

Functional Area	Scope	Area (m2)(GBA)*	Rate (\$/m2)	Total (\$)	5,258 m2	8,697 m2
					Education Use Total (\$)	Health Use Total (\$)
Meet - Public	Shell + Fitout	1,317	4,992	6,574,000		6,574,000
Consultation - Invited Consult & Invited Other	Shell + Fitout	1,911	4,151	7,932,000		7,932,000
Consultation - Invited - Central Meeting	Shell + Fitout	460	4,107	1,890,000		1,890,000
Work - Private / WP - General	Shell + Fitout	2,742	3,811	10,451,000		10,451,000
Work - Private / WP - Specialist	Shell + Fitout	202	3,914	790,000		790,000
New School - Private / ED - Pre School	Shell + Fitout	679	3,823	2,595,000	2,595,000	
New School - Private / ED - Primary	Shell + Fitout	1,879	3,822	7,184,000	7,184,000	
New School - Private / ED - Shared	Shell + Fitout	1,452	4,437	6,441,000	6,441,000	
Building Infrastructure - FM / Cleaners - E1	Shell + Fitout	1,001	3,329	3,332,000	1,255,517	2,076,483
Building Infrastructure - Toilets - E2	Shell + Fitout	415	5,998	2,489,000	937,870	1,551,130
Basement Carpark	Shell + Fitout	1,897	1,824	3,461,000	1,304,125	2,156,875
<b>Total Building Cost (at February, 2020)</b>		<b>13,955</b>	<b>3,808</b>	<b>53,139,000</b>	<b>19,717,512</b>	<b>33,421,488</b>
Allowance for site preparation and demolition (excluding asbestos removal)	Item	Allowance		100,000	37,681	62,319
Allowance for general external works and landscaping	Item	Allowance		5,600,000	3,920,000	1,680,000
Allowance for external services and infrastructure connections	Item	Allowance		1,000,000	376,806	623,194
Allowance for works outside site boundary, etc.	Item			Excluded	Excluded	Excluded
Allowance for abnormal ground conditions / site decontamination / remediation	Item	Allowance		460,000	173,331	286,669
<b>Total Building and External Works &amp; Services Cost (at February, 2020)</b>			<b>4,321</b>	<b>60,299,000</b>	<b>24,225,330</b>	<b>36,073,670</b>
Design Contingency	Item	5.0%		Excluded	Excluded	Excluded
Contract Contingency	Item	5.0%		Excluded	Excluded	Excluded
Cost Escalation Allowance - construction commencement August 2021 with construction complete in December, 2022	3% p.a	7.0%		Excluded	Excluded	Excluded
Long Service Levy	Item	0.35%		211,000	85,000	126,000
Audio Visual / IT Equipment and Infrastructure	Item	Allowance		2,800,000	1,055,057	1,744,943
<b>Total Construction Cost (at February, 2020)</b>			<b>4,537</b>	<b>63,310,000</b>	<b>25,365,386</b>	<b>37,944,614</b>
Consultants Fees	Item	10.0%		6,030,000	2,423,000	3,607,000
Authority Fees (S94, DA Fees, etc)	Item	1.2%		Excluded	Excluded	Excluded
Tenancy Incentives / Tenancy Fitout Contribution	Item			Excluded	Excluded	Excluded
Land, Finance, Legal, Letting Costs, etc.	Item			Excluded	Excluded	Excluded
Furniture, Fittings and Equipment	Item	Allowance		2,900,000	1,092,737	1,807,263
Goods & Services Tax	Item			Excluded	Excluded	Excluded
<b>Total End Cost (at February, 2020)</b>			<b>5,177</b>	<b>72,240,000</b>	<b>28,881,123</b>	<b>43,358,877</b>

This cost plan is based on preliminary information and therefore should be regarded as indicative only of the possible order of cost. All components of the cost plan will require confirmation once further documentation is available. Refer to the accompanying letter for details of basis of cost plan and exclusions from above costs.

\*Note: Functional Area measurements are measured as Gross Building Area (GBA) and will not align with architects GFA measurements