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REGISTERED QUANTITY SURVEYORS ESTIMATED DEVELOPMENT COST REPORT

Prepared for: Department of Planning, Housing and Infrastructure

Project No: Q2024-CR7

Client: Triple Eight Corporation Pty Ltd atf The Carlingford Unit Trust

Project Description: 136 Residential Apartments, GF & L1 Commercial Suites, Gym and Childcare Centre over 3 Basement Parking Levels

Project Address: 241-245 Pennant Hills Road, Carlingford NSW 2118


Date of Assessment: 25th November, 2025

Project ID: SSD-84699461

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SEARs REQUIREMENTS DECLARATION

SEARs Requirements Declaration: 241-245 Pennant Hills Road, Carlingford NSW 2118

Declaration		
Name	Tony Sassine	
Qualifications	B.App.Sci (Hons), M.A.I.Q.S, C.Q.S, M.A.I.P.M (AIQS No. 1565)	
The undersigned declares that this Estimated Development Cost Report has been prepared in response to the following SEARs requirements issued for the Project on 23 May 2025 for SSD-SSD-84699461:		
SEARs item no.	SEARs Requirement	Relevant Section of this Report
2.1	Provide the estimated development cost (EDC) of the development prepared in accordance with the relevant planning circular using the Standard Form of EDC Report.	Section 1.0: Executive Summary
2.2.1	The EDC Report must specify the EDC of the residential component of the development.	Section 1.0: Executive Summary
Signed		
Dated	25 th November, 2025	

The following EDC report is prepared for the consent authority.

Contents

Section 1.0	Executive Summary
Section 2.0	Introduction
Section 3.0	Basis of Report Preparation
Section 4.0	Scope of the Calculation of the EDC
Section 5.0	Mitigation Factors
Section 6.0	Job Creation
Section 7.0	Disclaimer

Tables within Report

Table 1	- EDC Report Summary
Table 2	- Site Details
Table 3	- SEARs Requirements Table
Table 4	- Drawing Register
Table 5	- Development Information
Table 6	- Mitigation Factors


Appendix

Appendix A	- Cost Form
Appendix B	- Elemental Cost Estimate
Appendix C	- Schedule of Finishes

1.0 Executive Summary**Estimated Development Cost**

An instruction was received to complete an Estimated Development Cost Report in accordance with the provisions of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation), for a mixed-use building development which includes 'in-fill affordable housing'.

Reference is made to the draft Environmental Impact Statement dated 25th September 2025 prepared by Planning Direction in accordance with the SEARs issued on 23rd May, 2025 for project SSD-84699461.

Project Description	136 Residential Apartments, GF & L1 Commercial Suites, Gym and Childcare Centre over 3 Basement Parking Levels
Project Location	241-245 Pennant Hills Road, Carlingford NSW 2118
Date of Assessment	25th November, 2025
Name of Quantity Surveyor	Tony Sassine
Signature of Quantity Surveyor	

Item	Cost (excl GST)
Demolition and Remediation	\$369,772
Construction (Item A)	\$78,707,655
Mitigation of Impact Items	N/A
Consultant Fees	\$3,953,871
Authority Fees (LSL)	\$196,769
Plant & Equipment (Item B)	Included in 'Construction' above
Fixtures, Fittings & Equipment	Included in 'Construction' above
Contingency	\$3,935,383
Escalation	\$3,418,175
TOTAL EDC (excl GST) for SSD/SSI	\$90,581,624

Gross Floor Area (AIQS)	Item
GFA m2 (AIQS)	36,931 m2
Construction Cost Only \$/m2 GFA (AIQS)	\$2,131 /m2

Table 1 - EDC Report Summary

The above calculation is accurate and addresses all stages and activities in the identified development proposal, at the date of this report.

The total EDC separating the retail/commercial components and residential components can be summarised below:

TOTAL EDC for Retail/Commercial Component Only (excl GST)	\$10,233,963
TOTAL EDC for Residential Component Only (excl GST)	\$80,347,662
TOTAL EDC (excl GST) for SSD/SSI	\$90,581,624

Estimated Development Cost

The proposed cost of carrying out the development is determined in accordance with 'Section 6' of the EP&A Regulation (EDC Reg) and PS-24-002 (the planning circular) as stipulated:

Estimated Development Cost

In this regulation, the estimated development cost, of proposed development, means 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.

The estimated development cost does not include the following—

- amounts payable, or the cost of land dedicated or other benefit provided, under a condition imposed under the Act, Division 7.1 or 7.2 or a planning agreement,
- costs relating to a part of the development 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,
- GST.

2.0 Introduction

This Estimated Development Cost (EDC) Report has been prepared by QPC&C on behalf of Triple Eight Corporation Pty Ltd for the construction and operation of a mixed-use development including infill affordable housing (the proposal) on land at 241-245 Pennant Hills Road, Carlingford NSW 2118 (the site).

This report has been prepared to determine the estimated development cost of the project.

This report accompanies a State Significant Development Application that seeks approval for the demolition and construction of a mixed-use residential and commercial development including infill affordable housing, which involves the following:

- Site preparation works, including demolition of existing structures, vegetation removal as necessary, and bulk excavation.
- Construction and operation of a mixed-use development comprising commercial premises, gymnasium, child care centre and shop top housing as follows:
 - One 18-storey building (Building A) in the Northeast corner of the site; and two 4-5 storey buildings (Building B & C) along the western edge of the site.
 - A publicly accessible through site link between Pennant Hills Road and Felton Road.
 - 6 commercial tenancies at ground floor
 - A three-storey gymnasium within the southern portion of Building C
 - A 98 place child care centre located on level 01 of Building A
 - 2356m² of communal open space in the following locations:
 - the roof of Building A, B and C,
 - the two-storey podium of Building A
 - the publicly accessible through site link

- A total of 136 residential apartments across the three buildings, including 25 infill affordable apartments,
 - Provision of three levels of basement parking with a total of 263 car parking spaces comprising:
 - 151 residential car parking spaces (including 24 accessible spaces);
 - 30 commercial car parking spaces (including 4 accessible spaces);
 - 25 child care parking spaces (including 4 accessible spaces);
 - 26 gymnasium parking spaces (including 2 accessible spaces);
 - 26 visitor car parking spaces (including 12 accessible spaces); and
 - 3 car share spaces.
 - Street tree planting and landscaping, extension and augmentation of services and infrastructure as required.
- For a detailed project description, refer to the Environmental Impact Statement prepared by Planning Direction.

SEARS Requirements

Item	SEARs Requirement	Relevant Section of Report
2.1	Provide the estimated development cost (EDC) of the development prepared in accordance with the relevant planning circular using the Standard Form of EDC Report.	Section 1.0: Executive Summary
2.2.1	The EDC Report must specify the EDC of the residential component of the development.	Section 1.0: Executive Summary

Table 3 - SEARs Requirements Table

Site Description and Location

The site is identified as 241-245 Pennant Hills Road, Carlingford within the City of Parramatta Local Government Area (LGA). It is situated in the western portion of the Carlingford Local Centre and is located approximately 18km northwest of the Sydney Central Business District (CBD).

The site is an irregular triangular shape and comprises approximate frontages of 140m to Pennant Hills Road to the southeast, 100m to Felton Road to the north and 135m to the adjoining properties to the west. The site comprises a total area of 6331m², with the entirety of the site under single ownership.

The site is described in the Table below and illustrated in the Site Aerial Map in Figure 1 following.

Reference	Street address	Legal description	Area
1	241-245 Pennant Hills Road	Lot 1 DP805059	-
2	241-245 Pennant Hills Road	Lot 2 DP805059	-
3	241-245 Pennant Hills Road	Lot 5 DP805059	-
4	241-245 Pennant Hills Road	Lot 6 DP805059	-
total			6331m²



Figure 1 Site Aerial Map

Source: Nearmap, edits by Kennedy Associates Architects

3.0 Basis of Report Preparation

This report has been prepared to determine the Estimated Development Cost for submission with SSD documentation to the consent authority.

This report has been prepared for the Secretary's Environmental Assessment Requirements (SEARs) issued for Major Projects in NSW application.

This report has been prepared in accordance with the following:

- Legislative and regulatory requirements of the consent authority for estimating the EDS, including the EP&A Act, EP&A Regulations, SEPPs and the Planning Circular.
- AIQS Practice Standard - Construction Cost Assessments for NSW Estimated Development Cost Reports.
- Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1

The estimate has been prepared based on a review of documentation supplied, including:

Consultant	Reference	Drawings:	Issue
Kennedy Associates Architects	1804	SD-0000 , SD0013, SD0021, SD0023, SD0050, SD0091, SD0097 - SD0099, SD0101 - SD0111, SD0201 - SD0204, SD0301 - SD0302, SD0351, SD0401 - SD0402, SD0405 - SD0407, SD0410 - SD0411, SD0421 - SD0425, SD0431 - SD0432, SD0435	P10
Planning Direction	SSD-84699461	Draft Environmental Impact Statement	25/09/2025

Table 4 - Drawing Register

Qualifications of Quantity Surveyor

Tony Sassine B.App.Sci (Hons), M.A.I.Q.S, C.Q.S, M.A.I.P.M (AIQS No. 1565)

I, Tony Sassine confirm that I have proficient experience in project construction costs in NSW.

Q.P.C & C Pty Limited 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 matters have impaired the objectivity of the calculation.

4.0 Scope of the Calculation of the EDC

The development proposes the construction 136 Residential Apartments, GF & L1 Commercial Suites, Gym and Childcare Centre over 3 Basement Parking Levels.

Item	Area	Comments
Parking	12,047 m2	263 x Car Spaces
Commercial / Retail Areas	1,931 m2	8 x Suites
Internal Areas	16,481 m2	136 x Units
Balconies	4,795 m2	Measured to inside face on enclosing balustrades & walls
Total Areas	35,254 m2	
Development Proponent	Triple Eight Corporation Pty Ltd atf The Carlingford Unit Trust	

Table 5 - Development Information

Basis of Estimate

We advise that this is a genuine estimate of the construction costs prepared in accordance with the SSD issue Architectural Plans and draft Schedule of Finishes only. A more detailed estimate can be prepared upon receipt of Structural Engineering and Services Documentation.

Quality

A schedule has been prepared to establish a quality basis to determine the costs of finishes. The finishes nominated are of a reasonable standard which is appropriate for the projects type and location.

The finishes and therefore costs may be subject to change based on future selections made by the developer or builder.

Exclusions

The following items have been excluded from this cost estimate:

- Land Costs, Holding Costs, Rates, Legals, Stamp Duty & the like
- Development Contributions
- Costs related to any part of the development subject to a separate development consent or approval
- Marketing costs
- Interest & Finance Charges
- Ongoing Maintenance or use of the development
- Finance Costs
- Fitout of commercial tenancies

5.0 Mitigation Factors

Project Stage (D/C/O)	Mitigation Measures	Relevant Section of Report
C	Escalation provision for potential increases in construction material and labor costs	Section 1.0: Executive Summary
C	Contingency allocation to address unforeseen circumstances (e.g. design changes or latent conditions)	Section 1.0: Executive Summary

(D - Design, C - Construction, O - Operation)

Table 6 - Mitigation Factors

6.0 Job Creation

We have analysed the number of jobs that would be created during the construction and operational phases of the development using the following methodology:

Construction - 2 jobs per \$1million of EDC =	181 new jobs.
Operational (Childcare) - 1 job per 6 places =	16 new jobs.
Operational (Gym) - 1 job per 107m2 GFA =	3 new jobs.
Operational (Commercial) - 1 job per 25m2 GFA =	34 new jobs.
Total Operational =	53 new jobs.
TOTAL NEW JOBS =	235 new jobs.

7.0 Disclaimer

This cost estimate has been prepared for the purpose of providing an indicative development cost suitable for SSD/SEARS submission. All reasonable professional care and skill have been exercised to validate the accuracy and authenticity of the information supplied. Any form of contractual, tortuous or other form of liability for any consequential loss or damage, which may result from other persons acting upon or using this estimate, will not be accepted.

Kind Regards,

A handwritten signature in black ink, appearing to read 'Tony Sassine', with a horizontal line underneath.

Tony Sassine B.App.Sci (Hons), M.A.I.Q.S, C.Q.S, M.A.I.P.M (AIQS No. 1565)
Managing Director



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Appendix A

COST FORM

Commercial - In - Confidence

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Registered Quantity Surveyor's Detailed Cost Report

for development costs in excess of \$1,000,000

DATE OF REPORT:

25th November, 2025

DEVELOPMENT APPLICATION No.

CONSTRUCTION CERTIFICATE No.

APPLICANT'S NAME:

APPLICANT'S ADDRESS:

DEVELOPMENT DESCRIPTION:

136 Residential Apartments, GF & L1 Commercial Suites, Gym and
Childcare Centre over 3 Basement Parking Levels

DEVELOPMENT ADDRESS:

241-245 Pennant Hills Road, Carlingford NSW 2118

DEVELOPMENT DETAILS

Gross Floor Area - Commercial	2,679	m2
Gross Floor Area - Residential	21,276	m2
Gross Floor Area - Retail		m2
Gross Floor Area - Car Parking	12,047	m2
Gross Floor Area - Other	929	m2

Total Gross Floor Area	36,931	m2
Total Site Area	6,331	m2
Total Car Parking Spaces	263	No.

Total Development Cost	\$	91,334,428
Total Construction Cost	\$	86,985,169
Total GST (Included Above)	\$	8,303,130

ESTIMATE DETAILS

Excavation	\$	3,460,110
Cost per m2 of site area	\$	546.56 /m2
Demolition & Site Prep	\$	406,749
Cost m2 metre of site area	\$	64.25 /m2
Construction - Retail	\$	
Cost per m2 of retail area	\$	
Construction - Residential	\$	33,382,866
Cost per m2 of residential area	\$	1569.03 /m2
Construction - Commercial	\$	4,524,221
Cost per m2 of commercial area	\$	1688.63 /m2
Car Park	\$	7,533,557
Cost per m2 of site area	\$	1190.00 /m2
Cost per space	\$	28,645 /space


Fit-Out - Commercial	\$	1,632,902
Cost per m2 of commercial area	\$	609.47 /m2
Fit-Out - Residential	\$	33,834,192
Cost per m2 of residential area	\$	1590.24 /m2
External Works / Landscaping	\$	2,210,572
Cost per m2 of site area	\$	349.18 /m2
Professional Fees	\$	4,349,258
% of Development Cost	%	4.76
% of Construction Cost	%	5.00

Total Development Cost: Incl GST	\$	91,334,428
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I certify that I have:

- ✓ Inspected the plans the subject of the application for development consent or construction certificate.
- ✓ Prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors.
- ✓ Referred to 'Section 6' of the Environmental Planning & Assessment Amendment (Estimated Development Cost) Regulation 2023.
- ✓ Referred to 'Section 208' of the Environmental Planning & Assessment Amendment (Determination of proposed cost of development) Regulation 2021.
- ✓ Included GST in the calculation of development cost
- ✓ Measured gross floor areas in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1 (Appendix A2)

Signed:



Name: Tony Sassine

AIQS Membership Number: 1565

Position & Qualifications:

Managing Director, B.App.Sci (Hons), M.A.I.Q.S, C.Q.S, M.A.I.P.M



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Appendix B

ELEMENTAL ESTIMATE

Commercial - In - Confidence

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ELEMENTAL COST PLAN SUMMARY

Prepared for: Triple Eight Corporation Pty Ltd atf The Carlingford Unit Trust
Project Description: 136 Residential Apartments, GF & L1 Commercial Suites, Gym and Childcare Centre ov
Project Address: 241-245 Pennant Hills Road, Carlingford NSW 2118
Date: 25th November, 2025

ELEMENT	GFA Rate	% TOTAL	ELEMENTAL COST
SITE PREPARATION	\$7.90	0.37%	\$291,627
EXCAVATION	\$67.17	3.14%	\$2,480,794
SUBSTRUCTURE	\$146.25	6.83%	\$5,401,333
SUPERSTRUCTURE			
Upper Floors	\$328.53	15.34%	\$12,132,951
Roof	\$23.39	1.09%	\$863,918
External Walls	\$139.83	6.53%	\$5,164,044
Windows	\$154.19	7.20%	\$5,694,248
External Doors	\$3.18	0.15%	\$117,500
Internal Walls	\$60.78	2.84%	\$2,244,749
Internal Screens	\$9.70	0.45%	\$358,300
Internal Doors	\$16.31	0.76%	\$602,530
FINISHES			
Wall Finishes	\$117.37	5.48%	\$4,334,703
Floor Finishes	\$93.89	4.39%	\$3,467,645
Ceiling Finishes	\$45.48	2.12%	\$1,679,509
FITTINGS			
Fitments	\$91.19	4.26%	\$3,367,787
Sanitary Fixtures	\$10.94	0.51%	\$404,100
SERVICES			
Water & Gas Supply	\$77.34	3.61%	\$2,856,188
Heating, Ventilation & AC	\$64.41	3.01%	\$2,378,648
Fire Protection	\$77.03	3.60%	\$2,844,776
Electrical Light & Power	\$78.14	3.65%	\$2,885,682
Transportation Systems	\$30.60	1.43%	\$1,130,000
Special Services	\$2.16	0.10%	\$79,800
EXTERNAL WORKS	\$42.92	2.00%	\$1,584,913
Subtotal - Elements			\$62,365,746
Preliminaries	\$303.12	14.16%	\$11,194,651
Profit & Overheads	\$149.39	6.98%	\$5,517,030
Total Construction Cost	36,931 m2	\$2,141.21	100%
Professional Fees			\$3,953,871
Total Development Cost (Excluding GST)			\$83,031,298
Goods & Services Tax			\$8,303,130
Total Development Cost (Including GST)			\$91,334,428

ELEMENTAL COST PLAN BREAKUP

Prepared for: Triple Eight Corporation Pty Ltd aff The Carlingford Unit Trust
Project Description: 136 Residential Apartments, GF & L1 Commercial Suites, Gym and Childcare Centre over 3 Basement Parking Levels
Project Address: 241-245 Pennant Hills Road, Carlingford NSW 2118
Date: 25th November, 2025

Item	Qty	Unit	Rate	Total
SITE PREPARATION				
Demolition	2,854	m2	\$ 80.00	\$ 228,320.00
Site Clearance	6,331	m2	\$ 10.00	\$ 63,307.00
EXCAVATION				
Basement Excavation in OTR	36,141	m3	\$ 55.00	\$ 1,987,733.55
Basement Excavation in low strength rock (assumed)	11,789	m3	\$ 28.00	\$ 330,083.88
Trim, level and compact entire building area.	3,930	m2	\$ 20.00	\$ 78,591.40
Trim, level and compact site area excl building areas	2,401	m3	\$ 25.00	\$ 60,028.25
Detailed Foundation Excavation	97	m3	\$ 250.00	\$ 24,357.38
SUBSTRUCTURE				
Concrete, Reo & Labour to Footings	97	m3	\$ 650.00	\$ 63,329.18
Basement Perimeter Walls	2,922	m2	\$ 750.00	\$ 2,191,505.25
Basement Internal Walls	1,202	m2	\$ 270.00	\$ 324,649.08
Allowance for foundation piles outside bm footprint		Excl.		\$ -
Concrete Slab on Ground	3,930	m2	\$ 115.00	\$ 451,900.55
Suspended Concrete Slabs	8,117	m2	\$ 275.00	\$ 2,232,257.50
Basement Driveway	135	m2	\$ 275.00	\$ 37,155.25
Subsoil Drainage				
Car Wash Pit	2	No.	\$ 6,500.00	\$ 13,000.00
Stormwater Pits within Basement	3,930	m2	\$ 8.00	\$ 31,436.56
Discharge Control Pit	1	Item	\$ 8,500.00	\$ 8,500.00
Detention Tank	136	Units	\$ 350.00	\$ 47,600.00
SUPERSTRUCTURE				
Upper Floors				
Concrete Suspended Slabs	28,258	m2	\$ 310.00	\$ 8,759,943.73
Extra over for Podium Areas	8,117	m2	\$ 135.00	\$ 1,095,835.50
Concrete Slab on Ground		Excl.		\$ -
Allowance to external Columns	21	No.	\$ 3,500.00	\$ 73,500.00
Stairs & Stair Shaft (BM-GF)	3	No.	\$ 81,898.74	\$ 245,696.22
Stairs & Stair Shaft (GF-L16)	2	No.	\$ 340,193.70	\$ 680,387.40
Open lobby stairs	7	No.	\$ 7,500.00	\$ 52,500.00
Internal Unit Stairs	5	No.	\$ 7,500.00	\$ 37,500.00
Gym Internal Stairs	3	No.	\$ 7,500.00	\$ 22,500.00
Lift Shaft 5 Levels	2	No.	\$ 78,121.20	\$ 156,242.40
Lift Shaft 7 Levels	1	No.	\$ 102,850.80	\$ 102,850.80
Lift Shaft 8 Levels	1	No.	\$ 115,215.60	\$ 115,215.60
Lift Shaft 20 Levels	3	No.	\$ 263,593.20	\$ 790,779.60
Termite Protection to Perimeter Wall		Excl.		\$ -
Roof				
Concrete Roof Structure	2,133	m2	\$ 405.00	\$ 863,917.65
Roof Lining & Plumbing		Excl.		
Awnings		Excl.		\$ -
External Walls				
Perimeter Walls	12,056	m2	\$ 320.00	\$ 3,857,886.92
Nib Walls	1,295	m2	\$ 470.00	\$ 608,437.28
External Screens / Louvers	1,744	m2	\$ 400.00	\$ 697,720.00
Windows				
Windows & doors incl curtain walling	136	Units	\$ 30,000.00	\$ 4,080,000.00
Commercial Glazing incl curtain walling	1	Item	\$ 1,614,247.50	\$ 1,614,247.50
External Doors				
Doors in Shop Fronts	8	No.	\$ 1,500.00	\$ 12,000.00
Fly Doors	136	Units	\$ 500.00	\$ 68,000.00
Automatic Doors		N/A		\$ -
Roller Doors / Tilt Doors	3	No.	\$ 12,500.00	\$ 37,500.00
Internal Walls				
Party Walls	6,181	m2	\$ 210.00	\$ 1,297,917.34
Childcare internal walls (assumed)	514	m2	\$ 75.00	\$ 38,535.75
Internal Walls	12,111	m2	\$ 75.00	\$ 908,295.47

Internal Screens					
Storage Cages	136	No.	\$ 1,050.00	\$ 142,800.00	
Semi Framed Shower Screen	252	No.	\$ 850.00	\$ 214,200.00	
Showerscreens to childcare (assumed)	2	No.	\$ 650.00	\$ 1,300.00	
Internal Doors					
Unit Entry Doors	136	No.	\$ 1,250.00	\$ 170,000.00	
Internal Unit Doors	686	No.	\$ 350.00	\$ 240,100.00	
Hardware to above	686	No.	\$ 95.00	\$ 65,170.00	
Internal doors & hardware to childcare (assumed)	18	No.	\$ 445.00	\$ 8,010.00	
Toilet partitions to childcare	1	Item	\$ 3,000.00	\$ 3,000.00	
Lobby Fire Doors	93	No.	\$ 1,250.00	\$ 116,250.00	
FINISHES					
Wall Finishes					
Plasterboard to Perimeter Walls	12,056	m2	\$ 30.00	\$ 361,676.90	
Plasterboard to Party Walls	12,361	m2	\$ 30.00	\$ 370,833.53	
Insulation to above	24,417	m2	\$ 10.00	\$ 244,170.14	
Plasterboard to Internal Walls	24,221	m2	\$ 30.00	\$ 726,636.37	
Cornice to above	17,371	m	\$ 15.00	\$ 260,561.93	
Painting to above	48,638	m2	\$ 18.00	\$ 875,488.08	
Plasterboard to childcare walls (assumed)	1,176	m2	\$ 30.00	\$ 35,267.10	
Cornice to above	420	m	\$ 15.00	\$ 6,297.70	
Painting to above	1,176	m2	\$ 18.00	\$ 21,160.26	
Wall tiles to Bathrooms	320	No.	\$ 3,500.00	\$ 1,120,000.00	
Silicon to units	136	No.	\$ 850.00	\$ 115,600.00	
Wall tiles to Childcare/Commercial bathrooms	7	No.	\$ 3,500.00	\$ 24,500.00	
Silicon to childcare	1	Item	\$ 3,500.00	\$ 3,500.00	
Skirting within childcare	420	m	\$ 9.50	\$ 3,988.54	
Skirting within unit	17,371	m	\$ 9.50	\$ 165,022.55	
Floor Finishes					
Carpet to bedroom areas	3,238	m2	\$ 40.00	\$ 129,525.20	
Tiling to lobby areas	3,529	m2	\$ 110.00	\$ 388,186.70	
Waterproofing to Wet Areas - apartments	252	No.	\$ 850.00	\$ 214,200.00	
Tiling to bathroom areas - apartments	2,240	m2	\$ 110.00	\$ 246,400.00	
Tiling to kitchen, living & dining areas	7,474	m2	\$ 110.00	\$ 822,182.90	
Floor coverings to childcare	708	m2	\$ 120.00	\$ 84,962.40	
Waterproofing to childcare/commercial wet areas	5	No.	\$ 850.00	\$ 4,250.00	
Tiling to childcare/commercial bathrooms	71	m2	\$ 110.00	\$ 7,775.90	
Tiling to Balconies	4,795	m2	\$ 110.00	\$ 527,408.20	
Tiling to exposed podium areas	1,839	m2	\$ 110.00	\$ 202,276.80	
Waterproof balconies & exposed external areas	9,339	m2	\$ 90.00	\$ 840,476.70	
Ceiling Finishes					
Plasterboard to ceiling	16,481	m2	\$ 60.00	\$ 988,889.40	
Lagging, stacks, bulkheads, hatches per unit	136	No.	\$ 1,400.00	\$ 190,400.00	
Painting to above	16,481	m2	\$ 18.00	\$ 296,666.82	
Plasterboard & paint to childcare ceiling	766	m2	\$ 78.00	\$ 59,714.46	
Paint to balcony soffits	4,795	m2	\$ 30.00	\$ 143,838.60	
FITTINGS					
Fitments					
Sliding Mirror Wardrobe	298	No.	\$ 950.00	\$ 283,100.00	
Kitchen Joinery	136	No.	\$ 6,500.00	\$ 884,000.00	
Kitchen Benchtops	136	No.	\$ 1,500.00	\$ 204,000.00	
Kitchen Splashback	136	No.	\$ 800.00	\$ 108,800.00	
Vanity Joinery	252	No.	\$ 750.00	\$ 189,000.00	
Mirror above Vanity	252	No.	\$ 120.00	\$ 30,240.00	
Allowance for childcare joinery incl kitchens	1	Item	\$ 25,000.00	\$ 25,000.00	
Laundry joinery to childcare incl tops	1	Item	\$ 7,500.00	\$ 7,500.00	
Craft/Bottle prep/pappy change joinery incl tops	5	No.	\$ 4,500.00	\$ 22,500.00	
Lockers to childcare	3	No.	\$ 3,000.00	\$ 9,000.00	
Linen/storage joinery to childcare	7	No.	\$ 3,500.00	\$ 24,500.00	
Childcare reception joinery	1	Item	\$ 5,000.00	\$ 5,000.00	
Childcare staff kitchenette joinery incl tops	1	Item	\$ 7,500.00	\$ 7,500.00	
Childcare office joinery	1	Item	\$ 3,500.00	\$ 3,500.00	
Internal Stair Handrails	1	Item	\$ 124,714.80	\$ 124,714.80	
Balcony Balustrades	1	Item	\$ 841,032	\$ 841,032.23	
Balcony Balustrades to childcare		Incl.		\$ -	
Mail Boxes	145	No.	\$ 120.00	\$ 17,400.00	
Required Signage	1	Item	\$ 28,800.00	\$ 28,800.00	
Roller Blinds	136	No.	\$ 950.00	\$ 129,200.00	
Appliances					
Oven 600mm	136	No.	\$ 950.00	\$ 129,200.00	
Cooktop 600mm	136	No.	\$ 450.00	\$ 61,200.00	
Rangehood 600mm	136	No.	\$ 300.00	\$ 40,800.00	
Dishwasher 600mm	136	No.	\$ 850.00	\$ 115,600.00	
Dryers	136	No.	\$ 450.00	\$ 61,200.00	
Appliances to childcare kitchen	1	Item	\$ 15,000.00	\$ 15,000.00	
Microwave	N/A	No.	N/A	N/A	
Sanitary Fixtures					
Toilet Suite Units	252	No.	\$ 450.00	\$ 113,400.00	
Toilet suites to childcare/commercial wet areas	12	No.	\$ 450.00	\$ 5,400.00	
Urinals		Excl.		\$ -	
Bath Tubs & Tapware	136	No.	\$ 250.00	\$ 34,000.00	
Vanity Mixer Units	252	No.	\$ 150.00	\$ 37,800.00	
Vanity Mixer childcare/commercial	12	No.	\$ 150.00	\$ 1,800.00	
Shower Mixer & Rose - Units	252	No.	\$ 250.00	\$ 63,000.00	
Shower Mixer & Rose - Childcare (assumed)	2	No.	\$ 250.00	\$ 500.00	
Kitchen Sink & Tapware - Units	136	No.	\$ 350.00	\$ 47,600.00	
Sink & Tapware - Childcare (assumed)	1	No.	\$ 350.00	\$ 350.00	
Laundry Tub & Tapware - Units	136	No.	\$ 250.00	\$ 34,000.00	
Laundry Tub & Tapware - Childcare (assumed)	1	No.	\$ 250.00	\$ 250.00	
Bathroom Accessories to units	252	No.	\$ 250.00	\$ 63,000.00	
Bathroom Accessories to childcare/commercial wet areas	12	No.	\$ 250.00	\$ 3,000.00	

SERVICES					
Water & Gas Supply					
Sanitary plumbing and drainage (Units)	136	No.	\$ 15,800.00	\$ 2,148,800.00	
Sanitary plumbing and drainage (Commercial)	1	Item	\$ 144,847.73	\$ 144,847.73	
Stormwater Pits, OSD, Etc.	1	Item	\$ 107,440.00	\$ 107,440.00	
Electronic water meters	144	No.	\$ 550.00	\$ 79,200.00	
Cold water pump	1	No.	\$ 12,500.00	\$ 12,500.00	
Allowance for Section 73 Works Connection	1	Item	\$ 25,000.00	\$ 25,000.00	
Supply of Hot Water Units	144	No.	\$ 950.00	\$ 136,800.00	
Gas Reticulation	144	No.	\$ 1,400.00	\$ 201,600.00	
Heating, Ventilation & AC					
Air Conditioning Ducted System	136	No.	\$ 8,500.00	\$ 1,156,000.00	
Air Conditioning Ducted to Childcare	766	m2	\$ 90.00	\$ 68,901.30	
Ventilation to Wet Areas	388	No.	\$ 400.00	\$ 155,200.00	
Ventilation to Kitchen	136	No.	\$ 500.00	\$ 68,000.00	
Ventilation to childcare/commercial wet areas	8	No.	\$ 500.00	\$ 4,000.00	
Stair Pressurisation	41	No.	\$ 3,500.00	\$ 143,500.00	
Mechanical Ventilation to Basement	12,047	m2	\$ 65.00	\$ 783,046.55	
Fire Protection					
Booster - Sprinkler	1	No.	\$ 20,000.00	\$ 20,000.00	
Fire Sprinklers to Basement	12,047	m2	\$ 65.00	\$ 783,046.55	
Fire Sprinklers to Upper Levels	18,413	m2	\$ 75.00	\$ 1,380,959.48	
Allowance for fire tank	2	No.	\$ 70,000.00	\$ 140,000.00	
Booster - Hydrant	1	No.	\$ 35,000.00	\$ 35,000.00	
Diesel Pumps (assumed)	3	No.	\$ 25,000.00	\$ 75,000.00	
Fire Hydrant Per Level	41	No.	\$ 2,800.00	\$ 114,800.00	
Fire Hose Reels	12	No.	\$ 650.00	\$ 7,800.00	
Fire Extinguishers	41	No.	\$ 250.00	\$ 10,250.00	
Fire Indicator Panel (FIP)	144	No.	\$ 950.00	\$ 136,800.00	
Emergency Warning & Intercommunication System (EWIS)	144	No.	\$ 750.00	\$ 108,000.00	
Thermal Detectors		Incl.		\$ -	
Smoke Detectors to Units & Lobbies	184	No.	\$ 180.00	\$ 33,120.00	
Electrical Light & Power					
Electrical Services (Units)	136	Units	\$ 13,800.00	\$ 1,876,800.00	
Electrical Services (Commercial)	1	Item	\$ 173,817.27	\$ 173,817.27	
Temporary Electrical Boards	36	No.	\$ 1,000.00	\$ 36,000.00	
Connection Fees	144	No.	\$ 250.00	\$ 36,000.00	
Intercoms	144	No.	\$ 650.00	\$ 93,600.00	
Substation incl electrical mains connection works	1	Item	\$ 250,000.00	\$ 250,000.00	
Solar Panels	244	m2	\$ 500.00	\$ 121,885.00	
Light fittings to Units	144	No.	\$ 950.00	\$ 136,800.00	
Light fittings to Childcare	766	m2	\$ 20.00	\$ 15,311.40	
Light fittings to Basement	12,047	m2	\$ 10.00	\$ 120,468.70	
Light fittings to Common External Areas	1	Item	\$ 25,000.00	\$ 25,000.00	
Transportation Systems					
Lift Shaft 5 Levels	2	No.	\$ 100,000.00	\$ 200,000.00	
Lift Shaft 7 Levels	1	No.	\$ 120,000.00	\$ 120,000.00	
Lift Shaft 8 Levels	1	No.	\$ 130,000.00	\$ 130,000.00	
Lift Shaft 20 Levels	3	No.	\$ 200,000.00	\$ 600,000.00	
Escalators & Moving Walks		Excl.		\$ -	
Car Lift		Excl.		\$ -	
Turn Tables	1	Item	\$ 80,000.00	\$ 80,000.00	
Special Services					
Garbage Chute Per Level	16	No.	\$ 2,800.00	\$ 44,800.00	
Garbage Carousel & Compactor	1	No.	\$ 35,000.00	\$ 35,000.00	
EXTERNAL WORKS					
Landscaping	2,372	m2	\$ 90.00	\$ 213,444.90	
Planterboxes & retaining walls	1,411	m	\$ 450.00	\$ 635,026.50	
Soft Fall to Childcare outdoor areas	748	m2	\$ 120.00	\$ 89,751.60	
Extras incl play equipment to childcare	98	kids	\$ 2,500.00	\$ 245,000.00	
Footpaths	341	m2	\$ 150.00	\$ 51,102.00	
Allowance for communal BBQ's incl joinery (assumed)	3	No.	\$ 5,000.00	\$ 15,000.00	
Ponds	73	m2	\$ 750.00	\$ 54,825.00	
External entry steps	50	m2	\$ 500.00	\$ 25,015.00	
External balustrades/handrails	25	m	\$ 350.00	\$ 8,813.00	
Communal seating	12	m	\$ 750.00	\$ 8,835.00	
Outside Boundary Works	248	m	\$ 900.00	\$ 223,200.00	
Boundary fencing	124	m	\$ 120.00	\$ 14,900.40	
Subtotal (Trades)				\$ 62,365,745.54	
Preliminaries & Labour	17.95%	%		\$ 11,194,651.32	
Profit & Overheads	7.50%	%		\$ 5,517,029.76	
Total Construction Cost (Excluding GST)				\$ 79,077,426.63	



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Appendix C

FINISHES SCHEDULE

Commercial - In - Confidence

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SCHEDULE OF FINISHES

Prepared for:	Triple Eight Corporation Pty Ltd atf The Carlingford Unit Trust
Project Description:	136 Residential Apartments, GF & L1 Commercial Suites, Gym and Childcare Centre over 3 Basement Parking Levels
Project Address:	241-245 Pennant Hills Road, Carlingford NSW 2118
Date:	25th November, 2025

BASEMENT

Perimeter Walls:	Piling & Shotcrete
Mechanical Ventilation	Included
Fire Sprinklers	Included

STRUCTURE

Generally	Concrete Framed Structure
Perimeter Walls	Rendered / Paint Finish
Upper Levels	Concrete Slabs
Roof Type	Concrete Roof Structure
Roof Finish	N/A
Windows & Doors:	Powdercoated Aluminium Framed
Balcony Balustrades:	Powdercoated Aluminium Framed
Passenger Lift	Included

INTERNAL

Doors:	Hollow doors
Door Furniture:	Satin Chrome Lever
Wardrobes:	Sliding Mirror Wardrobe
Walls:	Plasterboard & Paint
Ceilings:	Plasterboard & Paint
Cornice:	Shadowline
Skirting/Architrave:	92mm MDF (Selected Profile)
Air Conditioning:	Ducted System
Blinds:	Roller Blinds
Intercom:	Included
Alarm:	Excluded

FLOOR FINISHES

Bedrooms:	Carpet
Living & Dining:	Tiles
Kitchens:	Tiles
Bathroom, Ensuite, Laundry:	Tiles
Balcony:	Tiles

KITCHEN

Joinery:	Polyurethane Finish Floor & Wall Cupboards
Cupboard Hardware:	Stainless steel handles or concealed
Benchtop:	20mm Caesarstone or similar
Splashback:	Vitrified Tile
Sink:	Double Bowl Drop In

APPLIANCES

Oven:	60cm Stainless steel oven with digital clock.
Cooktop:	60cm Stainless steel 4 burner incl wok.
Rangehood:	60cm Stainless steel slide out range.
Dishwasher:	60cm Stainless steel dishwasher.
Microwave:	Excluded
Dryer:	4kg Dryer
Hot Water System:	Gas Instantaneous fixed in recess box.

BATHROOM & ENSUITE

Vanity:	Polyurethane Cabinet with Poly Top
Basin:	Included in Vanity
Mirror:	Full width of vanity hung on wall.
Shower Screen:	Semi Framed Shower Screen
Toilet Suite:	Vitreous china suite with dual flush.
Accessories:	All accessories to be chrome.
Floor Waste:	Brass with Polished Chrome Finish

LAUNDRY

Tub:	45 Litre tub and cabinet
Tapware:	Flick mixer with telescopic spout.
Splashback:	Wall Tiles

Commercial - In - Confidence