

COST PLAN

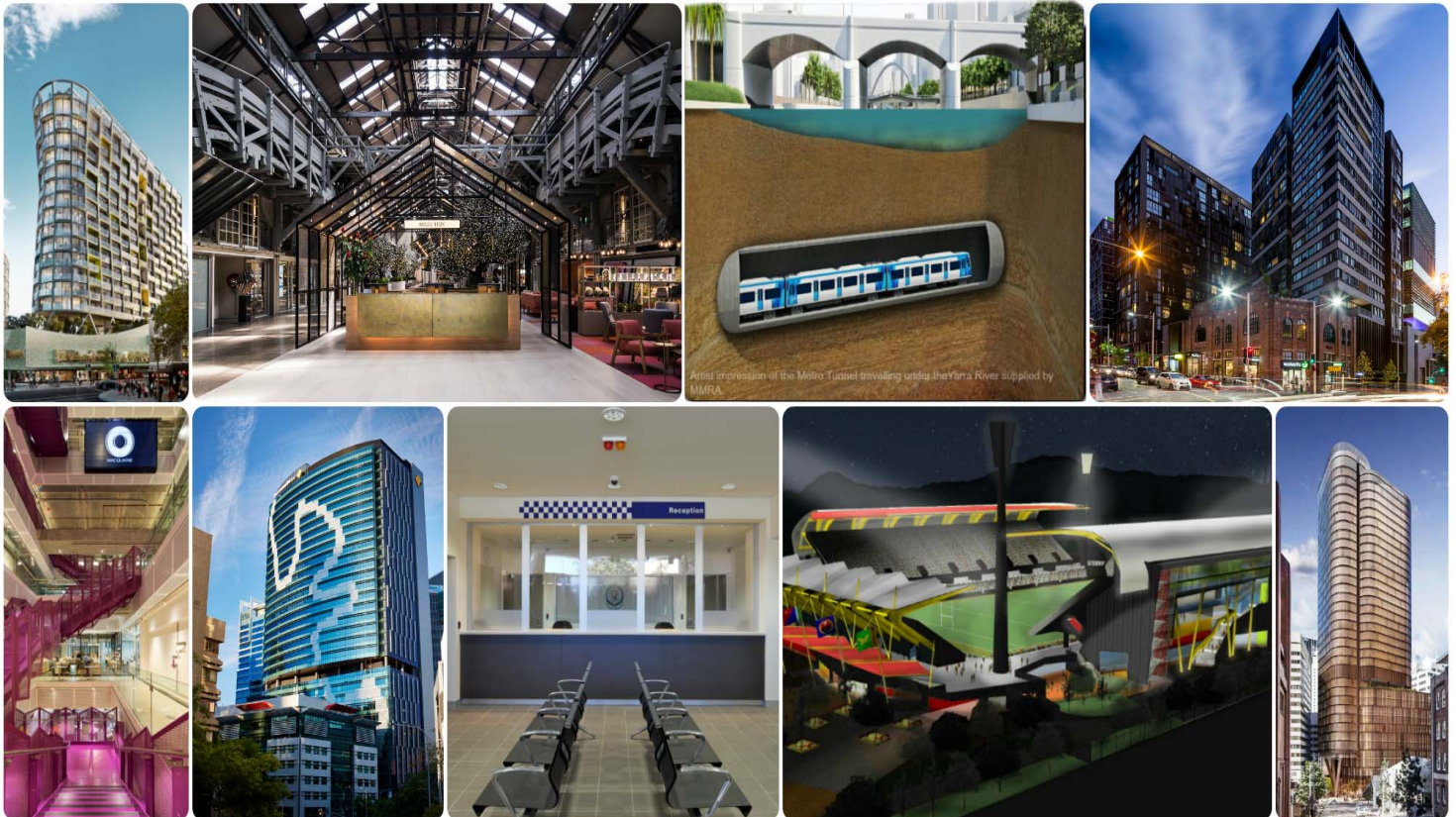


90-102 Regent Street, Redfern

CIV Cost Plan 01

Candalepas Associates

0909-0003 | 29th June 2018

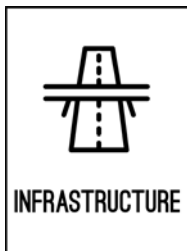
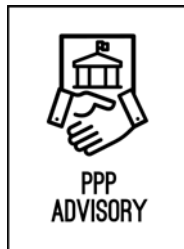


QUANTITY SURVEYING | BUILDING CONSULTANCY |
TAX & ASSET SERVICES | PPP ADVISORY | INFRASTRUCTURE |
FACILITIES MANAGEMENT ADVISORY | EXPERT WITNESS

90-102 Regent Street, Redfern

Candalepas Associates

Cost Plan 01



Project Number: 0909-0003

Reviewed By: Xan Duong

Prepared By: Elaine Murphy

Document Title

Issued To:

Issue Date:

CIV Cost Plan 01

Candalepas Associates

29/06/2018



Project Analysis



Client: Candalepas Associates
Project: 90-102 Regent Street, Redfern

Details: CIV Cost Plan 01
MBM0909-0003
Date - 29/06/2018

Project Analysis:

This cost plan has been developed to determine the estimated construction cost for the proposed development for 90-102 Regent Street, Redfern, Sydney

This cost plan is based on our professional opinion and the source material listed below.



SUMMARY



Client: Candalepas Associates
Project: 90-102 Regent Street, Redfern

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Code	Description	Page	% of Cost	Cost/m2	Total
1	General Information	5			
2	Building				
3	Demolitions	6	0.26	6.55	103,120
4	Substructure	6	5.49	140.09	2,205,120
5	Columns	7	0.20	5.23	82,360
6	Upperfloors	7	9.57	244.36	3,846,455
7	Staircases	7	0.77	19.64	309,100
8	Roof	7	1.39	35.57	559,850
9	External Wall	7	7.42	189.50	2,982,900
10	External Doors	8	0.09	2.40	37,760
11	Windows	8	6.81	173.80	2,735,850
12	Internal Walls	8	7.58	193.56	3,046,815
13	Internal Doors	9	2.15	54.83	863,100
14	Internal Screens	9	0.66	16.85	265,200
15	Wall Finishes	9	3.97	101.32	1,594,914
16	Floor Finishes	9	3.62	92.49	1,455,955
17	Ceiling Finishes	10	3.29	83.94	1,321,230
18	Fitments	10	6.75	172.44	2,714,300
19	Services Trade				
20	Electrical and Security Services	11	6.62	169.13	2,662,197
21	Hydraulic Services	11	9.20	234.96	3,698,559
22	Mechanical Services	12	4.25	108.49	1,707,800
23	Vertical Transportation	12	1.53	39.07	615,000
24	Fire Services	12	1.20	30.75	484,036
25	External Trade				
26	Landscaping	12	0.10	2.58	40,600
27	Roads, footpaths and paved area	13	0.13	3.42	53,800
28	External Services	13	0.19	4.96	78,000
29	Sub-Total		83.25	2,125.91	33,464,021
30	Builders Preliminaries and Margin - 14%		11.66	297.63	4,684,963
31	Construction Total		94.91	2,423.54	38,148,984
32	Long Service Levy		0.33	8.48	133,521
33	Professional Fees - 5%		4.76	121.60	1,914,125

GFA: 15,741.00 m2 Cost/m2 (excl GST): \$2,554/m2

Project Total (excl GST): 40,196,630

REPORT DETAILS



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Code	Description	Quantity	Unit	Rate	Amount
1	General Information				
1.1	<u>Introduction</u>				
1.2	CIV Cost Plan 01				
1.3	<i>Project: 90-102 Regent Street, Redfern</i>				
1.4	<i>Client: Candalepas Associates</i>				
1.5	<u>Consultants</u>				
1.6	<i>Architects</i>				
1.7	Candalepas Associates				
1.8	<u>Quantity Surveyor</u>				
1.9	MBMpl Pty Ltd				
1.10	<u>Drawings Prepared by Candalepas Associates</u>				
1.11	<u>Received 21 June 2018</u>				
1.12	DA-1000 Title Sheet_Rev P2				
1.13	DA-1050 Site Plan_Rev P2				
1.14	DA-1101 Basement level 3 & Level 2_Rev P2				
1.15	DA-1102 Basement Level 1 & Ground Floor Plan_Rev P2				
1.16	DA-1103 Level 1 & Typical Plan_Rev P2				
1.17	DA-1104 Level 17 & Roof Plan_Rev P2				
1.18	DA-1201 Section A_Rev P2				
1.19	DA-1202 Section B_Rev P2				
1.20	DA-1203 Section C_Rev P2				
1.21	DA-1301 East Elevation_Rev P2				
1.22	DA-1302 North Elevation_Rev P2				
1.23	DA-1303 West Elevation_Rev P2				
1.24	DA-1304 South Elevation_Rev P2				
1.25	DA-1351 Streetscape Elevation (Regent St)_Rev P2				
1.26	DA-1851 Development Calculations_Rev P2				
1.27	<u>Exclusions</u>				
1.28	Items noted "EXCL" in the Cost Plan		item		EXCL
1.29	Unknown site conditions in excess of allowances made		item		EXCL
1.30	Any works outside the extent of works shown on drawings		item		EXCL
1.31	Hazardous materials assessments and removal other than those allowed in the cost plan		item		EXCL
1.32	Retail tenancy fit-out works		item		EXCL
1.33	Loose Furnitures and Fittings		item		EXCL
1.34	Artwork or graphics		item		EXCL
1.35	External services diversion/relocation works other than those included in the cost plan		item		EXCL
1.36	Excavation in rock		item		EXCL
1.37	AV equipment or cabling		item		EXCL



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Code	Description	Quantity	Unit	Rate	Amount
1.38	Decanting costs		item		EXCL
1.39	Operations and Maintenance Costs		item		EXCL
1.40	Out of hours works		item		EXCL
1.41	Design and Project Contingencies		item		EXCL
1.42	EPA requirements		item		EXCL
1.43	Council requirements		item		EXCL
1.44	Legal costs, Land holding cost, stamp duty etc		item		EXCL
1.45	Financial Costs and Interest		item		EXCL
1.46	Authority Fees		item		EXCL
1.47	Contingencies		item		EXCL
1.48	Loading dock equipment		item		EXCL
1.49	Price escalation beyond July 2018		item		EXCL
1.50	<u>Notes/Assumptions</u>				
1.51	Exposed ceilings to basement and service areas		note		
					0
2	Building				
2.0					
3	Demolitions				
3.1	<u>Demolition</u>				
3.2	Allowance to demolish existing 2 storey brick buildings	1,289	m2	80.00	103,120
					103,120
4	Substructure				
4.1	<u>Substructure</u>				
4.2	<u>Excavations</u>				
4.3	Bulk excavation for basement carpark	13,495	m3	120.00	1,619,400
4.4	Detailed excavation for slab thickenings	94	m3	180.00	16,920
4.5	Detailed excavations for lift pit	22	m3	180.00	3,960
4.6	Detailed excavation for pad footings	20	m3	180.00	3,600
4.7	<u>Slab on ground</u>				
4.8	300mm thick Slab on ground comprising concrete, formwork, mesh reinforcement, vapour barrier on compacted fill	1,274	m2	200.00	254,800
4.9	Allowance for lift pit walls	22	m2	250.00	5,500
4.10	Allowance for pad footings	14	No	800.00	11,200
4.11	<u>Piling</u>				
4.12	Allowance for equipment set up	1	item	15,000.00	15,000
4.13	450mm dia piles, (11m depth assumed)	723	m	380.00	274,740
					2,205,120



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Code	Description	Quantity	Unit	Rate	Amount
5	Columns				
5.1	<u>Columns</u>				
5.2	Concrete column (Blade feature column)	17	m	2,600.00	44,200
5.3	770mm diameter circular column	12	m	580.00	6,960
5.4	300mm x 1000mm wide concrete columns	60	m	520.00	31,200
					82,360
6	Upperfloors				
6.1	<u>Upper Floors</u>				
6.2	600mm thick suspended transfer slab	1,274	m2	385.00	490,490
6.3	300mm thick suspended slab	2,547	m2	280.00	713,160
6.4	Extra over allowance for ramp to basement	338	m2	100.00	33,800
6.5	200mm thick suspended slab	10,649	m2	245.00	2,609,005
					3,846,455
7	Staircases				
7.1	<u>Staircase</u>				
7.2	Staircase in 1100mm wide flights with intermediate landings; including, formwork to soffit and edges and balustrade to inner leg	120	m/rise	2,500.00	300,000
7.3	Steps; 1800mm wide to ground level entrance [2 No]	2	m/rise	2,000.00	4,000
7.4	Steps; 1500mm wide to ground level entrance [2 No.]	2	m/rise	1,800.00	3,600
7.5	Steps; 1300mm wide to ground level loading dock	1	m/rise	1,500.00	1,500
					309,100
8	Roof				
8.1	<u>Roof</u>				
8.2	200mm thick suspended roof slab	447	m2	300.00	134,100
8.3	Extra over to last for 800mm deep (approx.) perimeter beam with feature arch to North and South Façades	140	m	600.00	84,000
8.4	Allowance for roof plumbing	447	m2	250.00	111,750
8.5	Allowance for paving to roof (Communal area)	212	m2	250.00	53,000
8.6	<u>Awning</u>				
8.7	Concrete & Glass awning to ground level	177	m2	1,000.00	177,000
					559,850
9	External Wall				
9.1	<u>External Walls</u>				
9.2	<u>Concrete</u>				
9.3	250mm thick concrete walls to planters	246	m2	350.00	86,100
9.4	250mm thick concrete walls to balconies Level 17	90	m2	350.00	31,500
9.5	150mm thick curved concrete walls to balconies (1700mm high)	144	m2	550.00	79,200
9.6	<u>Pre-Cast Panels</u>				

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9.7	Pre-cast Concrete panels	7,474	m2	350.00	2,615,900
9.8	<u>Curtain Wall</u>				
9.9	Aluminium framed double glazed façade to East and North elevations (assumed double glazed)	206	m2	800.00	164,800
9.10	<u>Privacy Screen</u>				
9.11	2100mm high Privacy screen to L17 Unit entry (Height assumed)	12	m2	400.00	4,800
9.12	E/O for gate to last	2	No	300.00	600
					2,982,900
10	External Doors				
10.1	<u>External Doors</u>				
10.2	2000mm x 3100mm high Glazed main entry double doors including hardware	1	No	4,160.00	4,160
10.3	1300mm x 2700mm high Glazed entry door to retail tenancy including frame and hardware	6	No	2,500.00	15,000
10.4	Single fire doors including frames and hardware and paint finish to fire exits	6	No	1,500.00	9,000
10.5	Single doors including frames and hardware and paint finish to Units 17.01 & 17.02	2	No	1,500.00	3,000
10.6	Double doors including frames and hardware and paint finish to waste and plant rooms	3	No	1,800.00	5,400
10.7	Allowance for 2700mm x 2100mm high concealed booster valve access doors [Size assumed]	1	No	1,200.00	1,200
					37,760
11	Windows				
11.1	<u>Windows</u>				
11.2	Aluminium framed and glazed windows	1,880	m2	450.00	846,000
11.3	Aluminium framed and glazed sliding doors (Full height)	1,913	m2	650.00	1,243,450
11.4	<u>Screens</u>				
11.5	2700mm high Aluminium screens	1,616	m2	400.00	646,400
					2,735,850
12	Internal Walls				
12.1	<u>Internal Walls</u>				
12.2	<u>Plasterboard Partitions</u>				
12.3	Stud framed wall with plasterboard both sides	5,502	m2	120.00	660,240
12.4	Extra over plasterboard for villaboard wall linings to wet	1,437	m2	25.00	35,925
12.5	<u>Concrete Walls</u>				
12.6	Concrete walls to lift core and stairs	3,810	m2	250.00	952,500
12.7	1400mm high concrete walls to ramp (height assumed)	211	m2	250.00	52,750
12.8	<u>Blockwork</u>				
12.9	140mm thick block walls to ground floor	775	m2	140.00	108,500
12.10	<u>Permanent Formwork system</u>				
12.11	AFS (or similar wall system) with insulation, cavity and plasterboard to both sides to unit intertenancy walls	4,123	m2	300.00	1,236,900

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Code	Description	Quantity	Unit	Rate	Amount
					3,046,815
13	Internal Doors				
13.1	<u>Internal Doors</u>				
13.2	<u>To Units</u>				
13.3	Single Entry doors to units including frame, hardware and paint finish	120	No	1,800.00	216,000
13.4	Single doors including frames and hardware and paint finish	251	No	1,200.00	301,200
13.5	Sliding doors including hardware and paint finish	99	No.	1,200.00	118,800
13.6	Door to laundry incl hardware and paint (assumed sliding)	120	No.	1,200.00	144,000
13.7	<u>To Staircore</u>				
13.8	Single door to fire staircore	36	No.	1,800.00	64,800
13.9	<u>To Service areas</u>				
13.10	Single doors including frames, hardware and paint to plant rooms, back of retail and the like	10	No	1,350.00	13,500
13.11	Double doors including frames, hardware and paint to waste rooms	3	No	1,600.00	4,800
					863,100
14	Internal Screens				
14.1	<u>Internal Screens</u>				
14.2	<u>Balustrades</u>				
14.3	Balustrades and handrail around void to loading dock	8	m	400.00	3,200
14.4	<u>Handrails</u>				
14.5	Handrails to steps	12	m	250.00	3,000
14.6	<u>Screens</u>				
14.7	Showers Screens semi frameless	370	m2	700.00	259,000
					265,200
15	Wall Finishes				
15.1	<u>Wall Finishes</u>				
15.2	<u>Render and Paint</u>				
15.3	Paint finish to partitions and walls	17,812	m2	12.00	213,744
15.4	Render and paint finish to lift, stairs, plant rooms and the likes	5,359	m2	60.00	321,540
15.5	<u>Tiling</u>				
15.6	Ceramic tiles to wet areas	5,178	m2	110.00	569,580
15.7	Ceramic glass tiles to façade	534	m2	200.00	106,800
15.8	<u>Shotcrete</u>				
15.9	250mm shotcrete to basement walls (thickness assumed)	1,533	m2	250.00	383,250
					1,594,914
16	Floor Finishes				
16.1	<u>Floor Finishes</u>				
16.2	<u>Carpet</u>				

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Code	Description	Quantity	Unit	Rate	Amount
16.3	Carpets to bedrooms	2,134	m2	80.00	170,720
16.4	<u>Tiling</u>				
16.5	Stone floor tiling to residential lobby	40	m2	200.00	8,000
16.6	Floor Tiling to toilets including waterproofing	861	m2	155.00	133,455
16.7	Floor tiles to balconies including waterproofing	250	m2	175.00	43,750
16.8	<u>Timber</u>				
16.9	Timber flooring to living areas	3,249	m2	120.00	389,880
16.10	Timber floor to communal corridor	930	m2	120.00	111,600
16.11	Timber deck to balconies including waterproofing	2,195	m2	160.00	351,200
16.12	<u>Concrete Finishes</u>				
16.13	Sealed concrete finish to parking, end of trip, control rooms, waste rooms and the like	4,126	m2	10.00	41,260
16.14	Linemarking to basement	1	item	5,000.00	5,000
16.15	Wheelchair symbol	12	No	150.00	1,800
16.16	<u>Skirting</u>				
16.17	Allowance for skirting	5,694	m	35.00	199,290
					1,455,955
17	Ceiling Finishes				
17.1	<u>Ceiling Finishes</u>				
17.2	Plasterboard ceiling with paint finish	7,627	m2	120.00	915,240
17.3	Moisture resistant plasterboard ceiling with paint finish to wet areas	861	m2	140.00	120,540
17.4	Fibre cement lining to soffit of balconies including paint (Assume required)	2,595	m2	110.00	285,450
					1,321,230
18	Fitments				
18.1	<u>Fitments</u>				
18.2	<u>Mirrors</u>				
18.3	Toilet mirrors above single wash basin	112	No	350.00	39,200
18.4	Toilet mirrors above double wash basin	64	No	450.00	28,800
18.5	<u>Bathroom Accessories</u>				
18.6	Toilet paper holder	176	No	100.00	17,600
18.7	Coat hook	176	No	25.00	4,400
18.8	<u>Signage</u>				
18.9	Allowance statutory signage to building	1	No	6,000.00	6,000
18.10	<u>Metalworks</u>				
18.11	Allowance for Residential storage lockers	92	No	800.00	73,600
18.12	Bicycle rack	56	No	500.00	28,000
18.13	Mail boxes (approx 120 mailboxes)	1	item	12,000.00	12,000
18.14	<u>Rubbish chute</u>				
18.15	Allowance for aluminium rubbish chute including fire protection, doors and hardware	1	item	63,000.00	63,000

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18.16	<u>Joinery</u>				
18.17	Vanity units	218	m	1,300.00	283,400
18.18	Wardrobes	423	m	800.00	338,400
18.19	Joinery units to living areas	52	m	1,100.00	57,200
18.20	Desk to bedrooms	36	m	600.00	21,600
18.21	<u>BBQ</u>				
18.22	BBQ including bench	1	item	8,000.00	8,000
18.23	<u>Kitchens</u>				
18.24	Kitchen fit out to one-bed units	52	No.	12,000.00	624,000
18.25	Kitchen fit out to Two-bed units	60	No.	12,000.00	720,000
18.26	Kitchen fit out to Three-bed units	2	No.	15,000.00	30,000
18.27	<u>Appliances</u>				
18.28	Cooktop	114	No.	650.00	74,100
18.29	Oven	114	No.	1,500.00	171,000
18.30	Extractor fan	114	No.	600.00	68,400
18.31	Dryer	114	No.	400.00	45,600
					2,714,300
19	Services Trade				
19.0					
20	Electrical and Security Services				
20.1	<u>Electrical and Security Services</u>				
20.2	Allowance for electrical services	15,741	m2	130.00	2,046,330
20.3	Allowance for security & Comms services	15,741	m2	35.00	550,935
20.4	<u>BWIC</u>				
20.5	Allowance for builder's work in connection (2.5%)	1	Item	64,931.63	64,932
					2,662,197
21	Hydraulic Services				
21.1	<u>Reticulation</u>				
21.2	Provision for reticulation	1	Item	2,127,300.00	2,127,300
21.3	Fixtures and Fittings				
21.4	Toilet suites	176	No	950.00	167,200
21.5	Vanity basin	240	No	650.00	156,000
21.6	Tapware to vanity basin	240	No	250.00	60,000
21.7	Shower	176	No	850.00	149,600
21.8	Laundry Sink	114	No	500.00	57,000
21.9	Tapware to laundry	114	No	150.00	17,100
21.10	Kitchen sink	114	No	800.00	91,200

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Code	Description	Quantity	Unit	Rate	Amount
21.11	Tapware to kitchen sink	114	No	300.00	34,200
21.12	Sink to BBQ	1	No	500.00	500
21.13	Taps to BBQ sink	1	No	250.00	250
21.14	Floor waste	176	No	500.00	88,000
21.15	Allowance for installation	645	no	1,000.00	645,000
21.16	Grease Arrestor				
21.17	Grease arrestor located in basement for retail tenancy 4	1	No	15,000.00	15,000
21.18	BWIC				
21.19	Allowance for builder's work in connection (2.5%)	1	Item	90,208.75	90,209
					3,698,559
22	Mechanical Services				
22.1	<u>Mechanical Services</u>				
22.2	Allowance for mechanical services to basement	3,820	m2	80.00	305,600
22.3	Allowance for mechanical services to units	114	No	12,000.00	1,368,000
22.4	BWIC				
22.5	Allowance for builder's work in connection (2.5%)	1	Item	41,840.00	34,200
					1,707,800
23	Vertical Transportation				
23.1	<u>Vertical Transportation</u>				
23.2	Allowance for lift from basement 3 to L17	2	No	300,000.00	600,000
23.3	BWIC				
23.4	Allowance for builder's work in connection (2.5%)	1	item	15,000.00	15,000
					615,000
24	Fire Services				
24.1	<u>Fire Services</u>				
24.2	Allowance for fire services	15,741	m2	30.00	472,230
24.3	BWIC				
24.4	Allowance for builder's work in connection (2.5%)	1	Item	11,805.75	11,806
					484,036
25	External Trade				
25.0					
26	Landscaping				
26.1	<u>Landscaping</u>				
26.2	Allowance for waterproofing, geotextile, drainage cell and topsoil to planters	178	m2	185.00	32,930
26.3	Irrigation to planters (assume required)	178	m2	15.00	2,670
26.4	Planting to planters	1	item	5,000.00	5,000

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					40,600
27	Roads, footpaths and paved area				
27.1	<u>Roads, footpaths and paved area</u>				
27.2	Allowance for making good footpath, as required	248	m2	100.00	24,800
27.3	Allowance for new paving to Regent Street and Marian Street	116	m2	250.00	29,000
					53,800
28	External Services				
28.1	<u>External Services</u>				
28.2	Allowance for modification and connection to existing sewer drainage	1	Item	30,000.00	30,000
28.3	Allowance for modification and connection to existing stormwater drainage	1	Item	30,000.00	30,000
28.4	Allowance for fire booster and sprinkler booster valves	1	item	18,000.00	18,000
					78,000
29	Sub-Total				
29.0					
					33,464,021
30	Builders Preliminaries and Margin - 14%				
30.0					
					4,684,963
31	Construction Total				
31.0					
					38,148,984
32	Long Service Levy				
32.0					
					133,521
33	Professional Fees - 5%				
33.0					
					1,914,125

Client: Candalepas Associates
Project: 90-102 Regent Street, Redfern

Details: CIV Cost Plan 01
MBM0909-0003
Date - 29/06/2018

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