	
	Allowance for Rainwater tanks	98	Units	500	$ 49,000	
	Allowance for standard sewer connection	98	Units	1,000	$ 98,000	
	Sub-Total Water Supply				$ 2,107,000	2.85%
GS	**Gas Services**					
	Supply of Hot Water Units	98	Units	2,000	$ 196,000	
	Gas Reticulation	98	Units	2,000	$ 196,000	
	Sub-Total Gas Services				$ 392,000	0.53%
VE	**Heating, Ventilation & AC**					
	Air Conditioning	98	Units	5,000	$ 490,000	
	Ventilation to Wet Areas	98	Units	3,000	$ 294,000	
	Ventilation to Kitchen	98	Units	1,000	$ 98,000	
	Stair Pressurisation	13	Levels	10,000	$ 130,000	
	Mechanical Ventilation to Basement	7609	m2	70	$ 532,600	
	Sub-Total Heating, Ventilation & AC				$ 1,544,600	2.09%
FP	**Fire Protection**					
	Booster - Sprinkler	98	Units	2,000	$ 196,000	
	Fire Sprinklers to Basement	7609	m2	50	$ 380,429	
	Fire Sprinklers to Upper Levels	15359	m2	50	$ 767,968	
	Booster - Hydrant	98	Units	500	$ 49,000	
	Diesel Pump	98	Units	700	$ 68,600	
	Fire Hydrant Points	98	Units	400	$ 39,200	
	Fire Hose Reels	98	Units	300	$ 29,400	
	Fire Extinguishers	98	Units	200	$ 19,600	

Appendix C: Detailed Calculation Schedule

CODE	ELEMENT	QUANTITY	UNIT	RATE ($)	TOTAL ($)	% BC
	Fire Indicator Panel (FIP)	98	Units	700	$ 68,600	
	Emergency Warning & Intercommunication System (EWIS)	98	Units	700	$ 68,600	
	Thermal Detectors	98	Units	300	$ 29,400	
	Smoke Detectors	98	Units	300	$ 29,400	
	Sub-Total Fire Protection				$ 1,746,196	2.36%
LP	**Electrical Light & Power**					
	Electrical Services (Units)	98	Units	20,000	$ 1,960,000	
	Temporary Electrical Boards	98	Units	1,000	$ 98,000	
	Connection Fees	98	Units	1,000	$ 98,000	
	Substation	98	Units	2,000	$ 196,000	
	Light fittings to Basement	7609	m2	20	$ 152,171	
	Light fittings to Units	98	Units	2,500	$ 245,000	
	Light fittings to Common and External Areas	98	Units	1,000	$ 98,000	
	Sub-Total Electrical Light & Power				$ 2,847,171	3.85%
CM	**Communications**					
	Telecommunication	98	Units	1,000	$ 98,000	
	Intercommunication	98	Units	1,000	$ 98,000	
	TV Antenna	98	Units	500	$ 49,000	
	Security Access	98	Units	1,500	$ 147,000	
	Security CCTV	98	Units	1,500	$ 147,000	
	Sub-Total Communications				$ 539,000	0.73%
TS	**Transportation Systems**					
	Passenger Lift	47	Levels	50,000	$ 2,350,000	
	Sub-Total Transportation Systems				$ 2,350,000	3.17%
SS	**Special Services**					
	Garbage Chute Per Level	41	Levels	4,000	$ 164,000	
	Sub-Total Special Services				$ 164,000	0.22%
	SUB-TOTAL BUILDING COST (BC)				$ 61,687,376	
	PRELIMINARIES					
PR	**Proportion of Preliminaries**					
	Preliminaries & Labour	15.00%			$ 9,253,106	
	Profit & Overheads	5.00%			$ 3,084,369	
	Sub-Total Proportion of Preliminaries				$ 12,337,475	16.67%
	TOTAL BUILDING COST (BC)				**$ 74,024,852**	**100.00%**
	SITE WORKS					
XP	**Site Preparation**					
	Demolition	1	Item	160,000	$ 160,000	
	Site clearance	4771	m2	20	$ 95,420	
	Sub-Total Site Preparation				$ 255,420	
XR	**Footpaths + Open Communal Space**					
	Tiling to Walkways and Open Communal Spaces	200	m2	300	$ 60,000	
	External Stairs & Ramps	72	m	1,500	$ 107,250	
	Outside Boundary Works	327	m2	400	$ 130,800	
	Concrete Footpath	113	m2	400	$ 45,360	
	Sub-Total Footpaths + Open Communal Space				$ 343,410	
XN	**Boundary Walls, Fencing and Gates**					
	Boundary/Divisional Fencing	293	m	300	$ 88,032	
	Sub-Total Boundary Walls, Fencing and Gates				$ 88,032	

Appendix C: Detailed Calculation Schedule

CODE	ELEMENT	QUANTITY	UNIT	RATE ($)	TOTAL ($)	% BC
XL	**Landscaping and Improvements**					
	Landscaping	98	Units	5,000	$ 490,000	
	Planterbox/Retaining Walls	98	Units	3,000	$ 294,000	
	Sub-Total Landscaping and Improvements				$ 784,000	
	SUB-TOTAL SITE WORKS				$ 1,470,862	
	PRELIMINARIES					
PR2	**Proportion of Preliminaries**					
	Preliminaries & Labour	15.00%			$ 220,629	
	Profit & Overheads	5.00%			$ 73,543	
	Sub-Total Proportion of Preliminaries 2				$ 294,172	
	TOTAL PROJECT COST				**$ 75,789,886**	
	Consultant Fees	**5.00%**			**$ 3,789,494**	
	Authorities Fees	**1.00%**			**$ 757,899**	
	Contingency (5% of item A)	**5.00%**			**$ 3,789,494**	
	Escalation (2.43% of the sum of items A, B and C)	**2.43%**			**$ 1,953,735**	
	ESTIMATED DEVELOPMENT COST (excl. GST)				**$ 86,080,509**	

Appendix D: Employment Calculations

Employment 10-year Cashflow Inputs

No.	Industry	Year 1 *($m)*	Year 2 *($m)*	Year 3 *($m)*	Year 4 *($m)*	Year 5 *($m)*	Year 6 *($m)*	Year 7 *($m)*	Year 8 *($m)*	Year 9 *($m)*	Year 10 *($m)*
1	Residential Building Construction	$ 13,960,109	$ 36,424,651	$ 29,845,749							
2	Construction Services	$ 625,412	$ 3,146,835	$ 2,077,753							
3	Non-Residential Property Operators and Real Estate Services			$ 2,145,000	$ 1,588	$ 1,635	$ 1,684	$ 1,735	$ 1,787	$ 1,840	$ 1,896
4	Building Cleaning, Pest Control and Other Support Services				$ 237,010	$ 246,490	$ 256,350	$ 266,604	$ 277,268	$ 288,359	$ 299,893

Employment Estimates

No.	Industry	Initial Effect Multiplier	Production-induced Effect *(First-round + Industrial Support)*	Year 1 *(FTE)*	Year 2 *(FTE)*	Year 3 *(FTE)*	Year 4 *(FTE)*	Year 5 *(FTE)*	Year 6 *(FTE)*	Year 7 *(FTE)*	Year 8 *(FTE)*	Year 9 *(FTE)*	Year 10 *(FTE)*	TOTAL - Employment supported *(no.)*	TOTAL - Impacted years *(no.)*	AVERAGE - Employment supported *(no. per year)*
1	Residential Building Construction	1.2	3.3	64	167	136	0	0	0	0	0	0	0	367	3	122
2	Construction Services	1.9	2.7	3	14	10	0	0	0	0	0	0	0	27	3	9
3	Non-Residential Property Operators and Real Estate Services	1.4	1.8	0	0	7	0	0	0	0	0	0	0	7	8	1
4	Building Cleaning, Pest Control and Other Support Services	4.9	2.2	0	0	0	1	1	1	1	1	1	1	9	7	1
	TOTAL			**67**	**181**	**153**	**1**	**1**	**1**	**1**	**1**	**1**	**1**	**410**	21	**41**