64-66 Lavender St & 3-7 Middlemiss St, Lavender Bay

Project Number: 44981610

Report: Estimated Development Cost Report

Revision: 0

Prepared For:

Central Element

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Quality Assurance & Document Control

Project: Lavender Bay

Prepared By: Alex Allen

Reviewed By: Patrick Ferreira

Issue Register

Revision	Date	Report	Authorised	
			Name (Position)	Signature
0	20-Apr-26	EDC Report (Draft)	Barry McBeth MRICS (Director)	

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Table of Contents

1. Executive Summary

Altus Group Consulting (Altus) have been engaged by Central Element to prepare an Estimated Development Cost (EDC) Report to support the State Significant Development Application (SSDA) and Planning Proposal for 64-66 Lavender St & 3-7 Middlemiss St, Lavender Bay for SSD-86797708. The report has been prepared for the benefit of Central Element and its appointed advisors for the purpose of development application only.

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

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

The table below summarises the EDC for the proposed works:

Table 1.1 – AIQS EDC Report Summary

Ref	Element	Cost	Methodology
1	Demolition and Remediation	$ 250,250	Elemental measure and rates build up
2	Construction	$ 183,584,331	Elemental measure and rates build up
3	Mitigation of Impact Items	Included	Included in item 2. Defined by SEE
4	Consultant Fees	$ 9,191,730	5.00% of Construction Cost (Items 1-3)
5	Authorities Fees (LSLL)	$ 459,587	0.25% of Construction Cost (Items 1-3)
6	Plant & Equipment	Included	Included in item 2.
7	Furniture, Futtings & Equipment	Included	Included in item 2.
8	Contingency	$ 9,674,295	5.00% (Items 1-6)
9	Escalation	$ 11,213,910	Until October 2027
10	**Total EDC (Excl. GST)**	**$ 214,374,103**	**Total EDC Cost**
11	GST	$ 21,437,411	10.00%
12	**Total EDC (Incl. GST)***	**$ 235,811,514**	**The EDC Definition Excludes GST**
13	GFA m² (AQIS)	36,883	Area (m2)
14	Construction Cost $/m² (AQIS)	$ 4,977	Excludes GST

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

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

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

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

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

But does not include:

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

SEARs Declaration

Declaration		
Qualified Professional Name	Alex Allen	
Qualified Professional Qualifications	MRICS, Membership No. 6848054	
	The undersigned declares that this EDC Report has been prepared in response to the following SEARs requirements issued for the Project on 30 June 2025 (EIS) and 2 July 2025 (Rezoning Report) for SSD-86797708:	
SEARs item no.	**SEARs Issue and Assessment Requirement**	**Relevant Section of this Report that addresses SEARs Requirement**
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. 2. As applicable, the EDC Report must separately specify the EDC of: • the residential component of the development.	Section 1 – Executive Summary
Signed	Alex Allen	
Dated	20th April 2026	

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2. Basis Of Report

2.1. Introduction

Altus have been engaged by Central Element to prepare an EDC report to support the SSDA and Planning Proposal for 64-66 Lavender St & 3-7 Middlemiss St, Lavender Bay (SSD-86797708).

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

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

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

2.2. Scope of Project

The proposed development seeks approval for the rezoning of the site and development consent for the construction of a residential development. The SSDA specifically involves the following works:

- Demolition of the existing buildings on site;
- Site excavation, and other preparatory site works;
- Construction of a 32 and 22-storey residential flat building including 3% designated affordable housing consisting of approximately a total of 160 dwellings,
- Five levels of basement parking,
- Vehicular access from Lavender Street and loading access from Middlemiss Street,
- A new public accessible open space, including through-site link and site landscaping and
- Site amalgamation,
- Utility and services augmentation as required.

To accommodate the proposed SSDA, a concurrent rezoning is sought to increase the site's maximum building height.

2.3. Information Used & References

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

Architects Drawings

0000 Preambles			
DA	DA-0000	COVER	3
0100 Overall			
DA	DA-0101	SITE CONTEXT PLAN	3
DA	DA-0201	SITE PLAN - EXISTING CONTEXT	3
DA	DA-0202	SITE PLAN - PROPOSED CONTEXT	4
DA	DA-0203	SITE ANALYSIS PLAN	3
DA	DA-0801	3D OVERALL AXONOMETRIC - SHEET 1	3
DA	DA-0802	3D OVERALL AXONOMETRIC - SHEET 2	3
DA	DA-2501	PHOTOMONTAGE - SHEET 01	1
DA	DA-2502	PHOTOMONTAGE - SHEET 02	1
DA	DA-2503	PHOTOMONTAGE - SHEET 03	1
DA	DA-2504	PHOTOMONTAGE - SHEET 04	1
1000 Floor Plans			
DA	DA-1001	FLOOR PLAN - BASEMENT 05	8
DA	DA-1002	FLOOR PLAN - BASEMENT 04	8
DA	DA-1003	FLOOR PLAN - BASEMENT 03	8
DA	DA-1004	FLOOR PLAN - BASEMENT 02	8
DA	DA-1005	FLOOR PLAN - BASEMENT 01	8
DA	DA-1006	FLOOR PLAN - LEVEL 00 - GROUND	9
DA	DA-1007	FLOOR PLAN - LEVEL 01	9
DA	DA-1008	FLOOR PLAN - LEVEL 02	9
DA	DA-1009	FLOOR PLAN - LEVEL 03	9
DA	DA-1010	FLOOR PLAN - LEVEL 04	9
DA	DA-1011	FLOOR PLAN - LEVEL 05	9
DA	DA-1012	FLOOR PLAN - LEVEL 06	9
DA	DA-1013	FLOOR PLAN - LEVEL 07	9
DA	DA-1014	FLOOR PLAN - LEVEL 08 TO 14	5
DA	DA-1021	FLOOR PLAN - LEVEL 15	5
DA	DA-1022	FLOOR PLAN - LEVEL 16 TO 20	5
DA	DA-1027	FLOOR PLAN - LEVEL 21 TO 22	6
DA	DA-1029	FLOOR PLAN - LEVEL 23	6
DA	DA-1030	FLOOR PLAN - LEVEL 24 TO 31	6
DA	DA-1038	FLOOR PLAN - LEVEL 32	7
1400 Elevations			
DA	DA-1401	ELEVATIONS - NORTH	4
DA	DA-1402	ELEVATIONS - SOUTH	4
DA	DA-1403	ELEVATIONS - EAST	4
DA	DA-1404	ELEVATIONS - WEST	4

DA	DA-1405	ELEVATIONS - SOUTH (BUILDING A)	4
DA	DA-1406	ELEVATIONS - EAST (BUILDING A)	4
DA	DA-1407	ELEVATIONS - WEST (BUILDING A)	4
1500 Sections			
DA	DA-1501	BUILDING SECTION A	3
DA	DA-1502	BUILDING SECTION B	3
DA	DA-1503	BUILDING SECTION C	3
1700 Wall Sections			
DA	DA-1701	WALL SECTIONS - SHEET 1	4
DA	DA-1702	WALL SECTIONS - SHEET 2	4
4000 Interiors			
DA	DA-4051	ADAPTABLE APARTMENT	3
DA	DA-4052	LHA GOLD - TYPICAL APARTMENT	3
DA	DA-4053	LHA PLATINUM - TYPICAL APARTMENT	3
DA	DA-4054	AFFORDABLE UNIT	1
8000 Ancillary			
DA	DA-6101	COMPLIANCE DRAWINGS - INTERNAL STORAGE DIAGRAMS - SHEET 1	3
DA	DA-6102	COMPLIANCE DRAWINGS - INTERNAL STORAGE DIAGRAMS - SHEET 2	3
DA	DA-6103	COMPLIANCE DRAWINGS - INTERNAL STORAGE DIAGRAMS - SHEET 3	1
DA	DA-6104	COMPLIANCE DRAWINGS - INTERNAL STORAGE DIAGRAMS - SHEET 4	1
DA	DA-6105	COMPLIANCE DRAWINGS - INTERNAL STORAGE DIAGRAMS - SHEET 5	1
DA	DA-6106	COMPLIANCE DRAWINGS - INTERNAL STORAGE DIAGRAMS - SHEET 6	1
DA	DA-8011	COMPLIANCE DRAWINGS - SHADOW DIAGRAMS	3
DA	DA-8021	COMPLIANCE DRAWINGS - EYE OF THE SUN	3
DA	DA-8101	AREA PLANS - GF4	3
DA	DA-8111	COMPLIANCE DRAWINGS - COMMUNAL OPEN SPACE	3
DA	DA-8402	COMPLIANCE DRAWINGS - CROSS VENTILATION	3
DA	DA-8501	COMPLIANCE DRAWINGS - SOLAR DIAGRAMS	3

Landscaping Design

- 2025082_Lavender Bay Concept Design

Surveys and Reports

- Geotechnical Investigation - RG1358-GR-1-1

2.4. Report Limitations

Altus notes the following limitations when preparing this report:

- Works are proposed to be undertaken as a singular stage and in a single package of works to be done by a builder-developer.
- This report is also limited to the EDC of the associated project and does not consider any contribution costs as per the AIQS guidelines.

- Inherent uncertainty in the estimation process that has not been able to be incorporating into the detailed calculation schedule.
- Altus have not been provided with an EIS report.
- Altus have not commented on the following items as they fall outside of our area of expertise:
    - The Existing Conditions
    - Strategic Merit / Site-specific Merit [where relevant] in relation to rezoning of site.
    - Assessment of Impacts of the Proposed Development
    - Justification

2.5. Personnel Qualifications

This report has been prepared by Alex Allen. Alex is a Senior QS who has over 7 years' of experience across the residential Sectors, having worked both nationally and internationally in the provision of all core Quantity Surveying services, from inception to completion. His qualifications include:

- Alex Allen (RICS), membership number 6848054

This report has been reviewed and signed by Barry McBeth. Barry is a Director who has over 15+ years of worldwide building experience across all sectors, having worked both nationally and internationally in the provision of all core Quantity Surveying services, from inception to completion. His qualifications include:

- Barry McBeth (RICS), membership number 1181176.

Detailed CV's can be provided upon request.

2.6. Job Creation

Construction Job Creation

Altus estimate approximately 124 full time employment (FTE) construction jobs for the duration of the works. The estimated FTE jobs have been based off the following workings which are based on the EDC cost as outlined in Table 1.1, noting these costs are based on the construction cost only (inclusive of escalation) and exclude contingency, professional fees and LSL:

- $183,584,331 x 40% (Labour Component) = $73,433,732 of labour
- $95/hr average labour rate
- $95 x 40hrs = $3,800/week labour rate
- $3,800 x 156 weeks = $592,800/total
- $73,433,732 / $592,800 = 124 jobs
- 124 FTE* jobs over duration of the works

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

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

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3. Assumptions & Exclusions

3.1. Assumptions & Inclusions

The following is included as a part of this estimate:

- Base date of estimate – April 2026
- Construction or erection and associated infrastructure
- Fixed and mobile plant and equipment
- Carrying out the works
- Mitigation of Impact items
- Furniture, Fittings and Equipment (relative to this development application)
- Fit out costs (relative to this development application)
- Authority fees (Long Service Leave Levy) at 0.25% as per EDC guidelines
- Consultant design and project management fees included at 5.00% as per EDC guidelines
- Contingency included at 5.00% as per EDC guidelines
- Escalation until October 2027 (Commencement on site).

Proposed Mitigation Measures

Altus note that in the absence of an EIS, the key mitigation measures we would typically expect to have a cost impact on this project specifically are around air corridor acoustics, plant screening, vibration and noise pollution to adjacent buildings, dust suppression and sediment and erosion control. Altus confirm all costs associated with the aforementioned are included.

3.2. Exclusions

The following is excluded from this estimate:

- Amounts payable on the cost of land including development contributions
- Costs related to any part of the development subject to a separate development consent or approval
- Land costs including costs of purchasing, holding and marketing
- Ongoing maintenance or use of the development
- GST
- Finance Costs

4. Conclusion

In summary, Altus have been requested by Central Element to complete an EDC report based on the documentation highlighted above. Altus estimates the proposed development to a total of **$235,811,514 (incl. GST).**

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

Barry McBeth

Director, Development Advisory MRICS

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Appendix A – Estimated Development Costs

Ref.	Description	Quantity	Unit	Rate	Total
	CENTRAL ELEMENT_LAVENDER BAY				
1	Design Level	EDC			
2	Cost Plan	Type 1			
3	Revision	1			
4	Date	06/03/2026			
	COST PLAN				
5	Demolition	1	item	250,250	250,250
6	Early Works	184	Cars	47,639	8,765,590
7	Basement (Basement 05 - Basement 01)	184	Cars	81,517	14,999,097
8	Ground Floor	962	m2	5,373	5,168,678
9	Podium (Level 01 - Level 02)	9	Apts	810,581	7,295,227
10	Residential Tower A (Level 03- Level 23)	76	Apts	659,129	50,093,816
11	Residential Tower B (Level 03 - Level 32)	78	Apts	852,127	66,465,888
12	External Works	1,344	m2	746	1,003,295
13	External Services	1,344	m2	1,302	1,750,176
	Net Trade Cost (Excl. GST)	**163**	**Apts**	**955,779**	**155,792,017**
14	Preliminaries & Margin	18.00	%	155,792,017	28,042,564
	Total Construction Cost (Excl. Contingencies & GST)	**163**	**Apts**	**1,127,820**	**183,834,581**
15	Mitigation of Impact Items	1	item		*Incl.*
16	Consultant Fees (5%)	5.00	%	183,834,581	9,191,730
17	Authority Fees (LSLL)	0.25	%	183,834,581	459,587
18	Plant and Equipment	1	item		*Incl.*
19	Furniture, Fittings and Equipment	1	item		*Incl.*
20	Contingencies (5%)	5.00	%	193,485,898	9,674,295
21	Escalation - assumed start on site October 2027	6.10	%	183,834,581	11,213,910
	Total Construction Cost (Excl. GST)	**163**	**Apts**	**1,315,179**	**214,374,103**
22	GST	10.00	%	214,374,103	21,437,411
	Total Construction Cost	**163**	**Apts**	**1,446,696**	**235,811,514**

Ref.	Description	Quantity	Unit	Rate	Total
5	**DEMOLITION**				
	DEMOLITION KEY DATA				
5.1	Demolition Area - Site Area	2,306	m2		
	DEMOLITION COST PLAN				
5.2	Demolition	2,306	m2	108.52	250,250
5.3	Hazmat & Remediation				*Excl.*
	Net Trade Cost (Excl. GST)				**250,250**
				DEMOLITION TOTAL	**250,250**
6	**EARLY WORKS**				
	EARLY WORKS KEY DATA				
6.1	Site Area	2,306	m2		
	EARLY WORKS COST PLAN				
6.2	Site Preparation	2,306	m2	10.00	23,060
6.3	Groundworks	2,306	m2	1,262.20	2,910,625
6.4	Shoring & Retention	2,306	m2	2,529.01	5,831,905
	Net Trade Cost (Excl. GST)	**2,306**	**m2**	**3,801.21**	**8,765,590**
				EARLY WORKS TOTAL	**8,765,590**

Ref.	Description	Quantity	Unit	Rate	Total
7	**BASEMENT (BASEMENT 05 - BASEMENT 01)**				
	BASEMENT KEY DATA				
7.1	GFA	9,463	m2		
7.2	*FECA*	*9,463*	*m2*		
7.3	Total Car Spaces	184	no.		
7.4	Average GFA per Car Space	51	m2		
7.5	FECA to GFA Ratio	100.00	%		
7.6	Facade Area	3,199	m2		
7.7	Facade to FECA Ratio	33.81	%		
7.8	Footprint Area	1,895	m2		
7.9	Roof Area	*925*	m2		
7.10	Building Depth	16.00	m		
7.11	Building Levels	5	no.		
7.12	Lifts	4	no.		
	BASEMENT COST PLAN				
7.13	Substructure	1,895		640.73	1,214,184
7.14	Columns	9,463		120.00	1,135,560
7.15	Upper Floors	7,568		614.04	4,647,057
7.16	Stairs	9,463		27.37	259,000
7.17	Roof	925		793.56	734,043
7.18	External Walls				*Incl.*
7.19	Windows				*Excl.*
7.20	External Doors	9,463		4.28	40,500
7.21	Internal Walls	9,463		275.53	2,607,386
7.22	Internal Screens				*Excl.*
7.23	Internal Doors	9,463	m2	19.07	180,500
7.24	Wall Finishes	9,463	m2	5.37	50,816
7.25	Floor Finishes	9,463	m2	32.33	305,968
7.26	Ceiling Finishes	9,463	m2	26.35	249,309
7.27	Fitments	9,463	m2	35.16	332,688
7.28	Special Equipment				*Excl.*
7.29	Hydraulic Services	9,463	m2	34.33	324,910
7.30	Mechanical Services	9,463	m2	87.55	828,486
7.31	Fire Protection	9,463	m2	103.30	977,568
7.32	Electrical Services	9,463	m2	117.42	1,111,123
7.33	Transport Services				*Incl.*
7.34	External Works				*Excl.*
	Net Trade Cost (Excl. GST)	9,463	**m2**	**1,585.03**	**14,999,097**
	BASEMENT (BASEMENT 05 - BASEMENT 01) TOTAL				**14,999,097**

Ref.	Description	Quantity	Unit	Rate	Total
8	**GROUND FLOOR**				
	GROUND FLOOR KEY DATA				
8.1	Building Reference	GF			
8.2	GFA	962	m2		
8.3	FECA	962	m2		
8.4	UCA	0	m2		
8.5	NSA	*N/A*	m2		
8.6	FECA to GFA Ratio	100.00	%		
8.7	NSA to FECA Ratio	*N/A*	%		
8.8	Facade Area	610	m2		
8.9	Facade to FECA Ratio	63.41	%		
8.10	Roof Area	*N/A*	m2		
8.11	Building Levels	1	no.		
8.12	Height	3.20	m		
8.13	Lifts	4	no.		
	GROUND FLOOR COST PLAN				
8.14	Substructure	962	m2		*Incl.*
8.15	Columns	962	m2	199.74	192,150
8.16	Upper Floors	962	m2	1,427.90	1,373,638
8.17	Stairs	3	m	18,593.75	59,500
8.18	Roof				*Excl.*
8.19	External Walls	610	m2	1,304.88	795,975
8.20	Windows	610	m2	180.33	110,000
8.21	External Doors	610	m2	158.03	96,400
8.22	Internal Walls	962	m2	1,014.61	976,053
8.23	Internal Screens				*Excl.*
8.24	Internal Doors	962	m2	104.16	100,200
8.25	Wall Finishes	962	m2	182.32	175,390
8.26	Floor Finishes	962	m2	228.35	219,672
8.27	Ceiling Finishes	962	m2	237.01	228,001
8.28	Fitments	962	m2	306.86	295,200
8.29	Special Equipment				*Excl.*
8.30	Hydraulic Services	962	m2	101.47	97,614
8.31	Mechanical Services	962	m2	202.50	194,804
8.32	Fire Protection	962	m2	90.53	87,087
8.33	Electrical Services	962	m2	173.59	166,994
8.34	Transport Services				*Incl.*
8.35	External Works				*Incl.*
	Net Trade Cost (Excl. GST)	**962**	**m2**	**5,372.85**	**5,168,678**
				GROUND FLOOR TOTAL	**5,168,678**

Ref.	Description	Quantity	Unit	Rate	Total
9	**PODIUM (LEVEL 01 - LEVEL 02)**				
	PODIUM KEY DATA				
9.1	Building Reference	PD			
9.2	GFA	1,842	m2		
9.3	FECA	1,730	m2		
9.4	UCA	112	m2		
9.5	NSA	851	m2		
9.6	FECA to GFA Ratio	93.92	%		
9.7	NSA to FECA Ratio	49.19	%		
9.8	Total Apartments	9	no.		
9.9	*1 Bed*	1	*no.*		
9.10	*2 Bed*	3	*no.*		
9.11	*2 Bed +*	4	*no.*		
9.12	*3 Bed*	1	*no.*		
9.13	Average GFA per Apartment	205	m2		
9.14	Average NSA per Apartment	95	m2		
9.15	Facade Area	1,400	m2		
9.16	Facade to FECA Ratio	80.92	%		
9.17	Roof Area	*N/A*	m2		
9.18	Building Levels	2	no.		
9.19	Height	6.40	m		
9.20	Lifts	4	no.		
9.21	Apartments per Lift Ratio	2	no.		
	PODIUM FLOOR COST PLAN				
9.22	Substructure				*Excl.*
9.23	Columns	1,842	m2	99.95	184,100
9.24	Upper Floors	1,842	m2	597.94	1,101,414
9.25	Stairs	6	m	14,218.75	91,000
9.26	Roof				*Incl.*
9.27	External Walls	1,400	m2	1,377.74	1,928,831
9.28	Windows				*Incl.*
9.29	External Doors				*Incl.*
9.30	Internal Walls	1,842	m2	719.58	1,325,461
9.31	Internal Screens	1,842	m2	16.61	30,600
9.32	Internal Doors	1,842	m2	122.67	225,950
9.33	Wall Finishes	1,842	m2	132.89	244,792
9.34	Floor Finishes	1,842	m2	152.89	281,619
9.35	Ceiling Finishes	1,842	m2	93.26	171,783
9.36	Fitments	9	no.	56,857.39	511,717
9.37	Special Equipment	1,842	m2	26.06	48,000
9.38	Hydraulic Services	9	no.	36,953.54	332,582

Ref.	Description	Quantity	Unit	Rate	Total
9.39	Mechanical Services	9	no.	31,746.89	285,722
9.40	Fire Protection	1,842	m2	88.61	163,225
9.41	Electrical Services	9	no.	40,936.78	368,431
9.42	Transport Services				*Incl.*
9.43	External Works (Roof & Balcony Planting)				*Incl.*
	Net Trade Cost (Excl. GST)	**1,842**	**m2**	**3,960.49**	**7,295,227**
	PODIUM (LEVEL 01 - LEVEL 02) TOTAL				**7,295,227**

Ref.	Description	Quantity	Unit	Rate	Total
10	**RESIDENTIAL TOWER A (LEVEL 03- LEVEL 23)**				
	RESIDENTIAL TOWER A KEY DATA				
10.1	Building Reference	RA			
10.2	GFA	11,415	m2		
10.3	FECA	10,539	m2		
10.4	UCA	876	m2		
10.5	NSA	7,954	m2		
10.6	FECA to GFA Ratio	92.33	%		
10.7	NSA to FECA Ratio	75.47	%		
10.8	Total Apartments	76	no.		
10.9	*1 Bed*	0	*no.*		
10.10	*1 Bed +*	1	*no.*		
10.11	*2 Bed*	43	*no.*		
10.12	*2 Bed +*	13	*no.*		
10.13	*3 Bed*	4	*no.*		
10.14	*3 Bed +*	15	*no.*		
10.15	Average GFA per Apartment	150	m2		
10.16	Average NSA per Apartment	105	m2		
10.17	Facade Area	7,922	m2		
10.18	Facade to FECA Ratio	75.17	%		
10.19	Substructure Area	*N/A*	m2		
10.20	Roof Area	594	m2		
10.21	Building Levels	21	no.		
10.22	Height	69.90	m		
10.23	Lifts	2	no.		
10.24	Apartments per Lift Ratio	38	no.		
	RESIDENTIAL TOWER A COST PLAN				
10.25	Substructure				*Incl.*
10.26	Columns	11,415	m2	99.97	1,141,200
10.27	Upper Floors	10,821	m2	540.97	5,853,869
10.28	Stairs	70	m	6,609.44	462,000
10.29	Roof	594	m2	1,937.41	1,150,823
10.30	External Walls	7,922	m2	1,330.14	10,537,370
10.31	Windows	11,415		1.75	20,000
10.32	External Doors	7,922	m2	0.69	5,500
10.33	Internal Walls	11,415	m2	463.94	5,295,887
10.34	Internal Screens	11,415	m2	24.44	279,000
10.35	Internal Doors	11,415	m2	124.88	1,425,550
10.36	Wall Finishes	11,415	m2	240.98	2,750,775
10.37	Floor Finishes	11,415	m2	212.35	2,423,941
10.38	Ceiling Finishes	11,415	m2	163.37	1,864,856

Ref.	Description	Quantity	Unit	Rate	Total
10.39	Fitments	76	no.	77,670	5,902,919
10.40	Special Equipment	11,415	m2	82.79	945,000
10.41	Hydraulic Services	76	no.	38,126.40	2,897,606
10.42	Mechanical Services	76	no.	34,902.78	2,652,611
10.43	Fire Protection	11,415	m2	96.26	1,098,789
10.44	Electrical Services	76	no.	27,057.76	2,056,390
10.45	Transport Services	76	no.	17,496.45	1,329,730
10.46	External Works (Roof & Balcony Planting)				*Incl.*
	Net Trade Cost (Excl. GST)	**11,415**	**m2**	**4,388.42**	**50,093,816**
	RESIDENTIAL TOWER A (LEVEL 03- LEVEL 23) TOTAL				**50,093,816**

Ref.	Description	Quantity	Unit	Rate	Total
11	**RESIDENTIAL TOWER B (LEVEL 03 - LEVEL 32)**				
	RESIDENTIAL TOWER B KEY DATA				
11.1	Building Reference	RB			
11.2	GFA	13,201	m2		
11.3	FECA	12,158	m2		
11.4	UCA	1,043	m2		
11.5	NSA	8,605	m2		
11.6	FECA to GFA Ratio	92.10	%		
11.7	NSA to FECA Ratio	70.78	%		
11.8	Total Apartments	78	no.		
11.9	*1 Bed*	0	*no.*		
11.10	*1 Bed +*	1	*no.*		
11.11	*2 Bed*	28	*no.*		
11.12	*2 Bed +*	21	*no.*		
11.13	*3 Bed*	28	*no.*		
11.14	*3 Bed +*	0	*no.*		
11.15	Average GFA per Apartment	169	m2		
11.16	Average NSA per Apartment	110	m2		
11.17	Facade Area	9,314	m2		
11.18	Facade to FECA Ratio	76.61	%		
11.19	Substructure Area	*N/A*	m2		
11.20	Roof Area	448	m2		
11.21	Building Levels	30	no.		
11.22	Height	98.50	m		
11.23	Lifts	2	no.		
11.24	Apartments per Lift Ratio	39	no.		
	RESIDENTIAL TOWER B COST PLAN				
11.25	Substructure				Included
11.26	Columns	13,201	m2	100.00	1,320,100
11.27	Upper Floors	12,753	m2	533.08	6,798,347
11.28	Stairs	99	m	6,715.74	661,500
11.29	Roof	448	m2	2,147.83	962,226
11.30	External Walls	9,314	m2	2,093.15	19,495,610
11.31	Windows				*Incl.*
11.32	External Doors	9,314	m2	1.61	15,000
11.33	Internal Walls	13,201	m2	669.67	8,840,321
11.34	Internal Screens	13,201	m2	20.09	265,200
11.35	Internal Doors	13,201	m2	140.78	1,858,400
11.36	Wall Finishes	13,201	m2	233.70	3,085,079
11.37	Floor Finishes	13,201	m2	214.82	2,835,858
11.38	Ceiling Finishes	13,201	m2	144.89	1,912,655

Ref.	Description	Quantity	Unit	Rate	Total
11.39	Fitments	78	no.	89,530.42	6,983,373
11.40	Special Equipment	13,201	m2	36.51	482,000
11.41	Hydraulic Services	78	no.	37,168.87	2,899,172
11.42	Mechanical Services	78	no.	37,402.87	2,917,424
11.43	Fire Protection	13,201	m2	103.02	1,359,966
11.44	Electrical Services	78	no.	29,879.85	2,330,628
11.45	Transport Services	78	no.	18,500.38	1,443,030
11.46	External Works (Roof & Balcony Planting)				*Incl.*
	Net Trade Cost (Excl. GST)	**13,201**	**m2**	**5,034.91**	**66,465,888**
				RESIDENTIAL TOWER B (LEVEL 03 - LEVEL 32) TOTAL	**66,465,888**
12	**EXTERNAL WORKS**				
	EXTERNAL WORKS KEY DATA				
12.1	Site Area	2,306	m2		
12.2	External Works Area	1,344	m2		
	EXTERNAL WORKS COST PLAN				
12.3	Roads, Footpaths & Pavements	1,344	m2	313.50	421,345
12.4	Boundary Walls, Fences & Gates	1,344	m2	265.63	357,000
12.5	Outbuildings & Covered Ways				*Excl.*
12.6	Landscaping & Improvements	1,344	m2	167.37	224,950
	Net Trade Cost (Excl. GST)	**1,344**	**m2**	**746.50**	**1,003,295**
				EXTERNAL WORKS TOTAL	**1,003,295**
13	**EXTERNAL SERVICES**				
	EXTERNAL SERVICES - KEY DATA				
13.1	Site Area	2,306	m2		
13.2	External Works Area	1,344	m2		
	EXTERNAL SERVICES COST PLAN				
13.3	Storm water & Civil Drainage	1,344	m2	192.82	259,148
13.4	External Hydraulic Services & Connections	1,344	m2	341.80	459,380
13.5	External Fire Protection & Connections	1,344	m2	114.96	154,500
13.6	External Electrical Services & Connections	1,344	m2	652.64	877,148
	Net Trade Cost (Excl. GST)	**1,344**	**m2**	**1,302.21**	**1,750,176**
				EXTERNAL SERVICES TOTAL	**1,750,176**