



PROJECT	1 & 2 Murray Ave, Olympic Park					
JOB No:	2127074045					
DATE:	8-Jun-18					
	SELECTED Measured Items					
	DESCRIPTION	QTY	UNIT	RATE	TOTAL	COST/M2
	Basement Carpark Site 1- FECA (m2)	10,160	m2			
SB	Substructure					
	Bulk excavation	38,100	m3	\$ 40	\$ 1,524,000	
	EO for excavation in shale below approx. 7.5m level (medium and high) - As per geotech report	12,573	m3	\$ 70	\$ 880,110	
	Allow for dewatering (Provisional)	3,411	m2	\$ 40	\$ 136,440	
	RC slab on ground incl beams / thickenings	3,411	m2	\$ 125	\$ 426,375	
	Foundations	3,411	m2	\$ 75	\$ 255,825	
	Lift pit	4	No	\$ 11,500	\$ 46,000	
	Stair base	4	No	\$ 5,500	\$ 22,000	
	Termite treatment	3,411	m2	\$ 10	\$ 34,110	
					\$ 3,324,860	\$ 327
CL	Columns					
	RC Columns (m2/GFA)	10,160	m2	\$ 60	\$ 609,600	
					\$ 609,600	\$ 60
UF	Upper Floors					
	RC suspended slab incl beams/thickenings	6,344	m2	\$ 295	\$ 1,871,480	
	EO for transfer slab over	650	m2	\$ 140	\$ 91,000	
	Ramps & upstand beams	405	m2	\$ 385	\$ 155,925	
					\$ 2,118,405	\$ 209
SC	Staircase					
	RC stairs + finishes	19	mrise	\$ 2,400	\$ 45,000	
	Handrail to staircase	19	mrise	\$ 350	\$ 6,563	
					\$ 51,563	\$ 5
EW	External Walls					
	Soldier pile (750mm dia) + shotcrete (Incl rock socketing 500mm) - as per geotech	2,663	m2	\$ 695	\$ 1,850,438	
	Tanking to perimeter walls	2,663	m2	\$ 50	\$ 133,125	
	Retention - ground anchors	2,663	m2	\$ 75	\$ 199,688	
	Capping beam	488	m	\$ 500	\$ 244,000	
	Drainage	488	m	\$ 50	\$ 24,400	
					\$ 2,451,650	\$ 241
ED	External Doors					
	Roller shutter garage entry + card reader	1	No	\$ 17,500	\$ 17,500	
					\$ 17,500	\$ 2
NW	Internal Walls					
	Solid Walls, 140thk	663	m2	\$ 165	\$ 109,395	
	Lift / stair / core walls	585	m2	\$ 400	\$ 234,000	
					\$ 343,395	\$ 34
NS	Internal Screens & B/L					
	Allow for storage screens (m2/GFA)	10,160	No	\$ 10	\$ 101,600	
					\$ 101,600	\$ 10
ND	Internal Doors					
	F/R single door (Provisional)	8	No	\$ 1,000	\$ 8,000	
	F/R double door (Provisional)	6	No	\$ 1,750	\$ 10,500	
	F/R roller shutter (Provisional)	5	No	\$ 2,500	\$ 12,500	
					\$ 31,000	\$ 3
WF	Wall Finishes					
	Paint to walls	4,574	m2	\$ 10	\$ 45,735	
					\$ 45,735	\$ 5
FF	Floor Finishes					
	Concrete floor sealer	10,160	m2	\$ 7	\$ 71,120	
	Linemarking	10,160	m2	\$ 5	\$ 50,800	
	EO epoxy services areas, garbage etc. (m2/GFA @ 50%)	5,080	m2	\$ 38	\$ 193,040	
					\$ 314,960	\$ 31
CF	Ceiling Finishes					
	Paint to soffit	10,160	m2	\$ 10	\$ 101,600	
					\$ 101,600	\$ 10



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FT	Fitments					
	Carpark height barrier rail	2	No	\$ 3,000	\$ 6,000	
	Allowance for car wash bay (Provisional)	10	No	\$ 2,500	\$ 25,000	
	Corner guards, wheelstops, bollards etc. (m2/GFA)	10,160	No	\$ 12	\$ 121,920	
	Garbage compacter (Garbage mgt. system) - Provisional	1	Item	\$ 100,000	\$ 100,000	
					\$ 252,920	\$ 25
PD	Sanitary Plumbing					
	Sanitary plumbing & drainage (m2/GFA)	10,160	m2	\$ 45	\$ 457,200	
					\$ 457,200	\$ 45
VE	Ventilation					
	Mechanical ventilation (m2/GFA)	10,160	m2	\$ 60	\$ 609,600	
					\$ 609,600	\$ 60
FP	Fire Protection					
	Fire protection - sprinklers, FHR, hydrants, CO2 (m2/GFA)	10,160	m2	\$ 75	\$ 762,000	
					\$ 762,000	\$ 75
LP	Electric Light & Power					
	Electric light & power (m2/GFA)	10,160	m2	\$ 40	\$ 406,400	
					\$ 406,400	\$ 40
TS	Transportation Systems					
	Lift - serving 15 levels (4 of 15 levels) (\$300k)	2	No	\$ 80,000	\$ 160,000	
	Lift - serving 15 levels (3 of 12 levels) (\$240k)	2	No	\$ 60,000	\$ 120,000	
	Dock leveller (Provisional)	1	No	\$ 50,000	\$ 50,000	
					\$ 330,000	\$ 32
SS	Special Services					
	Security system - CCTV, sensor lights, etc (m2/GFA)	10,160	m2	\$ 15	\$ 152,400	
					\$ 152,400	\$ 15
	Sub Total for Basement Carpark Site 1				\$ 12,482,388	\$ 1,229
	Basement Carpark Site 2- FECA (m2)	6,096	m2			
SB	Substructure					
	Bulk excavation	24,591	m3	\$ 40	\$ 983,624	
	EO for excavation in shale below approx. 5.7m level (medium and high) - As per geotech report	8,115	m3	\$ 70	\$ 568,043	
	Back fill for temporary batter		m3	\$ 30	\$ -	
	Allow for dewatering (Provisional)	1,826	m2	\$ 40	\$ 73,040	
	RC slab on ground incl beams / thickenings	1,826	m2	\$ 125	\$ 228,250	
	Foundations	1,826	m2	\$ 75	\$ 136,950	
	Lift pit	3	No	\$ 11,500	\$ 34,500	
	Stair base	2	No	\$ 5,500	\$ 11,000	
	Termite treatment	3,411	m2	\$ 10	\$ 34,110	
					\$ 2,069,517	\$ 339
CL	Columns					
	RC Columns (m2/GFA)	6,096	m2	\$ 60	\$ 365,760	
					\$ 365,760	\$ 60
UF	Upper Floors					
	RC suspended slab incl beams/thickenings	3,765	m2	\$ 295	\$ 1,110,675	
	EO for transfer slab over	1,173	m2	\$ 140	\$ 164,220	
	Ramps & upstand beams	505	m2	\$ 385	\$ 194,425	
					\$ 1,469,320	\$ 241
SC	Staircase					
	RC stairs + finishes	22	mrise	\$ 2,400	\$ 52,320	
	Handrail to staircase	22	mrise	\$ 350	\$ 7,630	
					\$ 59,950	\$ 10



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	DESCRIPTION	QTY	UNIT	RATE	TOTAL	COST/M2
EW	External Walls					
	Soldier pile (750mm dia) + shotcrete (Incl rock socketing 500mm) - as per geotech	1,870	m2	\$ 695	\$ 1,299,303	
	Tanking to perimeter walls	1,870	m2	\$ 50	\$ 93,475	
	Retention - ground anchors	1,870	m2	\$ 75	\$ 140,213	
	Capping beam	349	m	\$ 500	\$ 174,500	
	Drainage	349	m	\$ 50	\$ 17,450	
					\$ 1,724,940	\$ 283
ED	External Doors					
	Roller shutter garage entry + card reader	1	No	\$ 17,500	\$ 17,500	
					\$ 17,500	\$ 3
NW	Internal Walls					
	Solid Walls, 140thk	525	m2	\$ 165	\$ 86,592	
	Lift / stair / core walls	806	m2	\$ 400	\$ 322,560	
					\$ 409,152	\$ 67
NS	Internal Screens & B/L					
	Allow for storage screens (m2/GFA)	6,096	m2	\$ 10	\$ 60,960	
					\$ 60,960	\$ 10
ND	Internal Doors					
	F/R single door (Provisional)	10	No	\$ 1,000	\$ 10,000	
	F/R double door (Provisional)	6	No	\$ 1,750	\$ 10,500	
	F/R roller shutter (Provisional)	4	No	\$ 2,500	\$ 10,000	
					\$ 30,500	\$ 5
WF	Wall Finishes					
	Paint to walls	3,201	m2	\$ 10	\$ 32,007	
					\$ 32,007	\$ 5
FF	Floor Finishes					
	Concrete floor sealer	6,096	m2	\$ 7	\$ 42,672	
	Linemarking	6,096	m2	\$ 5	\$ 30,480	
	EO epoxy services areas, garbage etc. (m2/GFA @ 50%)	3,048	m2	\$ 38	\$ 115,824	
					\$ 188,976	\$ 31
CF	Ceiling Finishes					
	Paint to soffit	6,096	m2	\$ 10	\$ 60,960	
					\$ 60,960	\$ 10
FT	Fitments					
	Carpark height barrier rail	2	No	\$ 3,000	\$ 6,000	
	Allowance for car wash bay (Provisional)	8	No	\$ 2,500	\$ 20,000	
	Corner guards, wheelstops, bollards etc. (m2/GFA)	6,096	No	\$ 12	\$ 73,152	
	Garbage compacter (Garbage mgt. system) - Provisional	1	Item	\$ 75,000	\$ 75,000	
	Fitments - Cold Shell Fitout		Excl		\$ -	
					\$ 174,152	\$ 29
PD	Sanitary Plumbing					
	Sanitary plumbing & drainage (m2/GFA)	6,096	m2	\$ 45	\$ 274,320	
					\$ 274,320	\$ 45
VE	Ventilation					
	Mechanical ventilation (m2/GFA)	6,096	m2	\$ 60	\$ 365,760	
					\$ 365,760	\$ 60
FP	Fire Protection					
	Fire protection - sprinklers, FHR, hydrants (m2/GFA)	6,096	m2	\$ 75	\$ 457,200	
					\$ 457,200	\$ 75
LP	Electric Light & Power					
	Electric light & power - rough in only (m2/GFA)	6,096	m2	\$ 40	\$ 243,840	
					\$ 243,840	\$ 40
TS	Transportation Systems					
	Lift - serving 15 levels (4 of 17 levels) (\$340k)	2	No	\$ 80,000	\$ 160,000	
	Lift - serving 15 levels (3 of 12 levels) (\$240k)	2	No	\$ 60,000	\$ 120,000	
	Dock leveller (Provisional)	1	No	\$ 50,000	\$ 50,000	
					\$ 330,000	\$ 54



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SS	Special Services					
	Security system - CCTV, sensor lights, etc (m2/GFA)	6,096	m2	\$ 15	\$ 91,440	
					\$ 91,440	\$ 15
	Sub Total for Basement Carpark Site 2				\$ 8,426,254	\$ 1,382
	Residential (Site 1) - FECA (m2)	17,380	m2			
CL	Columns					
	RC Columns (m2/GFA)	17,380	m2	\$ 40	\$ 695,200	
					\$ 695,200	\$ 40
UF	Upper Floors					
	RC suspended slab incl beams/thickenings	17,380	m2	\$ 295	\$ 5,127,100	
	EO for transfer slab over basement	1,210	m2	\$ 135	\$ 163,350	
					\$ 5,290,450	\$ 304
SC	Staircase					
	RC stairs + finishes	100	mrise	\$ 2,400	\$ 239,640	
	EO for scissor stairs	28	mrise	\$ 1,200	\$ 33,480	
	Handrail to staircase	100	mrise	\$ 350	\$ 34,948	
					\$ 308,068	\$ 18
RF	Roof					
	RC suspended roof slab	670	m2	\$ 295	\$ 197,650	
	RC Upturn	115	m	\$ 100	\$ 11,500	
	Waterproofing	670	m2	\$ 40	\$ 26,800	
	Roof plumbing	670	m2	\$ 25	\$ 16,750	
	Pebbles	670	m2	\$ 10	\$ 6,700	
	Louvre screens to roof top plant (Provisional)	242	m2	\$ 450	\$ 108,675	
					\$ 368,075	\$ 21
EW	External Walls					
	200thk Precast walls	6,069	m2	\$ 280	\$ 1,699,370	
	Aluminium framed full height glass windows +extruded aluminium mullions	4,046	m2	\$ 625	\$ 2,528,825	
	EO for metal cladding + steel framing (allow 20% of net EW) - Provisional	607	m2	\$ 220	\$ 133,522	
	Aluminium privacy screens + vertical sunscreens	1,012	m2	\$ 600	\$ 606,918	
	Render + Paint	5,462	m2	\$ 60	\$ 327,736	
					\$ 5,296,371	\$ 305
ED	External Doors					
	Glazed entry door + sidelights + card reader	3	No	\$ 7,500	\$ 22,500	
	F/R single door	2	No	\$ 1,000	\$ 2,000	
					\$ 24,500	\$ 1
NW	Internal Walls					
	Corridor walls	2,747	m2	\$ 205	\$ 563,094	
	Party walls	2,848	m2	\$ 225	\$ 640,755	
	Stud partitions				\$ -	
	- 1 Bed	1,080	m2	\$ 60	\$ 64,800	
	- 1 Bed +	49	m2	\$ 60	\$ 2,916	
	- 2 Bed	8,586	m2	\$ 60	\$ 515,160	
	- 3 Bed	2,511	m2	\$ 60	\$ 150,660	
	Lift / stair / core walls	3,962	m2	\$ 400	\$ 1,584,720	
					\$ 3,522,105	\$ 203
NS	Internal Screens & B/L					
	Frameless shower screens	301	No	\$ 1,450	\$ 436,450	
					\$ 436,450	\$ 25
ND	Internal Doors					
	Apartment entry door	163	No	\$ 1,050	\$ 171,150	
	Single door	715	No	\$ 425	\$ 303,875	
	Double door	189	No	\$ 800	\$ 151,200	
	F/R single door	24	No	\$ 1,000	\$ 24,000	
					\$ 650,225	\$ 37



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WF	Wall Finishes					
	PB lining to inside face external wall	6,069	m2	\$ 35	\$ 212,421	
	PB lining to solid walls (walls msd sep)	11,189	m2	\$ 35	\$ 391,622	
	PB lining to stud partitions (ptns msd sep)	24,451	m2	\$ 35	\$ 855,792	
	Ceramic gloss wall tiling to wet areas				\$ -	
	- 1 Bed	945	m2	\$ 95	\$ 89,775	
	- 1 Bed +	38	m2	\$ 95	\$ 3,591	
	- 2 Bed	6,296	m2	\$ 95	\$ 598,158	
	- 3 Bed	2,009	m2	\$ 95	\$ 190,836	
	Paint to walls	36,383	m2	\$ 10	\$ 363,834	
	Membrane to shower areas	301	No	\$ 250	\$ 75,250	
					\$ 2,781,279	\$ 160
FF	Floor Finishes					
	Engineered timber flooring	11,629	m2	\$ 160	\$ 1,860,640	
	Carpet to bedrooms	3,310	m2	\$ 55	\$ 182,050	
	Ceramic floor tiling to Lobby	869	m2	\$ 130	\$ 112,970	
	Ceramic floor tiling to wet area				\$ -	
	- 1 Bed	125	m2	\$ 95	\$ 11,875	
	- 1 Bed +	15	m2	\$ 95	\$ 1,425	
	- 2 Bed	1,060	m2	\$ 95	\$ 100,700	
	- 3 Bed	372	m2	\$ 95	\$ 35,340	
	Waterproofing	1,572	m2	\$ 40	\$ 62,880	
	Skirting	17,369	m	\$ 10	\$ 173,693	
					\$ 2,541,573	\$ 146
CF	Ceiling Finishes					
	Set plasterboard ceiling + paint	17,380	m2	\$ 65	\$ 1,129,700	
	EO for MR plasterboard to wet areas	1,572	m2	\$ 15	\$ 23,580	
	Bulkheads -				\$ -	
	- 1 Bed	25	No	\$ 450	\$ 11,250	
	- 1 Bed +	1	No	\$ 450	\$ 450	
	- 2 Bed	106	No	\$ 450	\$ 47,700	
	- 3 Bed	31	No	\$ 500	\$ 15,500	
	Cornice	17,369	m	\$ 8	\$ 138,955	
					\$ 1,367,135	\$ 79
FT	Fitments					
	Kitchen - base unit + island bench + overhead cupbds + 20thk engineered stone benchtop + splashback	163	No	\$ 9,000	\$ 1,467,000	
	Linen cupboard shelving	163	No	\$ 1,000	\$ 163,000	
	Laundry cupboard	163	No	\$ 600	\$ 97,800	
	Wardrobes to bedrooms incl shelf & hanging rail	331	No	\$ 1,300	\$ 430,300	
	Vanity counters + benchtop	300	No	\$ 600	\$ 180,000	
	Toilet/bathroom accessories + mirrors	300	No	\$ 600	\$ 180,000	
	Letter box	163	No	\$ 100	\$ 16,300	
	Signage - apartment numbers, floor numbering, etc	163	No	\$ 350	\$ 57,050	
	Electrical cupboard (m2/GFA)	17,380	m2	\$ 4	\$ 69,520	
					\$ 2,660,970	\$ 153
SE	Special Equipment (Smeg or similar)					
	Gas cooktop (600mm)	163	No	\$ 1,200	\$ 195,600	
	Electric oven (600mm)	163	No	\$ 1,500	\$ 244,500	
	Rangehood	163	No	\$ 950	\$ 154,850	
	Dishwasher	163	No	\$ 1,400	\$ 228,200	
	Garbage chutes + BWIC	48	Level	\$ 2,500	\$ 120,000	
					\$ 943,150	\$ 54



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PD	Sanitary Plumbing					
	Sanitary plumbing per point	1,390	No	\$ 1,250	\$ 1,737,500	
	Fixtures -				\$ -	
	- Basin	300	No	\$ 450	\$ 135,000	
	- Shower / Shower Bath	301	No	\$ 600	\$ 180,600	
	- WC	300	No	\$ 650	\$ 195,000	
	- Kitchen sink	163	No	\$ 450	\$ 73,350	
	- Dishwasher	163	No	\$ 250	\$ 40,750	
	- Laundry tub	163	No	\$ 400	\$ 65,200	
	Floor waste to wet areas	463	No	\$ 250	\$ 115,750	
	Instantaneous gas HWU	163	No	\$ 1,800	\$ 293,400	
	Connect into rainwater & drainage system	163	No	\$ 400	\$ 65,200	
	Allow for DDA compliant sanitary fittings & fitments	16	No	\$ 1,500	\$ 24,000	
					\$ 2,925,750	\$ 168
GS	Gas Service					
	Gas bayonet to living room	163	No	\$ 450	\$ 73,350	
					\$ 73,350	\$ 4
VE	Ventilation					
	Ventilation to kitchen rangehoods	163	No	\$ 650	\$ 105,950	
	Ventilation to bathrooms	300	No	\$ 500	\$ 150,000	
	Ventilation to laundry	163	No	\$ 500	\$ 81,500	
	Ventilation to garbage room	48	No	\$ 850	\$ 40,800	
					\$ 378,250	\$ 22
AC	Air Conditioning					
	Ducted air-conditioning systems -				\$ -	
	- 1 Bed	25	No	\$ 6,500	\$ 162,500	
	- 1 Bed +	1	No	\$ 7,000	\$ 7,000	
	- 2 Bed	106	No	\$ 9,500	\$ 1,007,000	
	- 3 Bed	31	No	\$ 12,500	\$ 387,500	
	EO for roof mounted condensers	163	No	\$ 2,500	\$ 407,500	
					\$ 1,971,500	\$ 113
FP	Fire Protection					
	Fire protection - sprinkler, smoke, FHR, hydrants (m2/GFA)	17,380	m2	\$ 75	\$ 1,303,500	
					\$ 1,303,500	\$ 75
LP	Electric Light & Power					
	Electric light & power (m2/GFA)	17,380	m2	\$ 115	\$ 1,998,700	
	Audio / video intercom	163	No	\$ 900	\$ 146,700	
	Ceiling fan to living room & main bedroom	326	No	\$ 450	\$ 146,700	
					\$ 2,292,100	\$ 132
CM	Communications					
	Communications - data, phone, cable, etc	163	No	\$ 900	\$ 146,700	
	NBN connection + cabling	163	No	\$ 500	\$ 81,500	
					\$ 228,200	\$ 13
TS	Transportation Systems					
	Lift - serving 15 levels (11 of 15 levels) (\$300k)	2	No	\$ 220,000	\$ 440,000	
	Lift - serving 12 levels (9 of 12 levels) (\$240k)	2	No	\$ 180,000	\$ 360,000	
					\$ 800,000	\$ 46
SS	Special Services					
	Security system - CCTV, sensor lights, etc (m2/GFA)	17,380	m2	\$ 15	\$ 260,700	
					\$ 260,700	\$ 15
	Sub Total for Residential (Site 1)				\$ 37,118,901	\$ 2,136



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	Residential (Site 2) - FECA (m2)	12,471	m2			
CL	Columns					
	RC Columns (m2/GFA)	12,471	m2	\$ 40	\$ 498,840	
					\$ 498,840	\$ 40
UF	Upper Floors					
	RC suspended slab incl beams/thickenings	12,471	m2	\$ 295	\$ 3,678,945	
	EO for transfer slab over basement	558	m2	\$ 135	\$ 75,330	
					\$ 3,754,275	\$ 301
SC	Staircase					
	RC stairs + finishes	71	mrise	\$ 2,400	\$ 171,120	
	EO for Scissor stairs	47	mrise	\$ 1,200	\$ 55,800	
	Handrail to staircase	71	mrise	\$ 350	\$ 24,955	
	Feature staircase to split units	6	mrise	\$ 3,500	\$ 21,700	
	Handrail to staircase	6	mrise	\$ 500	\$ 3,100	
					\$ 276,675	\$ 22
RF	Roof					
	RC suspended roof slab	350	m2	\$ 295	\$ 103,250	
	RC Upturn	70	m	\$ 100	\$ 7,000	
	Waterproofing	350	m2	\$ 40	\$ 14,000	
	Roof plumbing	350	m2	\$ 25	\$ 8,750	
	Pebbles	350	m2	\$ 10	\$ 3,500	
	Louvre screens to roof top plant (Provisional)	147	m2	\$ 450	\$ 66,150	
					\$ 202,650	\$ 16
EW	External Walls					
	200thk Precast walls (Incl atrium corridor walls)	8,430	m2	\$ 280	\$ 2,360,526	
	Aluminium framed full height glass windows +extruded aluminium mullions	2,810	m2	\$ 625	\$ 1,756,344	
	EO for metal cladding + steel framing in lieu of face brick wall (allow 20% of net EW)	843	m2	\$ 220	\$ 185,470	
	Aluminium privacy screens	703	m2	\$ 600	\$ 421,523	
	Render + Paint	7,587	m2	\$ 15	\$ 113,811	
	EO for feature cladding to breezeway (Provisional)	819	m2	\$ 235	\$ 192,524	
					\$ 5,030,197	\$ 403
ED	External Doors					
	Glazed entry door + sidelights + card reader	2	No	\$ 7,500	\$ 15,000	
	F/R single door	2	No	\$ 1,000	\$ 2,000	
					\$ 17,000	\$ 1
NW	Internal Walls					
	Corridor walls	580	m2	\$ 205	\$ 118,900	
	Party walls	2,627	m2	\$ 225	\$ 591,165	
	Stud partitions				\$ -	
	- 1 Bed	605	m2	\$ 60	\$ 36,288	
	- 1 Bed +	475	m2	\$ 60	\$ 28,512	
	- 2 Bed	4,536	m2	\$ 60	\$ 272,160	
	- 2 Bed +	2,592	m2	\$ 60	\$ 155,520	
	- 3 Bed	1,377	m2	\$ 60	\$ 82,620	
	- 3 Bed +	254	m2	\$ 60	\$ 15,228	
	Lift / stair / core walls	2,266	m2	\$ 400	\$ 906,440	
					\$ 2,206,833	\$ 177
NS	Internal Screens & B/L					
	Frameless shower screens	201	No	\$ 1,450	\$ 291,450	
					\$ 291,450	\$ 23
ND	Internal Doors					
	Apartment entry door	130	No	\$ 1,050	\$ 136,500	
	Single door	435	No	\$ 425	\$ 184,875	
	Double door	133	No	\$ 800	\$ 106,400	
	F/R single door	45	No	\$ 1,000	\$ 45,000	
					\$ 472,775	\$ 38



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WF	Wall Finishes					
	PB lining to inside face external wall	8,430	m2	\$ 35	\$ 295,066	
	PB lining to solid walls (walls msd sep)	6,415	m2	\$ 35	\$ 224,518	
	PB lining to stud partitions (ptns msd sep)	19,678	m2	\$ 35	\$ 688,716	
	Ceramic gloss wall tiling to wet areas				\$ -	
	- 1 Bed	529	m2	\$ 95	\$ 50,274	
	- 1 Bed +	416	m2	\$ 95	\$ 39,501	
	- 2 Bed	3,326	m2	\$ 95	\$ 316,008	
	- 2 Bed +	1,901	m2	\$ 60	\$ 114,048	
	- 3 Bed	972	m2	\$ 95	\$ 92,340	
	- 3 Bed +	162	m2	\$ 95	\$ 15,390	
	Paint to walls	29,483	m2	\$ 10	\$ 294,828	
	Membrane to shower areas	201	No	\$ 250	\$ 50,250	
					\$ 2,180,938	\$ 175
FF	Floor Finishes					
	Engineered timber flooring	8,620	m2	\$ 160	\$ 1,379,272	
	Carpet to bedrooms	2,010	m2	\$ 55	\$ 110,550	
	Ceramic floor tiling to Lobby	624	m2	\$ 130	\$ 81,062	
	Ceramic floor tiling to wet area				\$ -	
	- 1 Bed	70	m2	\$ 95	\$ 6,650	
	- 1 Bed +	55	m2	\$ 95	\$ 5,225	
	- 2 Bed	560	m2	\$ 95	\$ 53,200	
	- 2 Bed +	320	m2	\$ 95	\$ 30,400	
	- 3 Bed	180	m2	\$ 95	\$ 17,100	
	- 3 Bed +	32	m2	\$ 95	\$ 3,040	
	Waterproofing	1,185	m2	\$ 40	\$ 47,400	
	Skirting (m2/GFA)	12,471	m2	\$ 10	\$ 124,633	
					\$ 1,858,532	\$ 149
CF	Ceiling Finishes					
	Set plasterboard ceiling + paint	12,471	m2	\$ 65	\$ 810,615	
	EO for MR plasterboard to wet areas	1,185	m2	\$ 15	\$ 17,775	
	Bulkheads -				\$ -	
	- 1 Bed	14	No	\$ 450	\$ 6,300	
	- 1 Bed +	11	No	\$ 450	\$ 4,950	
	- 2 Bed	56	No	\$ 450	\$ 25,200	
	- 2 Bed +	32	No	\$ 450	\$ 14,400	
	- 3 Bed	15	No	\$ 500	\$ 7,500	
	- 3 Bed +	2	No	\$ 800	\$ 1,600	
	Cornice (m2/GFA)	12,471	m2	\$ 8	\$ 99,768	
					\$ 988,108	\$ 79
FT	Fitments					
	Kitchen - base unit + island bench + overhead cupbds + Caesarstone benchtop + tiled splashback	130	No	\$ 9,000	\$ 1,170,000	
	Linen cupboard shelving	130	No	\$ 1,000	\$ 130,000	
	Laundry cupboard	113	No	\$ 600	\$ 67,800	
	Wardrobes to bedrooms incl shelf & hanging rail	201	No	\$ 1,300	\$ 261,300	
	Vanity counters + benchtop	201	No	\$ 600	\$ 120,600	
	Toilet/bathroom accessories + mirrors	201	No	\$ 600	\$ 120,600	
	Letter box	130	No	\$ 100	\$ 13,000	
	Signage - apartment numbers, floor numbering, etc	130	No	\$ 350	\$ 45,500	
	Electrical cupboard (m2/GFA)	12,471	m2	\$ 4	\$ 49,884	
					\$ 1,978,684	\$ 159
SE	Special Equipment (Smeg)					
	Gas cooktop (600mm)	113	No	\$ 1,200	\$ 135,600	
	Electric oven (600mm)	113	No	\$ 1,500	\$ 169,500	
	Rangehood	113	No	\$ 950	\$ 107,350	
	Dishwasher	113	No	\$ 1,400	\$ 158,200	
	Garbage chutes + BWIC	30	Level	\$ 2,500	\$ 75,000	
					\$ 645,650	\$ 52



PROJECT	1 & 2 Murray Ave, Olympic Park					
JOB No:	2127074045					
DATE:	8-Jun-18					
	SELECTED Measured Items					
	DESCRIPTION	QTY	UNIT	RATE	TOTAL	COST/M2
PD	Sanitary Plumbing					
	Sanitary plumbing per point	942	No	\$ 1,250	\$ 1,177,500	
	Fixtures -				\$ -	
	- Basin	201	No	\$ 450	\$ 90,450	
	- Shower / Shower Bath	201	No	\$ 600	\$ 120,600	
	- WC	201	No	\$ 650	\$ 130,650	
	- Kitchen sink	113	No	\$ 450	\$ 50,850	
	- Dishwasher	113	No	\$ 250	\$ 28,250	
	- Laundry tub	113	No	\$ 400	\$ 45,200	
	Floor waste to wet areas	314	No	\$ 250	\$ 78,500	
	Instantaneous gas HWU	130	No	\$ 1,800	\$ 234,000	
	Connect into rainwater & drainage system	130	No	\$ 400	\$ 52,000	
	Allow for DDA compliant sanitary fittings & fitments	13	No	\$ 1,500	\$ 19,500	
					\$ 2,027,500	\$ 163
GS	Gas Service					
	Gas bayonet to living room	130	No	\$ 450	\$ 58,500	
					\$ 58,500	\$ 5
VE	Ventilation					
	Ventilation to kitchen rangehoods	113	No	\$ 650	\$ 73,450	
	Ventilation to bathrooms	201	No	\$ 500	\$ 100,500	
	Ventilation to laundry	113	No	\$ 500	\$ 56,500	
	Ventilation to garbage room	30	No	\$ 850	\$ 25,500	
					\$ 255,950	\$ 21
AC	Air Conditioning					
	Ducted air-conditioning systems -				\$ -	
	- 1 Bed	14	No	\$ 6,500	\$ 91,000	
	- 1 Bed +	11	No	\$ 6,500	\$ 71,500	
	- 2 Bed	56	No	\$ 9,500	\$ 532,000	
	- 2 Bed +	32	No	\$ 9,500	\$ 304,000	
	- 3 Bed	15	No	\$ 12,500	\$ 187,500	
	- 3 Bed +	2	No	\$ 10,500	\$ 21,000	
					\$ 1,532,000	\$ 123
FP	Fire Protection					
	Fire protection - sprinkler, smoke, FHR, hydrants (m2/GFA)	12,471	m2	\$ 75	\$ 935,325	
					\$ 935,325	\$ 75
LP	Electric Light & Power					
	Electric light & power (m2/GFA)	12,471	m2	\$ 115	\$ 1,434,165	
	Audio / video intercom	130	No	\$ 900	\$ 117,000	
	Ceiling fan to living room & main bedroom	260	No	\$ 450	\$ 117,000	
					\$ 1,668,165	\$ 134
CM	Communications					
	Communications - phone, cable, etc	130	No	\$ 900	\$ 117,000	
	NBN connection + cabling	130	No	\$ 500	\$ 65,000	
					\$ 182,000	\$ 15
TS	Transportation Systems					
	Lift - serving 17 levels (13 of 17 levels) (\$340k)	2	No	\$ 260,000	\$ 520,000	
	Lift - serving 12 levels (9 of 12 levels) (\$240k)	2	No	\$ 180,000	\$ 360,000	
	Feature glazed lift enclosure (Provisional) - Atrium structure included under open space	298	m2	\$ 800	\$ 238,080	
					\$ 1,118,080	\$ 90
SS	Special Services					
	Security system - CCTV, sensor lights, etc (m2/GFA)	12,471	m2	\$ 15	\$ 187,065	
					\$ 187,065	\$ 15
	Sub Total for Residential (Site 2)				\$ 28,367,192	\$ 2,275



PROJECT	1 & 2 Murray Ave, Olympic Park					
JOB No:	2127074045					
DATE:	8-Jun-18					
	SELECTED Measured Items					
	DESCRIPTION	QTY	UNIT	RATE	TOTAL	COST/M2
	Terrace / Balcony (Site 1) - UCA (m2)	2,694	m2			
CL	Columns					
	RC columns (m2/GFA)	2,694	m2	\$ 25	\$ 67,338	
					\$ 67,338	\$ 25
UF	Upper Floors					
	RC suspended slab incl beams/thickenings	2,694	m2	\$ 295	\$ 794,583	
	EO for transfer slab over basement	165	m2	\$ 135	\$ 22,275	
	EO for forming curved edges	1,045	m	\$ 75	\$ 78,375	
					\$ 895,233	\$ 332
EW	External Walls					
	Precast balustrade + upstands	260	m2	\$ 225	\$ 58,466	
	Frameless glass balustrade	761	m2	\$ 575	\$ 437,575	
	Glazed louvres to winter gardens	493	m2	\$ 625	\$ 308,125	
	Render + paint	520	m2	\$ 60	\$ 31,182	
					\$ 835,348	\$ 310
FF	Floor Finishes					
	Floor tiles	2,694	m2	\$ 105	\$ 282,818	
	Waterproofing	2,694	m2	\$ 40	\$ 107,740	
					\$ 390,558	\$ 145
CF	Ceiling Finishes					
	Paint to soffit	2,694	m2	\$ 15	\$ 40,403	
					\$ 40,403	\$ 15
FT	Fitments					
	Fitments (m2/GFA)	2,694	m2	\$ 15	\$ 40,403	
					\$ 40,403	\$ 15
PD	Sanitary Plumbing					
	Sanitary plumbing & drainage (m2/GFA)	2,694	m2	\$ 35	\$ 94,273	
					\$ 94,273	\$ 35
FP	Fire Protection					
	Fire protection - sprinkler, smoke, FHR, hydrants (m2/GFA)	2,694	m2	\$ 65	\$ 175,078	
					\$ 175,078	\$ 65
LP	Electric Light & Power					
	Electric light & power (m2/GFA)	2,694	m2	\$ 40	\$ 107,740	
					\$ 107,740	\$ 40
	Sub Total for Terrace / Balcony (Site 1)				\$ 2,646,371	\$ 983
	Terrace / Balcony (Site 2) - UCA (m2)	3,784	m2			
CL	Columns					
	RC columns (m2/GFA)	3,784	m2	\$ 25	\$ 94,600	
					\$ 94,600	\$ 25
UF	Upper Floors					
	RC suspended slab incl beams/thickenings	3,784	m2	\$ 295	\$ 1,116,280	
	EO for transfer slab over basement	66	m2	\$ 135	\$ 8,910	
	EO for forming curved edges	977	m	\$ 75	\$ 73,275	
					\$ 1,198,465	\$ 317
EW	External Walls					
	Precast balustrade + upstands	394	m2	\$ 225	\$ 88,560	
	Frameless glazed balustrade	1,008	m2	\$ 575	\$ 579,600	
	Glazed louvres to winter gardens	580	m2	\$ 625	\$ 362,500	
	Render + paint	787	m2	\$ 60	\$ 47,232	
	Metal feature balustrade to Breezeway (1600mm high)	452	m2	\$ 720	\$ 325,440	
					\$ 1,403,332	\$ 371



PROJECT	1 & 2 Murray Ave, Olympic Park					
JOB No:	2127074045					
DATE:	8-Jun-18					
	SELECTED Measured Items					
	DESCRIPTION	QTY	UNIT	RATE	TOTAL	COST/M2
FF	Floor Finishes					
	Floor tiles	3,784	m2	\$ 105	\$ 397,320	
	Waterproofing	3,784	m2	\$ 40	\$ 151,360	
					\$ 548,680	\$ 145
CF	Ceiling Finishes					
	Paint to soffit	3,784	m2	\$ 15	\$ 56,760	
	EO FC lining to Breezeway	1,418	m2	\$ 40	\$ 56,720	
	Feature timber clad ceiling	213	m2	\$ 250	\$ 53,175	
					\$ 166,655	\$ 44
FT	Fitments					
	Fitments (m2/GFA)	3,784	m2	\$ 15	\$ 56,760	
					\$ 56,760	\$ 15
PD	Sanitary Plumbing					
	Sanitary plumbing & drainage (m2/GFA)	3,784	m2	\$ 35	\$ 132,440	
					\$ 132,440	\$ 35
FP	Fire Protection					
	Fire protection - sprinkler, smoke, FHR, hydrants (m2/GFA)	3,784	m2	\$ 65	\$ 245,960	
					\$ 245,960	\$ 65
LP	Electric Light & Power					
	Electric light & power (m2/GFA)	3,784	m2	\$ 40	\$ 151,360	
					\$ 151,360	\$ 40
XL	Landscaping & Improvements (Provisional)					
	Landscaping & Improvements to terraces including planter boxes etc. (m2/GFA)	3,784	m2	\$ 75	\$ 283,800	
					\$ 283,800	\$ 75
	Sub Total for Terrace / Balcony (Site 2)				\$ 4,282,052	\$ 1,132
	Communal Open Spce. / Exec. Garden (Site 1) - UCA (m2)	2,251	m2			
SC	Staircase					
	Feature entry RC stairs + finishes (Avg. width 2m)	4	mrise	\$ 7,500	\$ 28,125	
					\$ 28,125	\$ 12
UF	Upper Floors					
	RC suspended slab incl beams/thickenings	2,251	m2	\$ 295	\$ 664,045	
	EO for transfer slab over basement	860	m2	\$ 135	\$ 116,100	
					\$ 780,145	\$ 347
EW	External Walls					
	Precast parapet walls	274	m2	\$ 225	\$ 61,560	
	Render + Paint	547	m	\$ 60	\$ 32,832	
					\$ 94,392	\$ 42
FF	Floor Finishes					
	Paving including edges	563	m2	\$ 150	\$ 84,413	
	Waterproofing	563	m2	\$ 40	\$ 22,510	
					\$ 106,923	\$ 48
FT	Fitments					
	Fitments (m2/GFA)	2,251	m2	\$ 20	\$ 45,020	
					\$ 45,020	\$ 20
PD	Sanitary Plumbing					
	Sanitary plumbing & drainage (m2/GFA)	2,251	m2	\$ 40	\$ 90,040	
					\$ 90,040	\$ 40
LP	Electric Light & Power					
	Electric light & power (m2/GFA)	2,251	m2	\$ 50	\$ 112,550	
					\$ 112,550	\$ 50



PROJECT	1 & 2 Murray Ave, Olympic Park					
JOB No:	2127074045					
DATE:	8-Jun-18					
	SELECTED Measured Items					
	DESCRIPTION	QTY	UNIT	RATE	TOTAL	COST/M2
XL	Landscaping & Improvements (Provisional)					
	Masonry Walls	144	m2	\$ 140	\$ 20,160	
	Render + Paint	288	m2	\$ 60	\$ 17,280	
	Allow for seating, sculptures etc.	1	Item	\$ 20,000	\$ 20,000	
	Irrigation to landscaping	2,251	m2	\$ 15	\$ 33,765	
	Landscaping & Improvements (m2/Site area)	2,251	m2	\$ 125	\$ 281,375	
					\$ 372,580	\$ 166
	Sub Total for Communal Open Spce. / Exec. Garden (Site 1)				\$ 1,629,775	\$ 724
	Communal Open Space (Site 2) - UCA (m2)	1,351	m2			
UF	Upper Floors					
	RC suspended slab incl beams/thickenings	1,351	m2	\$ 295	\$ 398,545	
	EO for transfer slab over basement	680	m2	\$ 135	\$ 91,800	
					\$ 490,345	\$ 363
RF	Roof					
	Feature glazed atrium roof	321	m2	\$ 2,500	\$ 802,500	
	Feature rafters to atrium	127	m	\$ 1,000	\$ 127,000	
	Feature vertical fins/members (300x150mm) attached/fixed to lift walls to atrium roof	530	m	\$ 800	\$ 424,080	
	Plumbing to atrium roof	321	m2	\$ 100	\$ 32,100	
					\$ 1,385,680	\$ 1,026
EW	External Walls					
	Metal vertical louvre fins (30x100mm) to entrance & staircase	130	m2	\$ 450	\$ 58,590	
	Precast parapet walls	232	m2	\$ 225	\$ 52,200	
	Render + Paint	464	m	\$ 60	\$ 27,840	
					\$ 138,630	\$ 103
FF	Floor Finishes					
	Paving including edges	338	m2	\$ 150	\$ 50,663	
	Waterproofing	338	m2	\$ 40	\$ 13,510	
					\$ 64,173	\$ 48
FT	Fitments					
	Fitments (m2/GFA)	1,351	m2	\$ 20	\$ 27,020	
					\$ 27,020	\$ 20
PD	Sanitary Plumbing					
	Sanitary plumbing & drainage (m2/GFA)	1,351	m2	\$ 40	\$ 54,040	
					\$ 54,040	\$ 40
LP	Electric Light & Power					
	Electric light & power (m2/GFA)	1,351	m2	\$ 50	\$ 67,550	
					\$ 67,550	\$ 50
XL	Landscaping & Improvements (Provisional)					
	Masonry Walls	90	m2	\$ 140	\$ 12,600	
	Render + Paint	180	m2	\$ 60	\$ 10,800	
	Allow for seating, sculptures etc.	1	Item	\$ 20,000	\$ 20,000	
	Irrigation to landscaping	1,351	m2	\$ 15	\$ 20,265	
	Landscaping & Improvements (m2/Site area)	1,351	m2	\$ 125	\$ 168,875	
					\$ 232,540	\$ 172
	Sub Total for Communal Open Space (Site 2)				\$ 2,459,978	\$ 1,821



PROJECT	1 & 2 Murray Ave, Olympic Park					
JOB No:	2127074045					
DATE:	8-Jun-18					
	SELECTED Measured Items					
	DESCRIPTION	QTY	UNIT	RATE	TOTAL	COST/M2
	External Works (Site 1) (m2)	1,060	m2			
AR	Demolition					
	Demolition of existing fencing, hardstand pavements, retaining walls, etc	1	Item	\$ 30,000	\$ 30,000	
					\$ 30,000	\$ 28
XP	Site Preparation incl. excavation					
	Site preparation / clearance (m2/Site Area)	3,945	m2	\$ 5	\$ 19,725	
					\$ 19,725	\$ 19
XR	Roads, Footpaths & Paved Areas					
	Ramps, steps etc. (m2/GFA)	1,060	m2	\$ 15	\$ 15,900	
	Driveway ramp	350	m2	\$ 125	\$ 43,750	
	Concrete footpath (m2/GFA)	1,060	m2	\$ 25	\$ 26,500	
	Cross over	2	No	\$ 8,500	\$ 17,000	
					\$ 103,150	\$ 97
XN	Boundary Walls, Fencing & Gates					
	Boundary Walls, Fencing & Gates (m2/GFA)	1,060	m2	\$ 50	\$ 53,000	
					\$ 53,000	\$ 50
XL	Landscaping & Improvements					
	Landscaping & Improvements (m2/Site area)	1,060	m2	\$ 75	\$ 79,500	
					\$ 79,500	\$ 75
	Sub Total for External Works				\$ 285,375	\$ 269
	External Works (Site 2) (m2)	728	m2			
AR	Demolition					
	Demolition of existing hardstand pavements, fencing etc.	1	Item	\$ 30,000	\$ 30,000	
					\$ 30,000	\$ 41
XP	Site Preparation incl. excavation					
	Site preparation / clearance (m2/Site Area)	2,525	m2	\$ 4	\$ 10,100	
					\$ 10,100	\$ 14
XR	Roads, Footpaths & Paved Areas					
	Ramps, steps etc. (m2/GFA)	728	m2	\$ 15	\$ 10,920	
	Driveway ramp	60	m2	\$ 125	\$ 7,500	
	Concrete footpath (m2/GFA)	728	m2	\$ 25	\$ 18,200	
	Cross over	1	No	\$ 8,500	\$ 8,500	
					\$ 45,120	\$ 62
XN	Boundary Walls, Fencing & Gates					
	Boundary Walls, Fencing & Gates (m2/GFA)	728	m2	\$ 50	\$ 36,400	
					\$ 36,400	\$ 50
XL	Landscaping & Improvements					
	Landscaping & Improvements (m2/Site area)	728	m2	\$ 75	\$ 54,600	
					\$ 54,600	\$ 75
	Sub Total for External Works				\$ 176,220	\$ 166
	External Services (Site 1)	1,060	m2			
XK	Ext Stormwater Drainage					
	External stormwater drainage	1	Item	\$ 75,000	\$ 75,000	
	OSD tank	1	No	\$ 200,000	\$ 200,000	
					\$ 275,000	\$ 259
XD	Ext Sewer Drainage					
	External sewer drainage	1	Item	\$ 60,000	\$ 60,000	
					\$ 60,000	\$ 57
XW	Ext Water Supply					
	External water supply	1	Item	\$ 15,000	\$ 15,000	
					\$ 15,000	\$ 14
XG	Ext Gas					
	External gas supply	1	Item	\$ 15,000	\$ 15,000	
					\$ 15,000	\$ 14



PROJECT	1 & 2 Murray Ave, Olympic Park					
JOB No:	2127074045					
DATE:	8-Jun-18					
	SELECTED Measured Items					
	DESCRIPTION	QTY	UNIT	RATE	TOTAL	COST/M2
XF	Ext Fire Protection					
	External fire protection	1	Item	\$ 95,000	\$ 95,000	
					\$ 95,000	\$ 90
XE	Ext Electrical					
	External electrical excl substation	1	Item	\$ 75,000	\$ 75,000	
	Allow for substation	2	No	\$ 200,000	\$ 400,000	
					\$ 475,000	\$ 448
XC	Ext Communications					
	External communications	1	Item	\$ 50,000	\$ 50,000	
					\$ 50,000	\$ 47
	Sub Total for External Services				\$ 985,000	\$ 929
	External Services (Site 2)	728	m2			
XK	Ext Stormwater Drainage					
	External stormwater drainage	1	Item	\$ 75,000	\$ 75,000	
	OSD tank	1	No	\$ 175,000	\$ 175,000	
					\$ 250,000	\$ 343
XD	Ext Sewer Drainage					
	External sewer drainage	1	Item	\$ 60,000	\$ 60,000	
					\$ 60,000	\$ 82
XW	Ext Water Supply					
	External water supply	1	Item	\$ 15,000	\$ 15,000	
					\$ 15,000	\$ 21
XG	Ext Gas					
	External gas supply	1	Item	\$ 15,000	\$ 15,000	
					\$ 15,000	\$ 21
XF	Ext Fire Protection					
	External fire protection	1	Item	\$ 75,000	\$ 75,000	
					\$ 75,000	\$ 103
XE	Ext Electrical					
	External electrical excl substation	1	Item	\$ 75,000	\$ 75,000	
	Allow for substation	2	No	\$ 175,000	\$ 350,000	
					\$ 425,000	\$ 584
XC	Ext Communications					
	External communications	1	Item	\$ 50,000	\$ 50,000	
					\$ 50,000	\$ 69
	Sub Total for External Services				\$ 890,000	\$ 840
				Chk	\$ 99,749,504	