

GOSFORD GATEWAY  
CIV ORDER OF COST ESTIMATE  
MARCH 2020



# GOSFORD GATEWAY

CIV ORDER OF COST ESTIMATE  
(DEMOLITION)  
MARCH 2020

	Quantity	Unit	Rate (AUD)	Total
<b><u>GATEWAY CENTRE, GOSFORD (Demolition) Summary:</u></b>				
<b><u>Demolition</u></b>				
<b><u>Stage 1 Works</u></b>				
DEMOLITION WORKS				918,461
SUBTOTAL				918,461
<b><u>Demolition</u></b>				
<b><u>Stage 2 Works</u></b>				
DEMOLITION WORKS				832,532
SUBTOTAL				832,532
<b>GATEWAY CENTRE, GOSFORD (Demolition) TOTAL</b>			<b>\$</b>	<b>1,750,993</b>

Code	Description	Quantity	Unit	Rate (AUD)	Total
<b>DEMOLITION WORKS</b>					
1/A	Demolish existing 3 storey masonry annex	2,305	m2	113.00	260,465
1/B	Demolish existing 1 storey dwellings	916	m2	99.00	90,684
1/C	Demolish on grade carpark	1,235	m2	50.00	61,750
1/D	Demolish 3 storey building with roof carpark	4,474	m2	113.00	505,562
<b>Total DEMOLITION WORKS</b>				<b>\$</b>	<b>918,461</b>
<b>DEMOLITION WORKS</b>					
1/E	Demolish 3 storey building with roof carpark	6,841	m2	113.00	773,033
1/F	Demolish loading dock	601	m2	99.00	59,499
<b>Total DEMOLITION WORKS</b>				<b>\$</b>	<b>832,532</b>



# GOSFORD GATEWAY

CIV ORDER OF COST ESTIMATE

(CARPARK)

MARCH 2020

**GATEWAY CENTRE, GOSFORD (Carpark) Summary:**

**BASEMENT CARPARK**

Level B5 to Level 1

Stage 1 Works

	Quantity	Unit	Rate (AUD)	Total
SUBSTRUCTURE	37,519	m2	495	18,580,365
COLUMNS	37,519	m2	121	4,539,799
UPPER FLOORS	37,519	m2	357	13,395,996
STAIRCASES	37,519	m2	6	228,000
EXTERNAL WALLS & WINDOWS	37,519	m2	229	8,574,540
INTERNAL WALLS	37,519	m2	50	1,858,725
INTERNAL DOORS	37,519	m2	11	412,709
WALL FINISHES	37,519	m2	19	712,861
FLOOR FINISHES	37,519	m2	17	637,823
CEILING FINISHES	37,519	m2	0	N/A
FIXTURES & FITTINGS	37,519	m2	1	37,519
SIGNAGE	37,519	m2	1	Included
ELECTRICAL SERVICES	37,519	m2	70	2,626,330
MECHANICAL SERVICES	37,519	m2	119	4,464,761
HYDRAULIC SERVICES	37,519	m2	45	1,688,355
FIRE SERVICES	37,519	m2	125	4,689,875
VERTICAL TRANSPORTATION	37,519	m2		N/A
<b>SUBTOTAL</b>	<b>37,519</b>	<b>m2</b>	<b>1,664</b>	<b>62,447,658</b>

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**GATEWAY CENTRE, GOSFORD (Carpark) TOTAL      \$      62,447,658**



Code	Description	Quantity	Unit	Rate (AUD)	Total
<b>SUBSTRUCTURE</b>					
<b><u>EXCAVATION</u></b>					
1/A	Bulk Excavation from underside of Demolition levels in OTR	154,119	m3	75.00	11,558,925
	E/O for excavation in rock		m3		Excluded
	Trimming to face of rock		m2		Excluded
1/B	Allowance for de-watering	6,669	m2	60.00	400,140
	Contaminated material		Item		Excluded
<b><u>SHORING</u></b>					
1/C	Allow for Sheet Piling to Basement Excavation Walls	9,935	m2	500.00	4,967,500
<b><u>SUB-STRUCTURE</u></b>					
1/D	Elemental rate for slab on ground and concrete pad footings	6,669	m2	140.00	933,660
1/E	Lift Pits	16	no	20,000	320,000
1/F	Allowance for bored piles / driven piles to hard rock strata	6,669	m2	60.00	400,140
<b>Total SUBSTRUCTURE</b>				<b>\$</b>	<b>18,580,365</b>
<b><u>COLUMNS</u></b>					
1/G	Elemental rate for column structure	37,519	m2	121.00	4,539,799
<b>Total COLUMNS</b>				<b>\$</b>	<b>4,539,799</b>
<b><u>UPPER FLOORS</u></b>					
<b><u>SUSPENDED SLAB</u></b>					
1/H	Suspended concrete slabs including band beams, formwork, reinforcement and floor joints	31,446	m2	426.00	13,395,996
<b>Total UPPER FLOORS</b>				<b>\$</b>	<b>13,395,996</b>
<b><u>STAIRCASES</u></b>					
1/J	Fire stairs including handrail	80	m/rise	2,850	228,000
<b>Total STAIRCASES</b>				<b>\$</b>	<b>228,000</b>
<b><u>EXTERNAL WALLS &amp; WINDOWS</u></b>					
<b><u>EXTERNAL WALLS &amp; WINDOWS</u></b>					
1/K	Reinforced in-situ concrete wall	10,993	m2	780.00	8,574,540
<b>Total EXTERNAL WALLS &amp; WINDOWS</b>				<b>\$</b>	<b>8,574,540</b>
<b><u>INTERNAL WALLS</u></b>					
<b><u>Reinforced Concrete Core Walls</u></b>					
1/L	Concrete core walls to stairs and lift including reinforcement and formwork	3,755	m2	495.00	1,858,725
<b>Total INTERNAL WALLS</b>				<b>\$</b>	<b>1,858,725</b>
<b><u>INTERNAL DOORS</u></b>					

Code	Description	Quantity	Unit	Rate (AUD)	Total
2/A	Elemental rate for internal doors including roller shutters, plant rooms and fire doors	37,519	m2	11.00	412,709
<b>Total INTERNAL DOORS</b>				<b>\$</b>	<b>412,709</b>
<b>WALL FINISHES</b>					
2/B	Elemental rate for wall finishes	37,519	m2	19.00	712,861
<b>Total WALL FINISHES</b>				<b>\$</b>	<b>712,861</b>
<b>FLOOR FINISHES</b>					
2/C	Elemental rate for floor finishes	37,519	m2	17.00	637,823
<b>Total FLOOR FINISHES</b>				<b>\$</b>	<b>637,823</b>
<b>CEILING FINISHES</b>					
	Ceiling finishes				N/A
<b>Total CEILING FINISHES</b>				<b>\$</b>	<b>0</b>
<b>FIXTURES &amp; FITTINGS</b>					
2/D	Allow for fixtures and fittings	37,519	m2	1.00	37,519
	Bollards, protection, safety mirrors etc				Included
<b>Total FIXTURES &amp; FITTINGS</b>				<b>\$</b>	<b>37,519</b>
<b>SIGNAGE</b>					
2/E	Statutory Signage	1	Item	10,500.00	10,500
2/F	General Signage	1	Item	14,000.00	14,000
2/G	Wayfinding / Directional Signage	1	Item	10,500.00	10,500
<b>Total SIGNAGE</b>				<b>\$</b>	<b>0</b>
<b>ELECTRICAL SERVICES</b>					
2/H	Base Electrical Services	37,519	m2	70.00	2,626,330
	Power and Compliant Lighting		item		Included
	Distribution Cable		item		Included
	Distribution Board		item		Included
	Communications		item		Included
	Telephone / Internet		item		Included
	Security System		item		Included
<b>Total ELECTRICAL SERVICES</b>				<b>\$</b>	<b>2,626,330</b>
<b>MECHANICAL SERVICES</b>					
2/J	Ventilation Mechanical Services to Underground Parking	37,519	m2	119.00	4,464,761
<b>Total MECHANICAL SERVICES</b>				<b>\$</b>	<b>4,464,761</b>
<b>HYDRAULIC SERVICES</b>					
2/K	Hydraulic Services - Supply, Drainage and all Hydraulic Fittings	37,519	m2	45.00	1,688,355



**PROJECT:** Gateway Centre, Gosford  
Gateway Centre, Gosford (Carpark)  
**REPORT:** GATEWAY CENTRE, GOSFORD (Carpark)

Code	Description	Quantity		Unit	Rate (AUD)	Total
		Total HYDRAULIC SERVICES			\$	1,688,355
	FIRE SERVICES					
3/A	Base fire services	37,519	m2		125.00	4,689,875
	Fire detection and alarm to compliant layout					Included
	Fire sprinklers to compliant layout					Included
		Total FIRE SERVICES			\$	4,689,875

# GOSFORD GATEWAY

CIV ORDER OF COST ESTIMATE  
(PUBLIC DOMAIN WORKS)

MARCH 2020



	Quantity	Unit	Rate (AUD)	Total
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**GATEWAY CENTRE, GOSFORD (Public Domain Works) Summary:**

**PUBLIC DOMAIN WORKS**

Stage 1 Works

Levels 1 to 5 - Plaza & Podium

SUB-STRUCTURE	4,163	m2	30	125,271
COLUMNS	4,163	m2	8	34,870
UPPER FLOORS	4,163	m2	268	1,114,306
STAIRCASES	4,163	m2	84	350,000
EXTERNAL WALLS & WINDOWS	4,163	m2	60	251,460
FLOOR FINISHES	4,163	m2	340	1,415,267
CEILING FINISHES	4,163	m2	16	67,778
JOINERY, FIXTURES & FITTINGS	4,163	m2	12	50,000
SIGNAGE	4,163	m2	14	60,000
EXTERNAL WORKS	4,163	m2	63	263,911
ELECTRICAL SERVICES	4,163	m2	60	249,753
MECHANICAL SERVICES	4,163	m2		N/A
HYDRAULIC SERVICES	4,163	m2	39	162,339
FIRE SERVICES	4,163	m2	7	30,000
VERTICAL TRANSPORTATION	4,163	m2		N/A
<b>SUBTOTAL</b>	<b>4,163</b>	<b>m2</b>	<b>1,003</b>	<b>4,174,954</b>

**PUBLIC DOMAIN WORKS**

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Stage 2 Works

Levels 1 to 5 - Plaza & Podium

SUB-STRUCTURE	4,083	m2	12	48,306
COLUMNS	4,083	m2	39	157,915
UPPER FLOORS	4,083	m2	312	1,274,641
STAIRCASES	4,083	m2	11	43,000
EXTERNAL WALLS & WINDOWS	4,083	m2	98	398,970
FLOOR FINISHES	4,083	m2	320	1,306,557
CEILING FINISHES	4,083	m2	80	326,270
JOINERY, FIXTURES & FITTINGS	4,083	m2	12	50,000
SIGNAGE	4,083	m2	15	60,000
EXTERNAL WORKS	4,083	m2	137	560,215
ELECTRICAL SERVICES	4,083	m2	60	244,979
MECHANICAL SERVICES	4,083	m2		N/A
HYDRAULIC SERVICES	4,083	m2	39	159,237

PROJECT: Gateway Centre, Gosford  
Gateway Centre, Gosford (Public Domain)  
REPORT: GATEWAY CENTRE, GOSFORD\_(Public Domain Works)

	Quantity	Unit	Rate (AUD)	Total
<b>GATEWAY CENTRE, GOSFORD (Public Domain Works) Summary:</b>				
FIRE SERVICES	4,083	m2	7	30,000
VERTICAL TRANSPORTATION	4,083	m2		N/A
<b>SUBTOTAL</b>	<b>4,083</b>	<b>m2</b>	<b>1,141</b>	<b>4,660,089</b>
<b>GATEWAY CENTRE, GOSFORD_(Public Domain Works) TOTAL</b>			<b>\$</b>	<b>8,835,043</b>



Code	Description	Quantity	Unit	Rate (AUD)	Total
<b>SUB-STRUCTURE</b>					
<u>GROUND SLAB</u>					
1/A	Elemental rate for slab on ground and concrete pad footings	895	m2	140.00	125,271
<b>Total SUB-STRUCTURE</b>				<b>\$</b>	<b>125,271</b>
<b>COLUMNS</b>					
1/B	Elemental rate for column structure (Including additional height to Level 1)	86	m2	145.00	12,477
1/C	Elemental rate for column structure	185	m2	121.00	22,392
<b>Total COLUMNS</b>				<b>\$</b>	<b>34,870</b>
<b>UPPER FLOORS</b>					
<u>SUSPENDED SLAB</u>					
1/D	Suspended concrete slabs including band beams, formwork, reinforcement and floor joints	3,268	m2	341.00	1,114,306
<b>Total UPPER FLOORS</b>				<b>\$</b>	<b>1,114,306</b>
<b>STAIRCASES</b>					
1/E	Plaza Feature Stairs, including balustrades, handrail, tactiles	1	No	265,000.00	265,000
1/F	Plaza Stairs to Watt Street including balustrades, handrail, tactiles	1	No	65,000.00	65,000
1/G	Extra over for forming Accessibility Ramps to Plaza	1	Item	20,000.00	20,000
<b>Total STAIRCASES</b>				<b>\$</b>	<b>350,000</b>
<b>EXTERNAL WALLS &amp; WINDOWS</b>					
1/H	External Balustrade to Plaza & Podium Areas (assume glazed, set in powdercoated aluminium channel and handrail)	254	m	990.00	251,460
<b>Total EXTERNAL WALLS &amp; WINDOWS</b>				<b>\$</b>	<b>251,460</b>
<b>FLOOR FINISHES</b>					
1/J	Allow for pavers to Plaza and Podium	4,163	m2	340.00	1,415,267
<b>Total FLOOR FINISHES</b>				<b>\$</b>	<b>1,415,267</b>
<b>CEILING FINISHES</b>					
1/K	Allow for feature ceiling finish to plaza circulation areas	271	m2	250.00	67,778
<b>Total CEILING FINISHES</b>				<b>\$</b>	<b>67,778</b>
<b>JOINERY, FIXTURES &amp; FITTINGS</b>					
1/L	Fixed Furniture Seating & Tables, Umbrellas, Bike Racks, Bollards	1	PROV	50,000.00	50,000
<b>Total JOINERY, FIXTURES &amp; FITTINGS</b>				<b>\$</b>	<b>50,000</b>
<b>SIGNAGE</b>					

Code	Description	Quantity	Unit	Rate (AUD)	Total
2/A	Allow for Statutory Signage, General Signage, and Wayfinding and Directional Signage	1	PROV	60,000.00	60,000
<b>Total SIGNAGE</b>				<b>\$</b>	<b>60,000</b>
<b>EXTERNAL WORKS</b>					
<b><u>Soft Landscaping</u></b>					
2/B	Shrub Planters to throughout podium & plaza	647	m2	120.00	77,640
2/C	Planter Walls (assume 400 H)	292	m2	320.00	93,440
2/D	Lawn Area	683	m2	70.00	47,831
<b><u>Shading Structures</u></b>					
2/E	Allow for Awning / Shading Canopy to Podium Seating Area	1	Item	45,000.00	45,000
<b>Total EXTERNAL WORKS</b>				<b>\$</b>	<b>263,911</b>
<b>ELECTRICAL SERVICES</b>					
<b><u>External</u></b>					
2/F	General Provision for Outdoor power & lighting to Plaza and Podium areas	4,163	m2	60.00	249,753
<b>Total ELECTRICAL SERVICES</b>				<b>\$</b>	<b>249,753</b>
<b>HYDRAULIC SERVICES</b>					
2/G	Provision for irrigation systems and hydro tap / drinking fountains	4,163	m2	14.00	58,276
2/H	Allowance for Stormwater Drainage throughout Plaza and Podium	4,163	m2	25.00	104,064
	Rainwater Harvesting				Excluded
	Water Feature Installations				Excluded
<b>Total HYDRAULIC SERVICES</b>				<b>\$</b>	<b>162,339</b>
<b>FIRE SERVICES</b>					
2/J	Provision for fire hydrants	1	Item	30,000.00	30,000
<b>Total FIRE SERVICES</b>				<b>\$</b>	<b>30,000</b>
<b>SUB-STRUCTURE</b>					
<b><u>GROUND SLAB</u></b>					
2/K	Elemental rate for slab on ground and concrete pad footings	345	m2	140.00	48,306
<b>Total SUB-STRUCTURE</b>				<b>\$</b>	<b>48,306</b>
<b>COLUMNS</b>					
2/L	Elemental rate for column structure	1,305	m2	121.00	157,915
<b>Total COLUMNS</b>				<b>\$</b>	<b>157,915</b>
<b>UPPER FLOORS</b>					
<b><u>SUSPENDED SLAB</u></b>					

Code	Description	Quantity	Unit	Rate (AUD)	Total
3/A	Suspended concrete slabs including band beams, formwork, reinforcement and floor joints	3,738	m2	341.00	1,274,641
<b>Total UPPER FLOORS</b>				<b>\$</b>	<b>1,274,641</b>
<b>STAIRCASES</b>					
3/B	Plaza Stairs to Watt Street including balustrades, handrail, tactiles	1	No	43,000.00	43,000
3/C	Extra over for forming Accessibility Ramps to Plaza	1			Included
<b>Total STAIRCASES</b>				<b>\$</b>	<b>43,000</b>
<b>EXTERNAL WALLS &amp; WINDOWS</b>					
3/D	External Balustrade to Plaza & Podium Areas (assume glazed, set in powdercoated aluminium channel and handrail)	403	m	990.00	398,970
<b>Total EXTERNAL WALLS &amp; WINDOWS</b>				<b>\$</b>	<b>398,970</b>
<b>FLOOR FINISHES</b>					
3/E	Allow for pavers to Plaza and Podium	4,083	m2	320.00	1,306,557
<b>Total FLOOR FINISHES</b>				<b>\$</b>	<b>1,306,557</b>
<b>CEILING FINISHES</b>					
3/F	Allow for feature ceiling finish to plaza circulation areas	1,305	m2	250.00	326,270
<b>Total CEILING FINISHES</b>				<b>\$</b>	<b>326,270</b>
<b>JOINERY, FIXTURES &amp; FITTINGS</b>					
3/G	Fixed Furniture Seating & Tables, Umbrellas, Bike Racks, Bollards	1	PROV	50,000.00	50,000
<b>Total JOINERY, FIXTURES &amp; FITTINGS</b>				<b>\$</b>	<b>50,000</b>
<b>SIGNAGE</b>					
3/H	Allow for Statutory Signage, General Signage, and Wayfinding and Directional Signage	1	PROV	60,000.00	60,000
<b>Total SIGNAGE</b>				<b>\$</b>	<b>60,000</b>
<b>EXTERNAL WORKS</b>					
<b><u>Soft Landscaping</u></b>					
3/J	Shrub Planters to throughout podium & plaza	593	m2	120.00	71,160
3/K	Planter Walls (assume 400 H)	246	m2	320.00	78,720
3/L	Lawn Area	133	m2	25.00	3,335
<b><u>Shading Structures</u></b>					
3/M	Allow for Awning / Shading Canopy to Podium Seating Area	1	Item	57,000.00	57,000
3/N	Allowance for Glazed Atrium Dome Roof to Plaza Escalators	1	Item	350,000.00	350,000
<b>Total EXTERNAL WORKS</b>				<b>\$</b>	<b>560,215</b>



**PROJECT:** Gateway Centre, Gosford  
**Gateway Centre, Gosford (Public Domain)**  
**REPORT:** GATEWAY CENTRE, GOSFORD\_(Public Domain Works)

Code	Description	Quantity	Unit	Rate (AUD)	Total
<b>ELECTRICAL SERVICES</b>					
	<u>External</u>				
4/A	General Provision for Outdoor power & lighting to Plaza and Podium areas	4,083	m2	60.00	244,979
<b>Total ELECTRICAL SERVICES</b>				<b>\$</b>	<b>244,979</b>
<b>HYDRAULIC SERVICES</b>					
4/B	Provision for irrigation systems and hydro tap / drinking fountains	4,083	m2	14.00	57,162
4/C	Allowance for Stormwater Drainage throughout Plaza and Podium	4,083	m2	25.00	102,075
	Rainwater Harvesting				Excluded
	Water Feature Installations				Excluded
<b>Total HYDRAULIC SERVICES</b>				<b>\$</b>	<b>159,237</b>
<b>FIRE SERVICES</b>					
4/D	Provision for fire hydrants	1	Item	30,000.00	30,000
<b>Total FIRE SERVICES</b>				<b>\$</b>	<b>30,000</b>

# GOSFORD GATEWAY

CIV ORDER OF COST ESTIMATE

(RETAIL SPACE)

MARCH 2020

**GATEWAY CENTRE, GOSFORD (Retail Space) Summary:**

**RETAIL**

Levels 1 & 2 - Cold Shell to Retail Tenancies

Warm Shell to Circulation Area

Stage 1 Works

COLUMNS	2,136	m2	131	280,128
UPPER FLOORS	2,136	m2	382	816,446
STAIRCASES	2,136	m2		N/A
EXTERNAL WALLS & WINDOWS	2,136	m2	528	1,127,765
INTERNAL WALLS	2,136	m2	79	167,805
DOORS	2,136	m2		N/A
INTERNAL SCREENS	2,136	m2		N/A
WALL FINISHES	2,136	m2	68	144,900
FLOOR FINISHES	2,136	m2	133	283,399
ACCESS FLOORING	2,136	m2		N/A
CEILING FINISHES	2,136	m2	133	283,399
BLINDS	2,136	m2		N/A
JOINERY, FIXTURES & FITTINGS	2,136	m2		N/A
SIGNAGE	2,136	m2	7	14,000
ELECTRICAL SERVICES	2,136	m2	73	155,211
MECHANICAL SERVICES	2,136	m2	248	529,204
HYDRAULIC SERVICES	2,136	m2	31	66,420
FIRE SERVICES	2,136	m2	118	253,071
VERTICAL TRANSPORTATION	2,136	m2		N/A
<b>SUBTOTAL</b>	<b>2,136</b>	<b>m2</b>	<b>1,929</b>	<b>4,121,747</b>

**RETAIL**

Levels 2 & 3 - Cold Shell to Retail Tenancies

Warm Shell to FOH Circulation Area

Stage 2 Works

COLUMNS	3,685	m2	121	445,892
UPPER FLOORS	3,685	m2	426	1,569,836
STAIRCASES	3,685	m2	19	70,000
EXTERNAL WALLS & WINDOWS	3,685	m2	415	1,530,335
INTERNAL WALLS	3,685	m2	161	594,485
INTERNAL DOORS	3,685	m2	2	8,400
INTERNAL SCREENS	3,685	m2	4	15,400



	Quantity	Unit	Rate (AUD)	Total
<b><u>GATEWAY CENTRE, GOSFORD (Retail Space) Summary:</u></b>				
WALL FINISHES	3,685	m2	12	45,320
FLOOR FINISHES	3,685	m2	25	92,766
ACCESS FLOORING	3,685	m2		N/A
CEILING FINISHES	3,685	m2	22	79,974
BLINDS	3,685	m2		Fitout
JOINERY, FIXTURES & FITTINGS	3,685	m2	16	60,440
SIGNAGE	3,685	m2	5	20,000
ELECTRICAL SERVICES	3,685	m2	54	199,565
MECHANICAL SERVICES	3,685	m2	36	134,174
HYDRAULIC SERVICES	3,685	m2	73	269,624
FIRE SERVICES	3,685	m2	117	431,072
VERTICAL TRANSPORTATION	3,685	m2		N/A
<b>SUBTOTAL</b>	<b>3,685</b>	<b>m2</b>	<b>1,511</b>	<b>5,567,281</b>

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<b>GATEWAY CENTRE, GOSFORD (Retail Space) TOTAL</b>	<b>\$</b>	<b>9,689,028</b>
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Code	Description	Quantity	Unit	Rate (AUD)	Total
<b>COLUMNS</b>					
<b><u>Level 1</u></b>					
1/A	Elemental rate for column structure	901	m2	145.00	130,638
<b><u>Levels 2 - 3</u></b>					
1/B	Elemental rate for column structure	1,235	m2	121.00	149,491
<b>Total COLUMNS</b>				<b>\$</b>	<b>280,128</b>
<b>UPPER FLOORS</b>					
<b><u>SUSPENDED SLAB</u></b>					
1/C	Suspended concrete slabs including band beams, formwork, reinforcement and floor joints	1,917	m2	426.00	816,446
<b>Total UPPER FLOORS</b>				<b>\$</b>	<b>816,446</b>
<b>STAIRCASES</b>					
	Fire stairs including handrail		m/rise	2,850	N/A
<b>Total STAIRCASES</b>				<b>\$</b>	<b>0</b>
<b>EXTERNAL WALLS &amp; WINDOWS</b>					
1/D	Reinforced in-situ concrete wall	517	m2	530.00	274,010
1/E	Alucobond Composite Panel, to RC External Walls	517	m2	395.00	204,215
1/F	Glazed Facade, including to Circulation frontage	664	m2	760.00	504,640
1/G	Glazed Facade, Large Format glazed panels	161	m2	900.00	144,900
<b>Total EXTERNAL WALLS &amp; WINDOWS</b>				<b>\$</b>	<b>1,127,765</b>
<b>INTERNAL WALLS</b>					
<b><u>Reinforced Concrete Core Walls</u></b>					
1/H	Concrete core walls including reinforcement and formwork	339	m2	495.00	167,805
<b><u>Internal Partitioning</u></b>					
	Solid Partitions and Glazed Partitions to Tenanted Area				Fitout
<b>Total INTERNAL WALLS</b>				<b>\$</b>	<b>167,805</b>
<b>WALL FINISHES</b>					
	Wall Finishes to Retail Tenancies				Fitout
1/J	Allow for wall tile to Retail Circulation Areas	414	m2	350.00	144,900
<b>Total WALL FINISHES</b>				<b>\$</b>	<b>144,900</b>
<b>FLOOR FINISHES</b>					
<b><u>Retail Tenancy Floor Finish</u></b>					
1/K	Retail Tenancy Floor Finish	1,107	m2		Fitout
<b><u>Front-of-House Circulation Space</u></b>					
1/L	Allow for floor tile to Front-of-House Circulation Space	810	m2	350.00	283,399

Code	Description	Quantity	Unit	Rate (AUD)	Total
		Total FLOOR FINISHES		\$	283,399
CEILING FINISHES					
Retail Tenancy Ceiling Finish					
2/A	Allow for exposed open ceiling to Retail Tenancies (labour to clean and tidy exposed services - finishes not included)	1,107	m2		Fitout
Front-of-House Circulation Space					
2/B	Allow for feature ceiling finish to retail circulation areas	810	m2	350.00	283,399
		Total CEILING FINISHES		\$	283,399
SIGNAGE					
Retail Tenancies					
2/C	Statutory Signage	1	Item	6,000	6,000
	General Signage				Fitout
	Wayfinding / Directional Signage				Fitout
Retail Circulation Area					
2/D	Statutory Signage	1	item	8,000	8,000
	General Signage				Fitout
	Wayfinding / Directional Signage				Fitout
		Total SIGNAGE		\$	14,000
ELECTRICAL SERVICES					
Retail Tenancies					
2/E	Electrical Services	1,107	m2	50.00	55,342
2/F	Small Power and Base Build Lighting	1	item		Excluded
2/G	Distribution Cable	1	item		Included
2/H	Distribution Board	1	item		Included
2/J	Telephone / Internet	1	item		Excluded
2/K	Security System	1	item		Excluded
Retail Circulation					
2/L	Electrical Services	1,030	m2	97.00	99,869
2/M	Small Power and Base Build Lighting	1	item		Included
2/N	Distribution Cable	1	item		Included
2/P	Distribution Board	1	item		Included
2/Q	Telephone / Internet	1	item		Excluded
2/R	Security System	1	item		Excluded
		Total ELECTRICAL SERVICES		\$	155,211
MECHANICAL SERVICES					
Retail Tenancies					



Code	Description	Quantity	Unit	Rate (AUD)	Total
	Supply and Return air ductwork, pipework & plant		item		Fitout
	Electrical Cabling and Controls		item		Fitout
	Mechanical Services Fit-off		item		Fitout
	Ventilation Mechanical Services to bathroom amenities (assumed)		item		Fitout
	<b><u>Retail Circulation Area</u></b>				
3/A	All Mechanical Services	1,030	m2	514.00	529,204
3/B	Supply and Return air ductwork, pipework & plant	1	item		Included
3/C	Electrical Cabling and Controls	1	item		Included
3/D	Mechanical Services Fit-off	1	item		Included
3/E	Ventilation Mechanical Services to bathroom amenities (assumed)	1	item		Included
<b>Total MECHANICAL SERVICES</b>				<b>\$</b>	<b>529,204</b>
	<b>HYDRAULIC SERVICES</b>				
	<b><u>Retail Tenancies</u></b>				
3/F	Allow for Pipework provision into tenancies (excl connections, hydraulic fitments)	1,107	m2	60.00	66,420
	<b><u>Retail Circulation Area</u></b>				
3/G	All Hydraulic Services Supply and Drainage	810	m2		N/A
<b>Total HYDRAULIC SERVICES</b>				<b>\$</b>	<b>66,420</b>
	<b>FIRE SERVICES</b>				
	<b><u>Retail Tenancies</u></b>				
3/H	Base fire services	1,107	m2	113.00	125,091
	Fire detection and alarm to compliant layout				Included
	Fire sprinklers to compliant layout				Included
	Fire detection to tenant ceiling system				Fitout
	Fire sprinklers to tenant ceiling system				Fitout
	<b><u>Retail Circulation Area</u></b>				
3/J	Base fire services	810	m2	158.00	127,980
	Fire detection and alarm to compliant layout				Included
	Fire sprinklers to compliant layout				Included
	Fire detection to tenant ceiling system				Included
	Fire sprinklers to tenant ceiling system				Included
<b>Total FIRE SERVICES</b>				<b>\$</b>	<b>253,071</b>
	<b>COLUMNS</b>				
	<b><u>Levels 2 - 3</u></b>				
3/K	Elemental rate for column structure	3,685	m2	121.00	445,892

Code	Description	Quantity	Unit	Rate (AUD)	Total
				<b>Total COLUMNS</b>	<b>\$ 445,892</b>
<b>UPPER FLOORS</b>					
<b>SUSPENDED SLAB</b>					
4/A	Suspended concrete slabs including band beams, formwork, reinforcement and floor joints	3,685	m2	426.00	1,569,836
				<b>Total UPPER FLOORS</b>	<b>\$ 1,569,836</b>
<b>STAIRCASES</b>					
4/B	Fire Escape / BOH Stairs (Level 2 - Level 3)	1	No	15,000.00	15,000
4/C	Egress Stairs - Level 3 down to Level 2 / Watt Street (1400mm W)	1	No	15,000.00	15,000
4/D	Egress Stairs - Level 2 down to Level 1 Carpark (1400mm W)	2	No	20,000.00	40,000
				<b>Total STAIRCASES</b>	<b>\$ 70,000</b>
<b>EXTERNAL WALLS &amp; WINDOWS</b>					
<b>EXTERNAL WALLS &amp; WINDOWS</b>					
4/E	Reinforced in-situ concrete wall	960	m2	530.00	508,800
4/F	Alucobond Composite Panel, to RC External Walls	785	m2	395.00	310,075
4/G	Glazed Facade, including to Circulation frontage	821	m2	760.00	623,960
4/H	Feature Metal Cladding	175	m2	500.00	87,500
				<b>Total EXTERNAL WALLS &amp; WINDOWS</b>	<b>\$ 1,530,335</b>
<b>INTERNAL WALLS</b>					
<b>Reinforced Concrete Core Walls</b>					
4/J	Concrete core walls including reinforcement and formwork	1,143	m2	495.00	565,785
	Concrete Core Walls to base build amenities				Included
<b>Internal Partitioning</b>					
	Solid Partitions and Glazed Partitions to Tenanted Area				Fitout
4/K	Internal partitions to bathrooms	205	m2	140.00	28,700
				<b>Total INTERNAL WALLS</b>	<b>\$ 594,485</b>
<b>INTERNAL DOORS</b>					
4/L	Doors to Base Build Amenities	6	No	1,400.00	8,400
	Internal Glazed Doors				Fitout
	Internal Solid Doors				Fitout
				<b>Total INTERNAL DOORS</b>	<b>\$ 8,400</b>
<b>INTERNAL SCREENS</b>					
4/M	Toilet Partitioning Systems	16	No	900.00	14,400
4/N	Urinal Screens	2	No	500.00	1,000

Code	Description	Quantity	Unit	Rate (AUD)	Total
		Total INTERNAL SCREENS		\$	15,400
WALL FINISHES					
	Wall Finishes to Retail Tenancies				Fitout
5/A		206	m2	220.00	45,320
		Total WALL FINISHES		\$	45,320
FLOOR FINISHES					
Retail Tenancy Floor Finish					
5/B	Retail Tenancy Floor Finish	3,359	m2		Fitout
Lift Lobby Floor Finish					
5/C	Allow for floor tile finish to lobby area	200	m2	350.00	69,906
Bathrooms					
5/D	Allow Floor Tile finishes to bathroom	127	m2	180.00	22,860
		Total FLOOR FINISHES		\$	92,766
CEILING FINISHES					
Retail Tenancy Ceiling Finish					
5/E	Allow for exposed open ceiling to Retail Tenancies (labour to clean and tidy exposed services - finishes not included)	3,359	m2		Fitout
Lift Lobby Ceiling Finish					
5/F	Allow for Plasterboard feature ceiling to lift lobby areas	200	m2	280.00	55,924
Base Build Amenities Ceiling Finish					
5/G	Allow for Set Plasterboard Ceiling	126	m2	85.00	10,714
Bathrooms					
5/H	Allow Plasterbaord Ceiling finishes to bathroom	127	m2	105.00	13,335
		Total CEILING FINISHES		\$	79,974
JOINERY, FIXTURES & FITTINGS					
Joinery, Fixtures & Fitments					
5/J	Basin	12	no	500.00	6,000
5/K	Basin Accessible	2	no	850.00	1,700
5/L	Grab Rail Large	2	no	350.00	700
5/M	Grab Rail Small	8	no	280.00	2,240
5/N	Shower	2	no	450.00	900
5/P	Toilet Partition	10	no	1,100.00	11,000
5/Q	Urinal	2	no	950.00	1,900
5/R	Vanity Bench	11	m	1,200.00	13,200
5/S	Toilet	16	no	1,200.00	19,200
5/T	Toilet Accessible	2	no	1,800.00	3,600



Code	Description	Quantity	Unit	Rate (AUD)	Total
<b>Total JOINERY, FIXTURES &amp; FITTINGS</b>				<b>\$</b>	<b>60,440</b>
<b>SIGNAGE</b>					
<b><u>Retail Tenancies</u></b>					
6/A	Statutory Signage	1	Item	8,000	8,000
	General Signage				Fitout
	Wayfinding / Directional Signage				
<b><u>Lift Lobby Signage</u></b>					
6/B	Statutory Signage	1	item	6,000	6,000
	General Signage				Fitout
	Wayfinding / Directional Signage				Fitout
<b><u>Base Build Amenities Signage</u></b>					
6/C	Statutory Signage	1	item	6,000	6,000
	General Signage				Fitout
	Wayfinding / Directional Signage				Fitout
<b>Total SIGNAGE</b>				<b>\$</b>	<b>20,000</b>
<b>ELECTRICAL SERVICES</b>					
<b><u>Retail Tenancies</u></b>					
6/D	Electrical Services	3,359	m2	50.00	167,964
6/E	Small Power and Base Build Lighting	1	item		Excluded
6/F	Distribution Cable	1	item		Included
6/G	Distribution Board	1	item		Included
6/H	Telephone / Internet	1	item		Excluded
6/J	Security System	1	item		Excluded
<b><u>Retail Lift Lobby</u></b>					
6/K	Electrical Services	200	m2	97.00	19,374
6/L	Small Power and Base Build Lighting	1	item		Included
6/M	Distribution Cable	1	item		Included
6/N	Distribution Board	1	item		Included
6/P	Telephone / Internet	1	item		Excluded
6/Q	Security System	1	item		Excluded
<b><u>Retail Base Build Amenities</u></b>					
6/R	Electrical Services	126	m2	97.00	12,227
6/S	Small Power and Base Build Lighting	1	item		Included
6/T	Distribution Cable	1	item		Included
6/U	Distribution Board	1	item		Included
6/V	Telephone / Internet	1	item		Excluded

Code	Description	Quantity	Unit	Rate (AUD)	Total
7/A	Security System	1	item		Excluded
<b>Total ELECTRICAL SERVICES</b>				<b>\$</b>	<b>199,565</b>
<b>MECHANICAL SERVICES</b>					
<b><u>Retail Tenancies</u></b>					
<b><u>Retail Tenancies</u></b>					
	Supply and Return air ductwork, pipework & plant		item		Fitout
	Electrical Cabling and Controls		item		Fitout
	Mechanical Services Fit-off		item		Fitout
	Ventilation Mechanical Services to bathroom amenities (assumed)		item		Fitout
<b><u>Retail Lift Lobby</u></b>					
7/B	All Mechanical Services	200	m2	514.00	102,661
7/C	Supply and Return air ductwork, pipework & plant	1	item		Included
7/D	Electrical Cabling and Controls	1	item		Included
7/E	Mechanical Services Fit-off	1	item		Included
<b><u>Retail base build amenities</u></b>					
7/F	Mechanical Services	126	m2	250.00	31,513
<b>Total MECHANICAL SERVICES</b>				<b>\$</b>	<b>134,174</b>
<b>HYDRAULIC SERVICES</b>					
<b><u>Retail Tenancies</u></b>					
7/G	Allow for Pipework provision into tenancies (excl connections, hydraulic fitments)	3,359	m2	60.00	201,557
<b><u>Retail Lift Lobby Area</u></b>					
7/H	All Hydraulic Services Supply and Drainage	200	m2		N/A
<b><u>Retail Base Build Amenities</u></b>					
7/J	Hydraulic Connections to Bathroom Amenities	126	m2	540.00	68,067
<b>Total HYDRAULIC SERVICES</b>				<b>\$</b>	<b>269,624</b>
<b>FIRE SERVICES</b>					
<b><u>Retail Tenancies</u></b>					
7/K	Base fire services	3,359	m2	113.00	379,599
	Fire detection and alarm to compliant layout				Included
	Fire sprinklers to compliant layout				Included
	Fire detection to tenant ceiling system				Fitout
	Fire sprinklers to tenant ceiling system				Fitout
<b><u>Retail Lift Lobby Area</u></b>					
7/L	Base fire services	200	m2	158.00	31,557
	Fire detection and alarm to compliant layout				Included

Code	Description	Quantity	Unit	Rate (AUD)	Total
	Fire sprinklers to compliant layout				Included
	Fire detection to tenant ceiling system				Included
	Fire sprinklers to tenant ceiling system				Included
	<b><u>Retail Base Build Amenities</u></b>				
8/A	Base fire services	126	m2	158.00	19,916
	Fire detection and alarm to compliant layout				Included
	Fire sprinklers to compliant layout				Included
	Fire detection to tenant ceiling system				Included
	Fire sprinklers to tenant ceiling system				Included
Total FIRE SERVICES				\$	431,072

# GOSFORD GATEWAY

CIV ORDER OF COST ESTIMATE

(BAR & RESTAURANT)

MARCH 2020



	Quantity	Unit	Rate (AUD)	Total
<b><u>GATEWAY CENTRE, GOSFORD (Bar &amp; Restaurant) Summary:</u></b>				

**BAR & RESTAURANT**

Levels 1 & 5 - Cold Shell

Stage 1 Works

COLUMNS	649	m2	126	82,033
UPPER FLOORS	649	m2	426	276,474
STAIRCASES	649	m2	27	17,500
EXTERNAL WALLS & WINDOWS	649	m2	661	429,120
EXTERNAL DOORS	649	m2	52	34,000
INTERNAL WALLS	649	m2	181	117,315
INTERNAL DOORS	649	m2	6	3,850
INTERNAL SCREENS	649	m2	0	Fitout
WALL FINISHES	649	m2	0	Fitout
FLOOR FINISHES	649	m2	0	Fitout
CEILING FINISHES	649	m2	0	Fitout
BLINDS	649	m2	0	Fitout
JOINERY, FIXTURES & FITTINGS	649	m2	0	Fitout
SIGNAGE	649	m2	5	3,000
ELECTRICAL SERVICES	649	m2	302	195,998
MECHANICAL SERVICES	649	m2	409	265,761
HYDRAULIC SERVICES	649	m2	173	112,277
FIRE SERVICES	649	m2	113	73,337
VERTICAL TRANSPORTATION	649	m2		N/A
<b>SUBTOTAL</b>	<b>649</b>	<b>m2</b>	<b>2,482</b>	<b>1,610,665</b>

<b>GATEWAY CENTRE, GOSFORD (Bar &amp; Restaurant) TOTAL</b>	<b>\$</b>	<b>1,610,665</b>
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Code	Description	Quantity	Unit	Rate (AUD)	Total
<b>COLUMNS</b>					
<u>Level 1 Cafe / Restaurant</u>					
1/A	Elemental rate for column structure	146	m2	145.00	21,170
<u>Level 5 Bar / Restaurant</u>					
1/B	Elemental rate for column structure	503	m2	121.00	60,863
<b>Total COLUMNS</b>				<b>\$</b>	<b>82,033</b>
<b>UPPER FLOORS</b>					
<u>Level 1 Cafe / Restaurant</u>					
<u>SUSPENDED SLAB</u>					
1/C	Suspended concrete slabs including band beams, formwork, reinforcement and floor joints	146	m2	426.00	62,196
<u>Level 5 Bar / Restaurant</u>					
<u>SUSPENDED SLAB</u>					
1/D	Suspended concrete slabs including band beams, formwork, reinforcement and floor joints	503	m2	426.00	214,278
<b>Total UPPER FLOORS</b>				<b>\$</b>	<b>276,474</b>
<b>STAIRCASES</b>					
<u>Level 1 Cafe / Restaurant</u>					
	Intertenancy Stairs (FOH)				Excluded
	Fire Escape / BOH Stairs				Excluded
<u>Level 5 Bar / Restaurant</u>					
	Intertenancy Stairs (FOH)				Excluded
1/E	Fire Escape / BOH Stairs - to Commercial tenancy on Level 6 (1400mm W)	1.00	No	17,500.00	17,500
<b>Total STAIRCASES</b>				<b>\$</b>	<b>17,500</b>
<b>EXTERNAL WALLS &amp; WINDOWS</b>					
<u>EXTERNAL WALLS &amp; WINDOWS</u>					
1/F	Double Glazed Facade with Aluminium Frame	596	m2	720.00	429,120
<b>Total EXTERNAL WALLS &amp; WINDOWS</b>				<b>\$</b>	<b>429,120</b>
<b>EXTERNAL DOORS</b>					
<u>Level 1 Cafe / Restaurant</u>					
1/G	Entry / Security Doors	2	each	6,000.00	12,000
<u>Level 5 Bar / Restaurant</u>					
1/H	Entry / Security Doors	2	each	6,000.00	12,000
1/J	Glazed doors to Terrace - Assumed	4	each	2,500.00	10,000
<b>Total EXTERNAL DOORS</b>				<b>\$</b>	<b>34,000</b>
<b>INTERNAL WALLS</b>					

Code	Description	Quantity	Unit	Rate (AUD)	Total
<b><u>Level 1 Cafe / Restaurant</u></b>					
	Internal Partition Walls (solid, glazed, etc.)				By Others
<b><u>Level 5 Bar / Restaurant</u></b>					
	Internal Partition Walls (solid, glazed, etc.)				By Others
<b><u>Reinforced Concrete Core Walls</u></b>					
2/A	Concrete core walls to stairs and lift including reinforcement and formwork	237	m2	495.00	117,315
<b>Total INTERNAL WALLS</b>					<b>\$ 117,315</b>
<b>INTERNAL DOORS</b>					
<b><u>Level 1 Cafe / Restaurant</u></b>					
	Internal Doors (solid, glazed etc.)				Fitout
<b><u>Level 5 Bar / Restaurant</u></b>					
2/B	Fire-rated door to fire escape / BOH stairs	1	No	3,850.00	3,850
<b>Total INTERNAL DOORS</b>					<b>\$ 3,850</b>
<b>INTERNAL SCREENS</b>					
<b><u>Level 1 Cafe / Restaurant</u></b>					
	Toilet Partitioning Systems				Fitout
	Urinal Screens				Fitout
<b><u>Level 5 Bar / Restaurant</u></b>					
	Toilet Partitioning Systems				Fitout
	Urinal Screens				Fitout
<b>Total INTERNAL SCREENS</b>					<b>\$ 0</b>
<b>WALL FINISHES</b>					
<b><u>Level 1 Cafe / Restaurant</u></b>					
	Wall finishes		m2		Fitout
<b><u>Level 5 Bar / Restaurant</u></b>					
	Wall finishes		m2		Fitout
<b>Total WALL FINISHES</b>					<b>\$ 0</b>
<b>FLOOR FINISHES</b>					
<b><u>Level 1 Cafe / Restaurant</u></b>					
	Floor finishes		m2		Fitout
<b><u>Level 5 Bar / Restaurant</u></b>					
	Floor finishes		m2		Fitout
<b>Total FLOOR FINISHES</b>					<b>\$ 0</b>
<b>CEILING FINISHES</b>					
<b><u>Level 1 Cafe / Restaurant</u></b>					

Code	Description	Quantity	Unit	Rate (AUD)	Total
	Ceiling finishes		m2		Fitout
	<b><u>Level 5 Bar / Restaurant</u></b>				
	Ceiling finishes		m2		Fitout
<b>Total CEILING FINISHES</b>				<b>\$</b>	<b>0</b>
<b>BLINDS</b>					
	<b><u>Level 1 Cafe / Restaurant</u></b>				
	Perimeter blinds / curtains fixed to glazed facade pelmet				Fitout
	Privacy Curtains				Fitout
	<b><u>Level 5 Bar / Restaurant</u></b>				
	Perimeter blinds / curtains fixed to glazed facade pelmet				Fitout
	Privacy Curtains				Fitout
<b>Total BLINDS</b>				<b>\$</b>	<b>0</b>
<b>JOINERY, FIXTURES &amp; FITTINGS</b>					
	<b><u>Level 1 Cafe / Restaurant</u></b>				
	Storage cabinetry, benchtops, shelving, joinery feature finishes				Fitout
	Amenities joinery & fitments				Fitout
	<b><u>Level 5 Bar / Restaurant</u></b>				
	Storage cabinetry, benchtops, shelving, joinery feature finishes				Fitout
	Amenities joinery & fitments				Fitout
<b>Total JOINERY, FIXTURES &amp; FITTINGS</b>				<b>\$</b>	<b>0</b>
<b>SIGNAGE</b>					
	<b><u>Level 1 Cafe / Restaurant</u></b>				
3/A	Statutory Signage	1	Item	1,000.00	1,000
	General Signage				Fitout
	Wayfinding / Directional Signage				Fitout
	<b><u>Level 5 Bar / Restaurant</u></b>				
3/B	Statutory Signage	1	Item	2,000.00	2,000
	General Signage				Fitout
	Wayfinding / Directional Signage				Fitout
<b>Total SIGNAGE</b>				<b>\$</b>	<b>3,000</b>
<b>ELECTRICAL SERVICES</b>					
	<b><u>Level 1 Cafe / Restaurant</u></b>				
3/C	Base Electrical Services	146	m2	302.00	44,092
3/D	Power and Compliant Lighting	1	item		Included
3/E	Distribution Cable	1	item		Included



Code	Description	Quantity	Unit	Rate (AUD)	Total
4/A	Distribution Board	1	item		Included
4/B	Telephone / Internet Base Connection	1	item		Included
4/C	Security System	1	item		Excluded
<b><u>Level 5 Bar / Restaurant</u></b>					
4/D	Base Electrical Services	503	m2	302.00	151,906
4/E	Power and Compliant Lighting	1	item		Included
4/F	Distribution Cable	1	item		Included
4/G	Distribution Board	1	item		Included
4/H	Telephone / Internet Base Connection	1	item		Included
4/J	Security System	1	item		Excluded
<b>Total ELECTRICAL SERVICES</b>				<b>\$</b>	<b>195,998</b>
<b>MECHANICAL SERVICES</b>					
<b><u>Level 1 Cafe / Restaurant</u></b>					
4/K	Mechanical Services base provision to tenancy	146	m2	459.00	67,014
	Base building riser		item		Included
	Supply and Return air ductwork, pipework & plant		item		Included
	Electrical Cabling and Controls		item		Fitout
	Mechanical Services Fit-off		item		Fitout
	Ventilation Mechanical Services to bathroom amenities (assumed)		item		Fitout
<b><u>Level 5 Bar / Restaurant</u></b>					
4/L	Mechanical Services base provision to tenancy	433	m2	459.00	198,747
	Base building riser		item		Included
	Supply and Return air ductwork, pipework & plant		item		Included
	Electrical Cabling and Controls		item		Fitout
	Mechanical Services Fit-off		item		Fitout
	Ventilation Mechanical Services to bathroom amenities (assumed)		item		Fitout
<b>Total MECHANICAL SERVICES</b>				<b>\$</b>	<b>265,761</b>
<b>HYDRAULIC SERVICES</b>					
<b><u>Level 1 Cafe / Restaurant</u></b>					
4/M	All Hydraulic Services Supply and Drainage	146	m2	173.00	25,258
4/N	Allow for Hydraulic Services Riser	1	item		Included
4/P	Allow for Hydraulic Connections to Commercial Kitchen area	1	item		Included
4/Q	Allow for Hydraulic Connections to Bathroom Amenities (assumed to be built inside tenant area)	1	item		Included
<b><u>Level 5 Bar / Restaurant</u></b>					

Code	Description	Quantity	Unit	Rate (AUD)	Total
5/A	All Hydraulic Services Supply and Drainage	503	m2	173.00	87,019
5/B	Allow for Hydraulic Services Riser	1	item		Included
5/C	Allow for Hydraulic Connections to Commercial Kitchen area	1	item		Included
5/D	Allow for Hydraulic Connections to Bathroom Amenities (assumed to be built inside tenant area)	1	item		Included
<b>Total HYDRAULIC SERVICES</b>				<b>\$</b>	<b>112,277</b>
<b>FIRE SERVICES</b>					
<b><u>Level 1 Cafe / Restaurant</u></b>					
5/E	Base fire services	146	m2	113.00	16,498
	Fire detection and alarm to compliant layout				Included
	Fire sprinklers to compliant layout				Included
	Fire detection to tenant ceiling system				Fitout
	Fire sprinklers to tenant ceiling system				Fitout
<b><u>Level 5 Bar / Restaurant</u></b>					
5/F	Base fire services	503	m2	113.00	56,839
	Fire detection and alarm to compliant layout				Included
	Fire sprinklers to compliant layout				Included
	Fire detection to tenant ceiling system				Fitout
	Fire sprinklers to tenant ceiling system				Fitout
<b>Total FIRE SERVICES</b>				<b>\$</b>	<b>73,337</b>

# GOSFORD GATEWAY

CIV ORDER OF COST ESTIMATE  
(ENTERTAINMENT)

MARCH 2020

	Quantity	Unit	Rate (AUD)	Total
<b><u>GATEWAY CENTRE, GOSFORD (Entertainment) Summary:</u></b>				
<b><u>ENTERTAINMENT</u></b>				
<u>Level 2 - Cold Shell</u>				
<u>Stage 1 Works</u>				
COLUMNS	1,215	m2	121	147,034
UPPER FLOORS	1,215	m2	426	517,658
STAIRCASES	1,215	m2	6	10,260
EXTERNAL WALLS & WINDOWS	1,215	m2	281	341,055
INTERNAL WALLS	1,215	m2	0	Fitout
DOORS	1,215	m2	3	3,850
INTERNAL SCREENS	1,215	m2	0	Fitout
WALL FINISHES	1,215	m2	0	Fitout
FLOOR FINISHES	1,215	m2	0	Fitout
ACCESS FLOORING	1,215	m2		N/A
CEILING FINISHES	1,215	m2	0	Fitout
BLINDS	1,215	m2	0	Fitout
JOINERY, FIXTURES & FITTINGS	1,215	m2	0	Fitout
SIGNAGE	1,215	m2	2	2,000
ELECTRICAL SERVICES	1,215	m2	100	121,516
MECHANICAL SERVICES	1,215	m2	209	253,968
HYDRAULIC SERVICES	1,215	m2	140	170,122
FIRE SERVICES	1,215	m2	113	137,313
VERTICAL TRANSPORTATION	1,215	m2		N/A
<b>SUBTOTAL</b>	<b>1,215</b>	<b>m2</b>	<b>1,403</b>	<b>1,704,777</b>
<b>GATEWAY CENTRE, GOSFORD (Entertainment) TOTAL</b>			<b>\$</b>	<b>1,704,777</b>



Code	Description	Quantity	Unit	Rate (AUD)	Total
<b>COLUMNS</b>					
1/A	Reinforced concrete and structural steel columns	1,215	m2	121.00	147,034
<b>Total COLUMNS</b>				<b>\$</b>	<b>147,034</b>
<b>UPPER FLOORS</b>					
<u>SUSPENDED SLAB</u>					
1/B	Suspended concrete slabs including band beams, formwork, reinforcement and floor joints	1,215	m2	426.00	517,658
<b>Total UPPER FLOORS</b>				<b>\$</b>	<b>517,658</b>
<b>STAIRCASES</b>					
1/C	Fire stairs including handrail	3.60	m/rise	2,850	10,260
<b>Total STAIRCASES</b>				<b>\$</b>	<b>10,260</b>
<b>EXTERNAL WALLS &amp; WINDOWS</b>					
1/D	Reinforced in-situ concrete wall	689	m2	495.00	341,055
<b>Total EXTERNAL WALLS &amp; WINDOWS</b>				<b>\$</b>	<b>341,055</b>
<b>INTERNAL WALLS</b>					
<u>Reinforced Concrete Core Walls</u>					
Concrete core walls including reinforcement and formwork					N/A
<u>Internal Partitioning</u>					
Solid Partitions and Glazed Partitions to Tenanted Area					Fitout
<b>Total INTERNAL WALLS</b>				<b>\$</b>	<b>0</b>
<b>DOORS</b>					
1/E	Fire-rated door to fire escape / BOH stairs	1	No	3,850.00	3,850
			No		Fitout
					Fitout
			No	2,500.00	Fitout
<b>Total DOORS</b>				<b>\$</b>	<b>3,850</b>
<b>INTERNAL SCREENS</b>					
Toilet Partitioning Systems					Fitout
Urinal Screens					Fitout
<b>Total INTERNAL SCREENS</b>				<b>\$</b>	<b>0</b>
<b>WALL FINISHES</b>					
			m2		Fitout
<b>Total WALL FINISHES</b>				<b>\$</b>	<b>0</b>
<b>FLOOR FINISHES</b>					

Code	Description	Quantity	Unit	Rate (AUD)	Total
	Floor finishes		m2		Fitout
	<b>Total FLOOR FINISHES</b>			\$	<b>0</b>
	<b>CEILING FINISHES</b>				
	Ceiling finishes		m2		Fitout
	<b>Total CEILING FINISHES</b>			\$	<b>0</b>
	<b>BLINDS</b>				
	Blinds and curtains		m2		Fitout
	<b>Total BLINDS</b>			\$	<b>0</b>
	<b>JOINERY, FIXTURES &amp; FITTINGS</b>				
	Allow for all joinery, fixtures and fitments				Fitout
	Storage cabinetry, benchtops, shelving, joinery feature finishes				Fitout
	Amenities joinery & fitments				Fitout
	<b>Total JOINERY, FIXTURES &amp; FITTINGS</b>			\$	<b>0</b>
	<b>SIGNAGE</b>				
2/A	Statutory Signage	1	Item	2,000	2,000
	General Signage				Fitout
	Wayfinding / Directional Signage				Fitout
	<b>Total SIGNAGE</b>			\$	<b>2,000</b>
	<b>ELECTRICAL SERVICES</b>				
2/B	Base Electrical Services	1,215	m2	100.00	121,516
2/C	Power and Compliant Lighting	1	item		Included
2/D	Distribution Cable	1	item		Included
2/E	Distribution Board	1	item		Included
2/F	Telephone / Internet Base Connection	1	item		Included
2/G	Security System	1	item		Excluded
	<b>Total ELECTRICAL SERVICES</b>			\$	<b>121,516</b>
	<b>MECHANICAL SERVICES</b>				
2/H	Mechanical Services	1,215	m2	209.00	253,968
2/J	Mechanical Services Riser	1	item		Included
2/K	Supply and Return air ductwork, pipework & plant	1	item		Included
2/L	Electrical Cabling and Controls	1	item		Included
2/M	Mechanical Services Fit-off	1	item		Included
2/N	Ventilation Mechanical Services to bathroom amenities (assumed)	1	item		Included
	<b>Total MECHANICAL SERVICES</b>			\$	<b>253,968</b>

Code	Description	Quantity	Unit	Rate (AUD)	Total
<b>HYDRAULIC SERVICES</b>					
3/A	Hydraulic Services Supply and Drainage Rough-in	1,215	m2	140.00	170,122
3/B	Hydraulic Services Riser	1	item		Excluded
3/C	Allow for Hydraulic pipework to future tenant bathroom amenities (assumed close to building core)	1	item		Included
<b>Total HYDRAULIC SERVICES</b>				<b>\$</b>	<b>170,122</b>
<b>FIRE SERVICES</b>					
3/D	Base fire services	1,215	m2	113.00	137,313
	Fire detection and alarm to compliant layout				Included
	Fire sprinklers to compliant layout				Included
	Fire detection to tenant ceiling system				Fitout
	Fire sprinklers to tenant ceiling system				Fitout
<b>Total FIRE SERVICES</b>				<b>\$</b>	<b>137,313</b>

# GOSFORD GATEWAY

CIV ORDER OF COST ESTIMATE

(CONFERENCE)

MARCH 2020



	Quantity	Unit	Rate (AUD)	Total
<b><u>GATEWAY CENTRE, GOSFORD (Conference) Summary:</u></b>				
<b><u>CONFERENCE</u></b>				
<u>Levels 3 &amp; 4 - Warm Shell</u>				
<u>Stage 1 Works</u>				
COLUMNS	2,050	m2	121	248,050
UPPER FLOORS	2,050	m2	426	873,257
STAIRCASES	2,050	m2	5	10,260
EXTERNAL WALLS & WINDOWS	2,050	m2	395	809,240
INTERNAL WALLS	2,050	m2	22	45,540
INTERNAL DOORS	2,050	m2	2	3,850
INTERNAL SCREENS	2,050	m2	0	Fitout
WALL FINISHES	2,050	m2	0	Fitout
FLOOR FINISHES	2,050	m2	0	Fitout
ACCESS FLOORING	2,050	m2		N/A
CEILING FINISHES	2,050	m2	0	Fitout
BLINDS	2,050	m2	0	Fitout
JOINERY, FIXTURES & FITTINGS	2,050	m2	0	Fitout
SIGNAGE	2,050	m2	9	18,000
ELECTRICAL SERVICES	2,050	m2	100	204,990
MECHANICAL SERVICES	2,050	m2	209	428,429
HYDRAULIC SERVICES	2,050	m2	140	286,986
FIRE SERVICES	2,050	m2	113	231,639
VERTICAL TRANSPORTATION	2,050	m2		N/A
<b>SUBTOTAL</b>	<b>2,050</b>	<b>m2</b>	<b>1,542</b>	<b>3,160,241</b>
<b>GATEWAY CENTRE, GOSFORD (Conference) TOTAL</b>			<b>\$</b>	<b>3,160,241</b>

Code	Description	Quantity	Unit	Rate (AUD)	Total
<b>COLUMNS</b>					
1/A	Elemental rate for column structure	2,050	m2	121.00	248,050
<b>Total COLUMNS</b>				<b>\$</b>	<b>248,050</b>
<b>UPPER FLOORS</b>					
<b><u>Conference Facilities (Levels 3 &amp; 4)</u></b>					
<b><u>SUSPENDED SLAB</u></b>					
1/B	Suspended concrete slabs including band beams, formwork, reinforcement and floor joints	2,050	m2	426.00	873,257
<b>Total UPPER FLOORS</b>				<b>\$</b>	<b>873,257</b>
<b>STAIRCASES</b>					
1/C	Fire stairs including handrail	3.60	m/rise	2,850	10,260
<b>Total STAIRCASES</b>				<b>\$</b>	<b>10,260</b>
<b>EXTERNAL WALLS &amp; WINDOWS</b>					
<b><u>Conference Facilities (Levels 3 &amp; 4)</u></b>					
1/D	Reinforced in-situ concrete wall	408	m2	530.00	216,240
1/E	Alucobond Composite Panel, to RC External Walls	408	m2	395.00	161,160
1/F	Glazed Facade, Large Format Single glazed panels	392	m2	900.00	352,800
1/G	Glazed Facade	104	m2	760.00	79,040
<b>Total EXTERNAL WALLS &amp; WINDOWS</b>				<b>\$</b>	<b>809,240</b>
<b>INTERNAL WALLS</b>					
1/H	Concrete core walls including reinforcement and formwork	92	m2	495.00	45,540
	Internal Partition Walls (solid, glazed, etc.)				Fitout
<b>Total INTERNAL WALLS</b>				<b>\$</b>	<b>45,540</b>
<b>INTERNAL DOORS</b>					
1/J	Fire-rated door to fire escape / BOH stairs	1	No	3,850.00	3,850
	Provision for Entry / Security Doors per Tenancy Floor		No		Fitout
	Internal Doors (solid, glazed etc.)				Fitout
	Internal Doors to Base Build Amenities		No	2,500.00	Fitout
<b>Total INTERNAL DOORS</b>				<b>\$</b>	<b>3,850</b>
<b>INTERNAL SCREENS</b>					
	Toilet Partitioning Systems				Fitout
	Urinal Screens				Fitout
<b>Total INTERNAL SCREENS</b>				<b>\$</b>	<b>0</b>
<b>WALL FINISHES</b>					
	Wall finishes		m2		Fitout

Code	Description	Quantity	Unit	Rate (AUD)	Total
<b>Total WALL FINISHES</b>				\$	0
<b>FLOOR FINISHES</b>					
	Floor finishes		m2		Fitout
<b>Total FLOOR FINISHES</b>				\$	0
<b>CEILING FINISHES</b>					
	Ceiling finishes		m2		Fitout
<b>Total CEILING FINISHES</b>				\$	0
<b>BLINDS</b>					
	Blinds and curtains		m2		Fitout
<b>Total BLINDS</b>				\$	0
<b>JOINERY, FIXTURES &amp; FITTINGS</b>					
	Allow for all joinery, fixtures and fitments				Fitout
	Storage cabinetry, benchtops, shelving, joinery feature finishes				Fitout
	Amenities joinery & fitments				Fitout
<b>Total JOINERY, FIXTURES &amp; FITTINGS</b>				\$	0
<b>SIGNAGE</b>					
2/A	Statutory Signage	1	Item	18,000.00	18,000
2/B	General Signage	1	Item		Fitout
2/C	Wayfinding / Directional Signage	1	Item		Fitout
<b>Total SIGNAGE</b>				\$	18,000
<b>ELECTRICAL SERVICES</b>					
2/D	Base Electrical Services	2,050	m2	100.00	204,990
2/E	Power and Compliant Lighting	1	item		Included
2/F	Distribution Cable	1	item		Included
2/G	Distribution Board	1	item		Included
2/H	Telephone / Internet Base Connection	1	item		Included
2/J	Security System	1	item		Excluded
<b>Total ELECTRICAL SERVICES</b>				\$	204,990
<b>MECHANICAL SERVICES</b>					
2/K	Mechanical Services	2,050	m2	209.00	428,429
2/L	Mechanical Services Riser	1	item		Included
2/M	Supply and Return air ductwork, pipework & plant	1	item		Included
2/N	Electrical Cabling and Controls	1	item		Included
2/P	Mechanical Services Fit-off	1	item		Included

Code	Description	Quantity	Unit	Rate (AUD)	Total
3/A	Ventilation Mechanical Services to bathroom amenities (assumed)	1	item		Included
<b>Total MECHANICAL SERVICES</b>				<b>\$</b>	<b>428,429</b>
<b>HYDRAULIC SERVICES</b>					
3/B	Hydraulic Services Supply and Drainage Rough-in	2,050	m2	140.00	286,986
3/C	Hydraulic Services Riser	1	item		Excluded
3/D	Allow for Hydraulic pipework to future tenant bathroom amenities (assumed close to building core)	1	item		Included
<b>Total HYDRAULIC SERVICES</b>				<b>\$</b>	<b>286,986</b>
<b>FIRE SERVICES</b>					
3/E	Base fire services	2,050	m2	113.00	231,639
	Fire detection and alarm to compliant layout				Included
	Fire sprinklers to compliant layout				Included
	Fire detection to tenant ceiling system				Fitout
	Fire sprinklers to tenant ceiling system				Fitout
<b>Total FIRE SERVICES</b>				<b>\$</b>	<b>231,639</b>

# GOSFORD GATEWAY

CIV ORDER OF COST ESTIMATE

(EDUCATION)

MARCH 2020



	Quantity	Unit	Rate (AUD)	Total
<b><u>GATEWAY CENTRE, GOSFORD (Education) Summary:</u></b>				
<b>EDUCATION</b>				
<u>Level 3 to Level 5 - Warm Shell</u>				
<u>Stage 1 Works</u>				
COLUMNS	2,132	m2	121	257,972
UPPER FLOORS	2,132	m2	426	908,232
STAIRCASES	2,132	m2	10	20,520
EXTERNAL WALLS & WINDOWS	2,132	m2	214	456,770
INTERNAL WALLS	2,132	m2	92	196,515
INTERNAL DOORS	2,132	m2	4	7,700
INTERNAL SCREENS	2,132	m2	0	Fitout
WALL FINISHES	2,132	m2	0	Fitout
FLOOR FINISHES	2,132	m2	48	102,336
ACCESS FLOORING	2,132	m2		N/A
CEILING FINISHES	2,132	m2	62	132,184
BLINDS	2,132	m2	0	Fitout
JOINERY, FIXTURES & FITTINGS	2,132	m2	0	Fitout
SIGNAGE	2,132	m2	3	6,000
ELECTRICAL SERVICES	2,132	m2	302	643,864
MECHANICAL SERVICES	2,132	m2	209	445,588
HYDRAULIC SERVICES	2,132	m2	140	298,480
FIRE SERVICES	2,132	m2	113	240,916
VERTICAL TRANSPORTATION	2,132	m2		N/A
<b>SUBTOTAL</b>	<b>2,132</b>	<b>m2</b>	<b>1,743</b>	<b>3,717,077</b>
<b>GATEWAY CENTRE, GOSFORD (Education) TOTAL</b>			<b>\$</b>	<b>3,717,077</b>

Code	Description	Quantity	Unit	Rate (AUD)	Total
<b>COLUMNS</b>					
1/A	Elemental rate for column structure	2,132	m2	121.00	257,972
<b>Total COLUMNS</b>				<b>\$</b>	<b>257,972</b>
<b>UPPER FLOORS</b>					
<u>SUSPENDED SLAB</u>					
1/B	Suspended concrete slabs including band beams, formwork, reinforcement and floor joints	2,132	m2	426.00	908,232
<b>Total UPPER FLOORS</b>				<b>\$</b>	<b>908,232</b>
<b>STAIRCASES</b>					
1/C	Fire stairs including handrail	7.20	m/rise	2,850	20,520
	Fire stair Level 5 to Level 6 - Covered Elsewhere		Note		
<b>Total STAIRCASES</b>				<b>\$</b>	<b>20,520</b>
<b>EXTERNAL WALLS &amp; WINDOWS</b>					
<u>EXTERNAL WALLS &amp; WINDOWS</u>					
1/D	Reinforced in-situ concrete wall	110	m2	530.00	58,539
1/E	Alucobond Composite Panel, to RC External Walls	110	m2	395.00	43,628
1/F	Glazed Facade_Ext (Conference)	825	m2	430.00	354,604
<b>Total EXTERNAL WALLS &amp; WINDOWS</b>				<b>\$</b>	<b>456,770</b>
<b>INTERNAL WALLS</b>					
1/G	Concrete core walls including reinforcement and formwork	397	m2	495.00	196,515
	Internal Partition Walls (solid, glazed, etc.)				Fitout
<b>Total INTERNAL WALLS</b>				<b>\$</b>	<b>196,515</b>
<b>INTERNAL DOORS</b>					
1/H	Fire-rated door to fire escape / BOH stairs	2	No	3,850.00	7,700
	Provision for Entry / Security Doors per Tenancy Floor		No		Fitout
	Internal Doors (solid, glazed etc.)				Fitout
	Internal Doors to Base Build Amenities		No	2,500.00	Fitout
<b>Total INTERNAL DOORS</b>				<b>\$</b>	<b>7,700</b>
<b>INTERNAL SCREENS</b>					
	Toilet Partitioning Systems				Fitout
	Urinal Screens				Fitout
<b>Total INTERNAL SCREENS</b>				<b>\$</b>	<b>0</b>
<b>WALL FINISHES</b>					
	Wall finish to tenanted area		m2		Fitout
	Ceramic Tile to Bathroom amenities		m2		Fitout

Code	Description	Quantity	Unit	Rate (AUD)	Total
<b>Total WALL FINISHES</b>				\$	0
<b>FLOOR FINISHES</b>					
2/A	Allow for Carpet Tile to Tenancy Area	2,132	m2	48.00	102,336
	Tile to Lobby / Entry area				Fitout
<b>Total FLOOR FINISHES</b>				\$	102,336
<b>CEILING FINISHES</b>					
2/B	Allow for Suspended Grid & Tile Ceiling to tenancy	2,132	m2	62.00	132,184
<b>Total CEILING FINISHES</b>				\$	132,184
<b>BLINDS</b>					
2/C	Perimeter blinds / curtains	619	m2		Fitout
	Privacy & Acoustic Curtains				Fitout
<b>Total BLINDS</b>				\$	0
<b>JOINERY, FIXTURES &amp; FITTINGS</b>					
	Storage cabinetry, benchtops, shelving, joinery feature finishes				Fitout
	Amenities joinery & fitments				Fitout
<b>Total JOINERY, FIXTURES &amp; FITTINGS</b>				\$	0
<b>SIGNAGE</b>					
2/D	Statutory Signage	1	Item	6,000.00	6,000
	General Signage				Fitout
	Wayfinding / Directional Signage				Fitout
<b>Total SIGNAGE</b>				\$	6,000
<b>ELECTRICAL SERVICES</b>					
2/E	Base Electrical Services	2,132	m2	302.00	643,864
	Power and Compliant Lighting		item		Included
	Distribution Cable		item		Included
	Distribution Board		item		Included
	Telephone / Internet		item		Included
	Security System		item		Excluded
<b>Total ELECTRICAL SERVICES</b>				\$	643,864
<b>MECHANICAL SERVICES</b>					
2/F	Mechanical Services	2,132	m2	209.00	445,588
2/G	Mechanical Services Riser	1	item		Included
2/H	Supply and Return air ductwork, pipework & plant	1	item		Included
2/J	Electrical Cabling and Controls	1	item		Included
2/K	Mechanical Services Fit-off	1	item		Included

Code	Description	Quantity	Unit	Rate (AUD)	Total
3/A	Ventilation Mechanical Services to bathroom amenities (assumed)	1	item		Included
<b>Total MECHANICAL SERVICES</b>				<b>\$</b>	<b>445,588</b>
<b>HYDRAULIC SERVICES</b>					
3/B	Hydraulic Services Supply and Drainage Rough-in	2,132	m2	140.00	298,480
3/C	Hydraulic Services Riser	1	item		Excluded
3/D	Allow for Hydraulic pipework to future tenant bathroom amenities (assumed close to building core)	1	item		Included
<b>Total HYDRAULIC SERVICES</b>				<b>\$</b>	<b>298,480</b>
<b>FIRE SERVICES</b>					
3/E	Base fire services	2,132	m2	113.00	240,916
	Fire detection and alarm to compliant layout				Included
	Fire sprinklers to compliant layout				Included
	Fire detection to tenant ceiling system				Fitout
	Fire sprinklers to tenant ceiling system				Fitout
<b>Total FIRE SERVICES</b>				<b>\$</b>	<b>240,916</b>

# GOSFORD GATEWAY

CIV ORDER OF COST ESTIMATE  
(COMMERCIAL SPACE)

MARCH 2020



	Quantity	Unit	Rate (AUD)	Total
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**GATEWAY CENTRE, GOSFORD (Commercial Space) Summary:**

**COMMERCIAL**

Levels 5 to 18 - Warm Shell

Stage 1 Works

COLUMNS	6,664	m2	121	806,317
UPPER FLOORS	6,664	m2	426	2,838,770
STAIRCASES	6,664	m2	23	153,900
EXTERNAL WALLS & WINDOWS	6,664	m2	515	3,434,485
INTERNAL WALLS	6,664	m2	124	827,640
INTERNAL DOORS	6,664	m2	8	53,900
INTERNAL SCREENS	6,664	m2	0	N/A
WALL FINISHES	6,664	m2	0	N/A
FLOOR FINISHES	6,664	m2	48	319,861
ACCESS FLOORING	6,664	m2	0	N/A
CEILING FINISHES	6,664	m2	62	413,154
BLINDS	6,664	m2	0	Fitout
JOINERY, FIXTURES & FITTINGS	6,664	m2	0	Fitout
SIGNAGE	6,664	m2	5	30,000
EXTERNAL WORKS	6,664	m2	6	41,434
ELECTRICAL SERVICES	6,664	m2	367	2,445,607
MECHANICAL SERVICES	6,664	m2	659	4,391,431
HYDRAULIC SERVICES	6,664	m2	140	932,929
FIRE SERVICES	6,664	m2	113	753,007
VERTICAL TRANSPORTATION	6,664			N/A
<b>SUBTOTAL</b>	<b>6,664</b>	<b>m2</b>	<b>2,617</b>	<b>17,442,437</b>

Levels 4 to 26 - Warm Shell

Stage 2 Works

COLUMNS	27,488	m2	121	3,326,099
UPPER FLOORS	27,488	m2	429	11,800,502
STAIRCASES	27,488	m2	17	473,100
EXTERNAL WALLS & WINDOWS	27,488	m2	373	10,255,830
INTERNAL WALLS	27,488	m2	167	4,578,580
INTERNAL DOORS	27,488	m2	15	400,500
INTERNAL SCREENS	27,488	m2	5	138,000
WALL FINISHES	27,488	m2	8	227,160
FLOOR FINISHES	27,488	m2	50	1,362,958

	Quantity	Unit	Rate (AUD)	Total
<b><u>GATEWAY CENTRE, GOSFORD (Commercial Space) Summary:</u></b>				
ACCESS FLOORING	27,488	m2	0	N/A
CEILING FINISHES	27,488	m2	59	1,634,773
BLINDS	27,488	m2	0	Fitout
JOINERY, FIXTURES & FITTINGS	27,488	m2	16	432,960
SIGNAGE	27,488	m2	2	46,000
EXTERNAL WORKS	27,488	m2	4	104,918
ELECTRICAL SERVICES	27,488	m2	367	10,092,020
MECHANICAL SERVICES	27,488	m2	656	18,019,591
HYDRAULIC SERVICES	27,488	m2	135	3,721,964
FIRE SERVICES	27,488	m2	112	3,089,854
VERTICAL TRANSPORTATION	27,488			N/A
<b>SUBTOTAL</b>	<b>27,488</b>	<b>m2</b>	<b>2,536</b>	<b>69,704,809</b>
<u>Levels 6 to 17 - Warm Shell (New Build)</u>				
<u>Stage 3 Works (Part 1)</u>				
COLUMNS	9,069	m2	117	1,059,137
UPPER FLOORS	9,069	m2	426	3,863,368
ROOF	9,069	m2	41	376,248
STAIRCASES	9,069	m2	14	125,400
EXTERNAL WALLS & WINDOWS	9,069	m2	466	4,222,475
INTERNAL WALLS	9,069	m2	149	1,353,015
INTERNAL DOORS	9,069	m2	14	128,700
INTERNAL SCREENS	9,069	m2	7	66,000
WALL FINISHES	9,069	m2	8	73,080
FLOOR FINISHES	9,069	m2	47	424,683
ACCESS FLOORING	9,069	m2	0	N/A
CEILING FINISHES	9,069	m2	56	506,601
BLINDS	9,069	m2	0	Fitout
EXTERNAL WORKS	9,069	m2	4	37,889
JOINERY, FIXTURES & FITTINGS	9,069	m2	17	158,690
SIGNAGE	9,069	m2	3	24,000
ELECTRICAL SERVICES	9,069	m2	356	3,232,964
MECHANICAL SERVICES	9,069	m2	636	5,768,359
HYDRAULIC SERVICES	9,069	m2	152	1,380,218
FIRE SERVICES	9,069	m2	160	989,112
VERTICAL TRANSPORTATION	9,069			N/A

	Quantity	Unit	Rate (AUD)	Total
<b><u>GATEWAY CENTRE, GOSFORD (Commercial Space) Summary:</u></b>				
<b>SUBTOTAL</b>	<b>10,143</b>	<b>m2</b>	<b>2,345</b>	<b>23,789,940</b>
<u>GF to Level 5 - Warm Shell (Refurbish)</u>				
<u>Stage 3 Works (Part 2)</u>				
COLUMNS	14,053	m2	140	1,967,391
UPPER FLOORS	14,053	m2	150	2,107,919
STAIRCASES	14,053	m2	0	N/A
EXTERNAL WALLS & WINDOWS	14,053	m2	134	1,886,560
INTERNAL WALLS	14,053	m2	0	Fitout
INTERNAL DOORS	14,053	m2	0	Fitout
INTERNAL SCREENS	14,053	m2	0	Fitout
WALL FINISHES	14,053	m2	0	Fitout
FLOOR FINISHES	14,053	m2	48	674,534
ACCESS FLOORING	14,053	m2	0	N/A
CEILING FINISHES	14,053	m2	80	1,124,223
BLINDS	14,053	m2	0	Fitout
JOINERY, FIXTURES & FITTINGS	14,053	m2	0	Fitout
SIGNAGE	14,053	m2	2	24,000
ELECTRICAL SERVICES	14,053	m2	85	1,194,487
MECHANICAL SERVICES	14,053	m2	50	702,640
HYDRAULIC SERVICES	14,053	m2	0	N/A
FIRE SERVICES	14,053	m2	65	913,431
VERTICAL TRANSPORTATION	14,053	m2		N/A
<b>SUBTOTAL</b>	<b>14,053</b>	<b>m2</b>	<b>754</b>	<b>10,595,184</b>
<b>GATEWAY CENTRE, GOSFORD (Commercial Space) TOTAL</b>			<b>\$</b>	<b>121,532,370</b>

Code	Description	Quantity	Unit	Rate (AUD)	Total
<b>COLUMNS</b>					
1/A	Elemental rate for column structure	6,664	m2	121.00	806,317
<b>Total COLUMNS</b>				<b>\$</b>	<b>806,317</b>
<b>UPPER FLOORS</b>					
<u>SUSPENDED SLAB</u>					
1/B	Suspended concrete slabs including band beams, formwork, reinforcement and floor joints	6,664	m2	426.00	2,838,770
<b>Total UPPER FLOORS</b>				<b>\$</b>	<b>2,838,770</b>
<b>STAIRCASES</b>					
1/C	Fire stairs including handrail	54	m/rise	2,850	153,900
<b>Total STAIRCASES</b>				<b>\$</b>	<b>153,900</b>
<b>EXTERNAL WALLS &amp; WINDOWS</b>					
<u>EXTERNAL WALLS &amp; WINDOWS</u>					
1/D	Curtain Walling, single glazed, fixed	4,369	m2	775.00	3,385,975
1/E	External Balustrade to Terrace Areas (assume glazed, set in powdered coated aluminium channel and handrail)	49	m	990.00	48,510
<b>Total EXTERNAL WALLS &amp; WINDOWS</b>				<b>\$</b>	<b>3,434,485</b>
<b>INTERNAL WALLS</b>					
<u>Reinforced Concrete Core Walls</u>					
1/F	Concrete core walls including reinforcement and formwork	1,672	m2	495.00	827,640
<u>Internal Partition Walls</u>					
	Internal partitions to bathrooms / amenities area				N/A
	Solid / Glazed Partitions to Tenancy area				Fitout
<b>Total INTERNAL WALLS</b>				<b>\$</b>	<b>827,640</b>
<b>INTERNAL DOORS</b>					
1/G	Fire-rated door to fire escape / BOH stairs	14	No	3,850.00	53,900
1/H	Provision for Entry / Security Doors per Tenancy Floor	14	No		Fitout
	Internal Doors (solid, glazed etc.)				Fitout
<b>Total INTERNAL DOORS</b>				<b>\$</b>	<b>53,900</b>
<b>INTERNAL SCREENS</b>					
	Toilet Partitioning Systems				N/A
	Urinal Screens				N/A
<b>Total INTERNAL SCREENS</b>				<b>\$</b>	<b>0</b>
<b>WALL FINISHES</b>					
	Wall finish to tenanted area		m2		N/A
	Ceramic Tile to Bathroom amenities		m2		N/A

Code	Description	Quantity	Unit	Rate (AUD)	Total
<b>Total WALL FINISHES</b>				\$	0
<b>FLOOR FINISHES</b>					
2/A	Allow for Carpet Tile to Tenancy Area	6,664	m2	48.00	319,861
	Tile to Lift / Entry area				Fitout
<b>Total FLOOR FINISHES</b>				\$	319,861
<b>ACCESS FLOORING</b>					
2/B	Raised Access Flooring System - pedestal frames and floor panels	6,664	m2		Excluded
<b>Total ACCESS FLOORING</b>				\$	0
<b>CEILING FINISHES</b>					
2/C	Allow for Suspended Grid & Tile Ceiling to tenancy	6,664	m2	62.00	413,154
<b>Total CEILING FINISHES</b>				\$	413,154
<b>BLINDS</b>					
2/D	Perimeter blinds / curtains	3,277	m2		Fitout
	Privacy & Acoustic Curtains				Fitout
<b>Total BLINDS</b>				\$	0
<b>JOINERY, FIXTURES &amp; FITTINGS</b>					
	Storage cabinetry, benchtops, shelving, joinery feature finishes				Fitout
	Amenities joinery & fitments				Fitout
<b>Total JOINERY, FIXTURES &amp; FITTINGS</b>				\$	0
<b>SIGNAGE</b>					
2/E	Statutory Signage	1	Item	30,000.00	30,000
	General Signage				Fitout
	Wayfinding / Directional Signage				Fitout
<b>Total SIGNAGE</b>				\$	30,000
<b>EXTERNAL WORKS</b>					
<b><u>Hard Landscaping</u></b>					
<b><u>Terrace Pavers</u></b>					
2/F	Pavers to Terrace Courtyard (Slate or similar stone tile)	69	m2	120.00	8,254
<b><u>Outdoor Furniture</u></b>					
2/G	Allowance for Fixed Furniture	69	m2		Fitout
2/H	Allowance for Loose Furniture	69	m2		Fitout
<b><u>Soft Landscaping</u></b>					
2/J	Terrace Shrub Planter (1500 W)	63	m2	60.00	3,780



Code	Description	Quantity	Unit	Rate (AUD)	Total
3/A	Planter Wall (600 H)	84	m	350.00	29,400
<b>Total EXTERNAL WORKS</b>				<b>\$</b>	<b>41,434</b>
<b>ELECTRICAL SERVICES</b>					
3/B	Base Electrical Services	6,664	m2	367.00	2,445,607
	Power and Compliant Lighting		item		Included
	Distribution Cable		item		Included
	Distribution Board		item		Included
	Telephone / Internet		item		Included
	Security System		item		Excluded
<b>Total ELECTRICAL SERVICES</b>				<b>\$</b>	<b>2,445,607</b>
<b>MECHANICAL SERVICES</b>					
3/C	Mechanical Services Rough-in	6,664	m2	659.00	4,391,431
3/D	Mechanical Services Riser	1	item		Included
3/E	Supply and Return air ductwork, pipework & plant	1	item		Included
3/F	Electrical Cabling and Controls	1	item		Included
3/G	Mechanical Services Fit-off	1	item		Included
3/H	Ventilation Mechanical Services to bathroom amenities (assumed)	1	item		Included
<b>Total MECHANICAL SERVICES</b>				<b>\$</b>	<b>4,391,431</b>
<b>HYDRAULIC SERVICES</b>					
3/J	Hydraulic Services Supply and Drainage Rough-in	6,664	m2	140.00	932,929
3/K	Hydraulic Services Riser	1	item		Excluded
3/L	Allow for Hydraulic pipework to future tenant bathroom amenities (assumed close to building core)	1	item		Included
<b>Total HYDRAULIC SERVICES</b>				<b>\$</b>	<b>932,929</b>
<b>FIRE SERVICES</b>					
3/M	Base fire services	6,664	m2	113.00	753,007
	Fire detection and alarm to compliant layout				Included
	Fire sprinklers to compliant layout				Included
	Fire detection to tenant ceiling system				Fitout
	Fire sprinklers to tenant ceiling system				Fitout
<b>Total FIRE SERVICES</b>				<b>\$</b>	<b>753,007</b>
<b>COLUMNS</b>					
3/N	Elemental rate for column structure	27,488	m2	121.00	3,326,099
<b>Total COLUMNS</b>				<b>\$</b>	<b>3,326,099</b>
<b>UPPER FLOORS</b>					

Code	Description	Quantity	Unit	Rate (AUD)	Total
<b>SUSPENDED SLAB</b>					
4/A	Suspended concrete slabs including band beams, formwork, reinforcement and floor joints	27,701	m2	426.00	11,800,502
<b>Total UPPER FLOORS</b>				<b>\$</b>	<b>11,800,502</b>
<b>STAIRCASES</b>					
4/B	Fire stairs including handrail	166	m/rise	2,850	473,100
<b>Total STAIRCASES</b>				<b>\$</b>	<b>473,100</b>
<b>EXTERNAL WALLS &amp; WINDOWS</b>					
<b>EXTERNAL WALLS &amp; WINDOWS</b>					
4/C	Reinforced in-situ concrete wall	466	m2	495.00	230,670
4/D	Alucobond Composite Panel, to RC External Walls	381	m2	395.00	150,495
4/E	Feature Metal Cladding	85	m2	500.00	42,500
4/F	Glazed Facade	741	m2	760.00	563,160
4/G	Curtain Walling	11,191	m2	775.00	8,673,025
4/H	External Balustrade to Terrace Areas (assume glazed, set in powdered coated aluminium channel and handrail)	602	m	990.00	595,980
<b>Total EXTERNAL WALLS &amp; WINDOWS</b>				<b>\$</b>	<b>10,255,830</b>
<b>INTERNAL WALLS</b>					
<b>Reinforced Concrete Core Walls</b>					
4/J	Concrete core walls including reinforcement and formwork	9,037	m2	495.00	4,473,315
<b>Internal Partition Walls</b>					
4/K	Internal partitions to bathrooms / amenities area	569	m2	185.00	105,265
	Solid / Glazed Partitions to Tenancy area				Fitout
<b>Total INTERNAL WALLS</b>				<b>\$</b>	<b>4,578,580</b>
<b>INTERNAL DOORS</b>					
4/L	Fire-rated door to fire escape / BOH stairs	30	No	3,850.00	115,500
4/M	Provision for Entry / Security Doors per Tenancy Floor	30	No		Fitout
	Internal Doors (solid, glazed etc.)				Fitout
4/N	Internal Doors to Base Build Amenities	114	No	2,500.00	285,000
<b>Total INTERNAL DOORS</b>				<b>\$</b>	<b>400,500</b>
<b>INTERNAL SCREENS</b>					
4/P	Toilet Partitioning Systems	115		1,100.00	126,500
4/Q	Urinal Screens	23		500.00	11,500
<b>Total INTERNAL SCREENS</b>				<b>\$</b>	<b>138,000</b>
<b>WALL FINISHES</b>					
4/R	Allow Wall Tile finishes to bathroom	1,262	m2	180.00	227,160

Code	Description	Quantity	Unit	Rate (AUD)	Total
	Wall finish to tenanted area		m2		Fitout
<b>Total WALL FINISHES</b>				<b>\$</b>	<b>227,160</b>
<b>FLOOR FINISHES</b>					
<b><u>Tenancy Floors</u></b>					
5/A	Allow for Carpet Tile to Tenancy Area	24,697	m2	48.00	1,185,478
<b><u>Bathrooms</u></b>					
5/B	Allow Floor Tile finishes to bathroom	986	m2	180.00	177,480
<b>Total FLOOR FINISHES</b>				<b>\$</b>	<b>1,362,958</b>
<b>ACCESS FLOORING</b>					
5/C	Raised Access Flooring System - pedestal frames and floor panels	24,697	m2		Excluded
<b>Total ACCESS FLOORING</b>				<b>\$</b>	<b>0</b>
<b>CEILING FINISHES</b>					
5/D	Allow Suspended Grid & Tile Ceiling to Tenancy Areas	24,697	m2	62.00	1,531,243
5/E	Allow Plasterbaord Ceiling finishes to bathroom	986	m2	105.00	103,530
<b>Total CEILING FINISHES</b>				<b>\$</b>	<b>1,634,773</b>
<b>BLINDS</b>					
5/F	Perimeter blinds / curtains	8,949	m2		Fitout
	Privacy & Acoustic Curtains				Fitout
<b>Total BLINDS</b>				<b>\$</b>	<b>0</b>
<b>JOINERY, FIXTURES &amp; FITTINGS</b>					
<b><u>Joinery, Fixtures &amp; Fitments</u></b>					
5/G	Basin	92	no	500.00	46,000
5/H	Basin Accessible	23	no	850.00	19,550
5/J	Grab Rail Large	23	no	350.00	8,050
5/K	Grab Rail Small	172	no	280.00	48,160
5/L	Shower	23	no	450.00	10,350
5/M	Urinal	23	no	950.00	21,850
5/N	Vanity Bench	83	m	1,200.00	99,600
5/P	Toilet	115	no	1,200.00	138,000
5/Q	Toilet Accessible	23	no	1,800.00	41,400
<b>Total JOINERY, FIXTURES &amp; FITTINGS</b>				<b>\$</b>	<b>432,960</b>
<b>SIGNAGE</b>					
5/R	Statutory Signage	1	Item	46,000.00	46,000
	General Signage				Fitout

Code	Description	Quantity	Unit	Rate (AUD)	Total
	Wayfinding / Directional Signage				Fitout
				<b>Total SIGNAGE</b>	<b>\$ 46,000</b>
<b>EXTERNAL WORKS</b>					
<b><u>Hard Landscaping</u></b>					
<u>Terrace Pavers</u>					
6/A	Pavers to Terrace Courtyard	874	m2	120.00	104,918
<u>Outdoor Furniture</u>					
6/B	Allowance for Fixed Furniture	874	m2		Fitout
6/C	Allowance for Loose Furniture	874	m2		Fitout
				<b>Total EXTERNAL WORKS</b>	<b>\$ 104,918</b>
<b>ELECTRICAL SERVICES</b>					
6/D	Base Electrical Services	27,344	m2	367.00	10,035,189
	Power and Compliant Lighting		item		Included
	Distribution Cable		item		Included
	Distribution Board		item		Included
	Telephone / Internet		item		Included
	Security System		item		Excluded
6/E	General Provision for External Power & Lighting	874	m2	65.00	56,831
				<b>Total ELECTRICAL SERVICES</b>	<b>\$ 10,092,020</b>
<b>MECHANICAL SERVICES</b>					
6/F	Mechanical Services Rough-in	27,344	m2	659.00	18,019,591
6/G	Mechanical Services Riser	1	item		Included
6/H	Supply and Return air ductwork, pipework & plant	1	item		Included
6/J	Electrical Cabling and Controls	1	item		Included
6/K	Mechanical Services Fit-off	1	item		Included
6/L	Ventilation Mechanical Services to bathroom amenities (assumed)	1	item		Included
				<b>Total MECHANICAL SERVICES</b>	<b>\$ 18,019,591</b>
<b>HYDRAULIC SERVICES</b>					
6/M	Allow for Pipework provision into tenancies (excl connections, hydraulic fitments)	24,697	m2	140.00	3,457,644
6/N	Hydraulic Services Riser	1	item		Included
6/P	Hydraulic Connections to Bathroom Amenities	944	m2	280.00	264,320
				<b>Total HYDRAULIC SERVICES</b>	<b>\$ 3,721,964</b>

Code	Description	Quantity	Unit	Rate (AUD)	Total
<b>FIRE SERVICES</b>					
7/A	Base fire services	27,344	m2	113.00	3,089,854
	Fire detection and alarm to compliant layout				Included
	Fire sprinklers to compliant layout				Included
	Fire detection to tenant ceiling system				Fitout
	Fire sprinklers to tenant ceiling system				Fitout
<b>Total FIRE SERVICES</b>				<b>\$</b>	<b>3,089,854</b>
<b>COLUMNS</b>					
7/B	Elemental rate for column structure	8,753	m2	121.00	1,059,137
<b>Total COLUMNS</b>				<b>\$</b>	<b>1,059,137</b>
<b>UPPER FLOORS</b>					
<b><u>SUSPENDED SLAB</u></b>					
7/C	Suspended concrete slabs including band beams, formwork, reinforcement and floor joints	9,069	m2	426.00	3,863,368
<b>Total UPPER FLOORS</b>				<b>\$</b>	<b>3,863,368</b>
<b>ROOF</b>					
<b>Roof</b>					
7/D	Concrete roof	726	m2	320.00	232,339
	Lift and stair overrun		Item		Included
7/E	Waterproofing and pebble as required	726	m2	150.00	108,909
7/F	Roof access	1	Item	20,000.00	20,000
<b>Plant Enclosure</b>					
7/G	Perforated mesh structure around condender units	1	Item	15,000.00	15,000
<b>Total ROOF</b>				<b>\$</b>	<b>376,248</b>
<b>STAIRCASES</b>					
7/H	Fire stairs including handrail	44	m/rise	2,850	125,400
<b>Total STAIRCASES</b>				<b>\$</b>	<b>125,400</b>
<b>EXTERNAL WALLS &amp; WINDOWS</b>					
<b><u>EXTERNAL WALLS &amp; WINDOWS</u></b>					
7/J	Curtain Walling, single glazed, fixed	5,047	m2	775.00	3,911,425
7/K	Glazed Facade	231	m2	760.00	175,560
7/L	Allow for Louvred Metal Panels to Level 6 Plant Room	136	m2	625.00	85,000
7/M	External Balustrade to Terrace Areas (assume glazed, set in powderedaluminum channel and handrail)	51	m	990.00	50,490
<b>Total EXTERNAL WALLS &amp; WINDOWS</b>				<b>\$</b>	<b>4,222,475</b>
<b>INTERNAL WALLS</b>					



Code	Description	Quantity	Unit	Rate (AUD)	Total
<b><u>Reinforced Concrete Core Walls</u></b>					
8/A	Concrete core walls including reinforcement and formwork	2,619	m2	495.00	1,296,405
<b><u>Internal Partition Walls</u></b>					
8/B	Internal partitions to bathrooms / amenities area	306	m2	185.00	56,610
	Solid / Glazed Partitions to Tenancy area				Fitout
<b>Total INTERNAL WALLS</b>				<b>\$</b>	<b>1,353,015</b>
<b>INTERNAL DOORS</b>					
8/C	Fire-rated door to fire escape / BOH stairs	12	No	3,850.00	46,200
8/D	Provision for Entry / Security Doors per Tenancy Floor	12	No		Fitout
	Internal Doors (soild, glazed etc.)				Fitout
8/E	Internal Doors to Base Build Amenities	33	No	2,500.00	82,500
<b>Total INTERNAL DOORS</b>				<b>\$</b>	<b>128,700</b>
<b>INTERNAL SCREENS</b>					
8/F	Toilet Partitioning Systems	55		1,100.00	60,500
8/G	Urinal Screens	11		500.00	5,500
<b>Total INTERNAL SCREENS</b>				<b>\$</b>	<b>66,000</b>
<b>WALL FINISHES</b>					
8/H	Allow Wall Tile finishes to bathroom	406	m2	180.00	73,080
	Wall finish to tenanted area		m2		Fitout
<b>Total WALL FINISHES</b>				<b>\$</b>	<b>73,080</b>
<b>FLOOR FINISHES</b>					
<b><u>Tenancy Floors</u></b>					
8/J	Allow for Carpet Tile to Tenancy Area	7,614	m2	48.00	365,463
<b><u>Bathrooms</u></b>					
8/K	Allow Floor Tile finishes to bathroom	329	m2	180.00	59,220
<b>Total FLOOR FINISHES</b>				<b>\$</b>	<b>424,683</b>
<b>ACCESS FLOORING</b>					
8/L	Raised Access Flooring System - pedestal frames and floor panels	7,614	m2		Excluded
<b>Total ACCESS FLOORING</b>				<b>\$</b>	<b>0</b>
<b>CEILING FINISHES</b>					
8/M	Allow Suspended Grid & Tile Ceiling to Tenancy Areas	7,614	m2	62.00	472,056
8/N	Allow Plasterboard Ceiling finishes to bathroom	329	m2	105.00	34,545
<b>Total CEILING FINISHES</b>				<b>\$</b>	<b>506,601</b>

Code	Description	Quantity	Unit	Rate (AUD)	Total
<b>BLINDS</b>					
9/A	Perimeter blinds / curtains	3,786	m2		Fitout
	Privacy & Acoustic Curtains				Fitout
				<b>Total BLINDS</b>	<b>\$ 0</b>
<b>EXTERNAL WORKS</b>					
<b><u>Hard Landscaping</u></b>					
<b><u>Terrace Pavers</u></b>					
9/B	Pavers to Terrace Courtyard	316	m2	120.00	37,889
<b><u>Outdoor Furniture</u></b>					
9/C	Allowance for Fixed Furniture	316	m2		Fitout
9/D	Allowance for Loose Furniture	316	m2		Fitout
				<b>Total EXTERNAL WORKS</b>	<b>\$ 37,889</b>
<b>JOINERY, FIXTURES &amp; FITTINGS</b>					
<b>JOINERY, FITMENTS AND EQUIPMENT</b>					
9/E	Basin	44	no	500.00	22,000
9/F	Vanity Bench	39	m	1,200.00	46,800
9/G	Urinal	11	no	950.00	10,450
9/H	Toilet	55	no	1,200.00	66,000
9/J	Grab Rail Small	48	no	280.00	13,440
				<b>Total JOINERY, FIXTURES &amp; FITTINGS</b>	<b>\$ 158,690</b>
<b>SIGNAGE</b>					
9/K	Statutory Signage	1	Item	24,000.00	24,000
	General Signage				Fitout
	Wayfinding / Directional Signage				Fitout
				<b>Total SIGNAGE</b>	<b>\$ 24,000</b>
<b>ELECTRICAL SERVICES</b>					
9/L	Base Electrical Services	8,753	m2	367.00	3,212,424
	Power and Compliant Lighting		item		Included
	Distribution Cable		item		Included
	Distribution Board		item		Included
	Telephone / Internet		item		Included
	Security System		item		Excluded
9/M	Allow for power and lighting to L16 Terrace	316	m2	65.00	20,540

Code	Description	Quantity	Unit	Rate (AUD)	Total
<b>Total ELECTRICAL SERVICES</b>				<b>\$</b>	<b>3,232,964</b>
<b>MECHANICAL SERVICES</b>					
10/A	Mechanical Services Rough-in	8,753	m2	659.00	5,768,359
10/B	Mechanical Services Riser	1	item		Included
10/C	Supply and Return air ductwork, pipework & plant	1	item		Included
10/D	Electrical Cabling and Controls	1	item		Included
10/E	Mechanical Services Fit-off	1	item		Included
10/F	Ventilation Mechanical Services to bathroom amenities (assumed)	1	item		Included
<b>Total MECHANICAL SERVICES</b>				<b>\$</b>	<b>5,768,359</b>
<b>HYDRAULIC SERVICES</b>					
10/G	Allow for Pipework provision into tenancies (excl connections, hydraulic fitments)	8,753	m2	140.00	1,225,448
10/H	Hydraulic Services Riser	1	item		Included
10/J	Hydraulic Connections to Bathroom Amenities	329	m2	280.00	92,120
10/K	Plant Room Pumps, Boilers, Distribution Pipes and the like (Level 6)	179	m2	350.00	62,650
<b>Total HYDRAULIC SERVICES</b>				<b>\$</b>	<b>1,380,218</b>
<b>FIRE SERVICES</b>					
10/L	Base fire services	8,753	m2	113.00	989,112
	Fire detection and alarm to compliant layout				Included
	Fire sprinklers to compliant layout				Included
	Fire detection to tenant ceiling system				Fitout
	Fire sprinklers to tenant ceiling system				Fitout
<b>Total FIRE SERVICES</b>				<b>\$</b>	<b>989,112</b>
<b>COLUMNS</b>					
10/M	Allow for additional reinforced concrete and structural steel columns to existing structure, in accordance with structural requirements for new superstructure of Levels 6 to 18	14,053	m2	140.00	1,967,391
<b>Total COLUMNS</b>				<b>\$</b>	<b>1,967,391</b>
<b>UPPER FLOORS</b>					
<b>SUSPENDED SLAB</b>					
10/N	Reinforced suspended concrete slab - Retained Current floor platees	14,053	m2		Retained
<b>STRENGTHENING</b>					
10/P	Allow for slab strengthening works to existing structure, in accordance with imposed structural requirements for new superstructure of Levels 6 to 18	14,053	m2	150.00	2,107,919

Code	Description	Quantity	Unit	Rate (AUD)	Total
		Total UPPER FLOORS		\$	2,107,919
EXTERNAL WALLS & WINDOWS					
EXTERNAL WALLS & WINDOWS					
11/A	Allow for replacement of existing cladding with new Alucobond Composite Panel, to existing RC External Walls	3,628	m2	520.00	1,886,560
	Allow for replacement of existing windows and window frames				Included
		Total EXTERNAL WALLS & WINDOWS		\$	1,886,560
FLOOR FINISHES					
Tenancy Floors					
11/B	Allow for new basic floor finish	14,053	m2	48.00	674,534
Bathrooms					
	Allow Floor Tile finishes to bathroom				N/A
		Total FLOOR FINISHES		\$	674,534
CEILING FINISHES					
11/C	Allow for replacement or touch-up finish to Suspended Grid & Tile and Plasterboard Ceilings	14,053	m2	80.00	1,124,223
		Total CEILING FINISHES		\$	1,124,223
SIGNAGE					
11/D	Statutory Signage	1	Item	24,000.00	24,000
	General Signage				Fitout
	Wayfinding / Directional Signage				Fitout
		Total SIGNAGE		\$	24,000
ELECTRICAL SERVICES					
11/E	Minor Ajdustments only to existing Power and New Lighting to base build layout	14,053	m2	85.00	1,194,487
		Total ELECTRICAL SERVICES		\$	1,194,487
MECHANICAL SERVICES					
11/F	Minor adjustments only to existing Mechanical Services Layout	14,053	m2	50.00	702,640
		Total MECHANICAL SERVICES		\$	702,640
FIRE SERVICES					
11/G	Minor adjustments only to existing Fire Services Layout	14,053	m2	65.00	913,431
		Total FIRE SERVICES		\$	913,431



# GOSFORD GATEWAY

CIV ORDER OF COST ESTIMATE

(RESIDENTIAL ILU)

MARCH 2020



	Quantity	Unit	Rate (AUD)	Total
<b><u>GATEWAY CENTRE, GOSFORD (Residential ILUs) Summary:</u></b>				
<b>RESIDENTIAL INDEPENDENT LIVING UNITS</b>				
<u>Levels 27 to 34 - Full Fit-out</u>				
<u>Stage 2 Works</u>				
COLUMNS	6,579	m2	121	796,059
UPPER FLOORS	6,579	m2	503	3,310,351
ROOF	6,579	m2	36	236,165
STAIRCASES	6,579	m2	22	145,350
EXTERNAL WALLS & WINDOWS	6,579	m2	517	3,399,025
INTERNAL WALLS	6,579	m2	314	2,064,355
INTERNAL DOORS	6,579	m2	66	431,200
INTERNAL SCREENS	6,579	m2	0	N/A
WALL FINISHES	6,579	m2	82	541,026
FLOOR FINISHES	6,579	m2	87	572,130
ACCESS FLOORING	6,579	m2	0	N/A
CEILING FINISHES	6,579	m2	75	492,700
BLINDS	6,579	m2	35	230,960
JOINERY, FIXTURES & FITTINGS	6,579	m2	105	689,200
LOOSE FURNITURE & EQUIPMENT	6,579	m2	43	280,000
AUDIO-VISUAL & IT EQUIPMENT	6,579	m2	0	Excluded
SIGNAGE	6,579	m2	7	44,000
EXTERNAL WORKS	6,579	m2	48	317,170
ELECTRICAL SERVICES	6,579	m2	196	1,290,898
MECHANICAL SERVICES	6,579	m2	238	1,563,472
HYDRAULIC SERVICES	6,579	m2	390	2,564,148
FIRE SERVICES	6,579	m2	67	440,793
VERTICAL TRANSPORTATION	6,579	m2		N/A
<b>SUBTOTAL</b>	<b>6,579</b>	<b>m2</b>	<b>2,950</b>	<b>19,409,002</b>
<b>GATEWAY CENTRE, GOSFORD (Residential ILUs) TOTAL</b>			<b>\$</b>	<b>19,409,002</b>

Code	Description	Quantity	Unit	Rate (AUD)	Total
<b>COLUMNS</b>					
1/A	Elemental rate for column structure	6,579	m2	121.00	796,059
<b>Total COLUMNS</b>				<b>\$</b>	<b>796,059</b>
<b>UPPER FLOORS</b>					
<u>SUSPENDED SLAB</u>					
1/B	Suspended concrete slabs including band beams, formwork, reinforcement and floor joints	6,787	m2	426.00	2,891,262
1/C	Ditto to external slabs	1,229	m2	341.00	419,089
<b>Total UPPER FLOORS</b>				<b>\$</b>	<b>3,310,351</b>
<b>ROOF</b>					
<b>Roof</b>					
1/D	Concrete roof	428	m2	320.00	136,963
	Lift and stair overrun		Item		Included
1/E	Waterproofing and pebble as required	428	m2	150.00	64,202
1/F	Roof access	1	Item	20,000.00	20,000
<b>Plant Enclosure</b>					
1/G	Perforated mesh structure around condender units	1	Item	15,000.00	15,000
<b>Total ROOF</b>				<b>\$</b>	<b>236,165</b>
<b>STAIRCASES</b>					
1/H	Fire stairs including handrail	51	m/rise	2,850	145,350
<b>Total STAIRCASES</b>				<b>\$</b>	<b>145,350</b>
<b>EXTERNAL WALLS &amp; WINDOWS</b>					
<u>EXTERNAL WALLS &amp; WINDOWS</u>					
1/J	Reinforced in-situ concrete wall	138	m2	530.00	73,140
1/K	Alucobond Composite Panel, to RC External Walls	138	m2	395.00	54,510
1/L	Glazed external walling	3,889	m2	775.00	3,013,975
1/M	External Balustrade to Terrace Areas on Levels 27 & 34 (assume glazed, set in powdered coated aluminium channel and handrail)	260	m	990.00	257,400
<b>Total EXTERNAL WALLS &amp; WINDOWS</b>				<b>\$</b>	<b>3,399,025</b>
<b>INTERNAL WALLS</b>					
<u>Reinforced Concrete Core Walls</u>					
1/N	Concrete core walls including reinforcement and formwork	1,638	m2	495.00	810,810
<u>Internal Partition Walls</u>					
1/P	Internal partitions to bathrooms / amenities area	3,161	m2	185.00	584,785
1/Q	Internal partitions to internal units	1,916	m2	140.00	268,240

Code	Description	Quantity	Unit	Rate (AUD)	Total
2/A	Intertenancy partition walls	2,108	m2	190.00	400,520
<b>Total INTERNAL WALLS</b>				<b>\$</b>	<b>2,064,355</b>
<b>INTERNAL DOORS</b>					
2/B	Fire-rated door to fire escape / BOH stairs	16	No	3,850.00	61,600
2/C	Internal doors to bathrooms	96	No	1,400.00	134,400
2/D	Internal doors to units	196	No	1,200.00	235,200
<b>Total INTERNAL DOORS</b>				<b>\$</b>	<b>431,200</b>
<b>WALL FINISHES</b>					
2/E	Allow for wall tile finish to bathroom	2,871	m2	130.00	373,230
2/F	Allowance for paint finish to partitions	8,047	m2	18.00	144,846
2/G	Allow for kitchen splashback tiling	51	m2	450.00	22,950
<b>Total WALL FINISHES</b>				<b>\$</b>	<b>541,026</b>
<b>FLOOR FINISHES</b>					
2/H	Floor Tile finishes to bathroom	733	m2	180.00	131,940
2/J	Allowance for floor finishes - carpet to living areas and bedrooms, vinyl flooring / tiling to kitchen areas	4,891	m2	90.00	440,190
<b>Total FLOOR FINISHES</b>				<b>\$</b>	<b>572,130</b>
<b>CEILING FINISHES</b>					
2/K	Allow Plasterbaord Ceiling finishes to bathroom	733	m2	105.00	76,965
2/L	Allowance for ceiling finishes - plasterboard ceiling throughout living areas, kitchen areas and bedrooms	4,891	m2	85.00	415,735
<b>Total CEILING FINISHES</b>				<b>\$</b>	<b>492,700</b>
<b>BLINDS</b>					
2/M	Allow for basic level perimeter blinds / curtains external window facade	2,887	m2	80.00	230,960
<b>Total BLINDS</b>				<b>\$</b>	<b>230,960</b>
<b>JOINERY, FIXTURES &amp; FITTINGS</b>					
<b><u>Joinery, Fixtures &amp; Fitments</u></b>					
<b><u>To Bathroom Amenties</u></b>					
2/N	Basin	90	no	1,500.00	135,000
2/P	Laundry Sink	50	no	400.00	20,000
2/Q	Shower	100	no	450.00	45,000
2/R	Toilet	94	no	1,800.00	169,200
<b><u>To Living Areas, Kitchens, Bedrooms</u></b>					
2/S	Allow for all joinery, fixtures and fitments (based on floor area)	40	units	8,000.00	320,000
	Storage cabinetry, benchtops, shelving, joinery feature finishes				Included

Code	Description	Quantity	Unit	Rate (AUD)	Total
	Amenities joinery & fitments				Included
<b>Total JOINERY, FIXTURES &amp; FITTINGS</b>				<b>\$</b>	<b>689,200</b>
<b>LOOSE FURNITURE &amp; EQUIPMENT</b>					
3/A	Allow for equipment, whitegoods & appliances to ILU units	40	units	6,500.00	260,000
3/B	Ditto for Level 34 Communal Area (internal)	1	PROV	20,000.00	20,000
	Lounges				Excluded
	Ottomans				Excluded
	Cafe / Dining Chairs				Excluded
	Tables				Excluded
	Rugs				Excluded
<b>Total LOOSE FURNITURE &amp; EQUIPMENT</b>				<b>\$</b>	<b>280,000</b>
<b>AUDIO-VISUAL &amp; IT EQUIPMENT</b>					
3/C	Allow for basic AV systems & ICT Equipment to ILUs (TV, broadband hardware & Wifi access points)	4,461	m2		Excluded
3/D	Ditto for Level 34 Communal Area (internal)	431	m2		Excluded
<b>Total AUDIO-VISUAL &amp; IT EQUIPMENT</b>				<b>\$</b>	<b>0</b>
<b>SIGNAGE</b>					
3/E	Statutory Signage	1	Item	16,000.00	16,000
3/F	General Signage	1	Item	16,000.00	16,000
3/G	Wayfinding / Directional Signage	1	Item	12,000.00	12,000
<b>Total SIGNAGE</b>				<b>\$</b>	<b>44,000</b>
<b>EXTERNAL WORKS</b>					
<b><u>Hard Landscaping</u></b>					
<b><u>Terrace Pavers</u></b>					

Code	Description	Quantity	Unit	Rate (AUD)	Total
4/A	Pavers to Terrace Communal Areas	722	m2	120.00	86,640
4/B	Pavers to ILU Balconies	589	m2	120.00	70,680
	<u>Outdoor Furniture</u>				
4/C	Allowance for Fixed Furniture to Terrace Communal Areas	813	m2		Excluded
4/D	Allowance for Loose Furniture to Terrace Communal Areas	813	m2		Excluded
4/E	Allowance for Fixed Furniture to ILU Balconies	589	m2		Excluded
4/F	Allowance for Loose Furniture to ILU Balconies	589	m2		Excluded
	<u>Soft Landscaping</u>				
4/G	Shrub Planters to Terrace Perimeter	300	m2	60.00	18,000
4/H	Planter Walls (assume 600 H)	441	m	250.00	110,250
	<u>Shading Structures</u>				
4/J	Canopy / Awning to Level 34 Terrace Communal Area	79	m2	400.00	31,600
<b>Total EXTERNAL WORKS</b>				<b>\$</b>	<b>317,170</b>
	<b>ELECTRICAL SERVICES</b>				
	<u>Internal</u>				
4/K	Electrical Services	5,624	m2	192.00	1,079,808
4/L	Power and Lighting	1	item		Included
4/M	Distribution Cable	1	item		Included
4/N	Distribution Board	1	item		Included
4/P	Communications	1	item		Included
4/Q	Telephone / Internet	1	item		Included
4/R	Security System	1	item		Included
4/S	Nursecall System	1	Item	100,000	100,000
4/T	Induction Hearing Loops	1	Item	48,000	48,000
	<u>External</u>				
4/U	General Provision for Terrace power & lighting (Levels 27 & 34)	1,402	m2	45.00	63,090
<b>Total ELECTRICAL SERVICES</b>				<b>\$</b>	<b>1,290,898</b>
	<b>MECHANICAL SERVICES</b>				
4/V	Mechanical Services	5,624	m2	278.00	1,563,472
	Base building riser		item		Included
	Supply and Return air ductwork, pipework & plant		item		Included
	Electrical Cabling and Controls		item		Included
	Mechanical Services Fit-off		item		Included
	Ventilation Mechanical Services to bathroom amenities (assumed)		item		Included



Code	Description	Quantity	Unit	Rate (AUD)	Total
		Total MECHANICAL SERVICES		\$	1,563,472
HYDRAULIC SERVICES					
5/A	All Hydraulic Services Supply and Drainage	5,991	m2	428.00	2,564,148
	Allow for Hydraulic Services Riser		item		Included
	Allow for Hydraulic Connections to Kitchens		item		Included
	Allow for Hydraulic Connections to Bathroom Amenities (assumed to be built inside tenant area)		item		Included
	Allow for sanitary fitments and fixtures		item		Included
		Total HYDRAULIC SERVICES		\$	2,564,148
FIRE SERVICES					
5/B	Fire services	6,579	m2	67.00	440,793
	Fire detection and alarm throughout				Included
	Fire sprinklers througout				Included
		Total FIRE SERVICES		\$	440,793

# GOSFORD GATEWAY

CIV ORDER OF COST ESTIMATE

(STUDENT LIVING)

MARCH 2020

	Quantity	Unit	Rate (AUD)	Total
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**GATEWAY CENTRE, GOSFORD (Student Living) Summary:**

**STUDENT LIVING**

Levels 7 to 18 - Serviced Shell

Stage 1 Works

COLUMNS	5,588	m2	121	676,148
UPPER FLOORS	5,588	m2	426	2,380,488
STAIRCASES	5,588	m2	22	125,400
EXTERNAL WALLS & WINDOWS	5,588	m2	502	2,807,825
INTERNAL WALLS	5,588	m2	121	677,160
INTERNAL DOORS	5,588	m2	0	Fitout
INTERNAL SCREENS	5,588	m2	0	Fitout
WALL FINISHES	5,588	m2	0	Fitout
FLOOR FINISHES	5,588	m2	0	Fitout
ACCESS FLOORING	5,588	m2		N/A
CEILING FINISHES	5,588	m2	0	Fitout
BLINDS	5,588	m2	0	Fitout
JOINERY, FIXTURES & FITTINGS	5,588	m2	0	Fitout
LOOSE FURNITURE & EQUIPMENT	5,588	m2	0	Fitout
AUDIO-VISUAL	5,588	m2	0	Fitout
SIGNAGE	5,588	m2	8	42,000
ELECTRICAL SERVICES	5,588	m2	100	558,800
MECHANICAL SERVICES	5,588	m2	209	1,167,892
HYDRAULIC SERVICES	5,588	m2	113	631,444
FIRE SERVICES	5,588	m2	67	374,396
VERTICAL TRANSPORTATION	5,588	m2		N/A
<b>SUBTOTAL</b>	<b>5,588</b>	<b>m2</b>	<b>1,690</b>	<b>9,441,553</b>

	Quantity	Unit	Rate (AUD)	Total
<b>GATEWAY CENTRE, GOSFORD (Student Living) Summary:</b>				
<hr/>				
GATEWAY CENTRE, GOSFORD (Student Living) TOTAL			\$	9,441,553

Code	Description	Quantity	Unit	Rate (AUD)	Total
<b>COLUMNS</b>					
1/A	Elemental rate for column structure	5,588	m2	121.00	676,148
<b>Total COLUMNS</b>				<b>\$</b>	<b>676,148</b>
<b>UPPER FLOORS</b>					
<u>SUSPENDED SLAB</u>					
1/B	Suspended concrete slabs including band beams, formwork, reinforcement and floor joints	5,588	m2	426.00	2,380,488
<b>Total UPPER FLOORS</b>				<b>\$</b>	<b>2,380,488</b>
<b>STAIRCASES</b>					
1/C	Fire stairs including handrail	44	m/rise	2,850	125,400
<b>Total STAIRCASES</b>				<b>\$</b>	<b>125,400</b>
<b>EXTERNAL WALLS &amp; WINDOWS</b>					
<u>EXTERNAL WALLS &amp; WINDOWS</u>					
1/D	Curtain Walling, single glazed, fixed	3,623	m2	775.00	2,807,825
<b>Total EXTERNAL WALLS &amp; WINDOWS</b>				<b>\$</b>	<b>2,807,825</b>
<b>INTERNAL WALLS</b>					
<u>Reinforced Concrete Core Walls</u>					
1/E	Concrete core walls including reinforcement and formwork	1,368	m2	495.00	677,160
<u>Internal Partitions</u>					
1/F	Allow for internal paritions (based on floor area)	5,588	m2		Fitout
<b>Total INTERNAL WALLS</b>				<b>\$</b>	<b>677,160</b>
<b>INTERNAL DOORS</b>					
	Provision for Entry / Security Doors per Tenancy Floor		No		Fitout
	Internal Doors (soild, glazed etc.)				Fitout
	Internal Doors to Base Build Amenities		No	2,500.00	Fitout
<b>Total INTERNAL DOORS</b>				<b>\$</b>	<b>0</b>
<b>INTERNAL SCREENS</b>					
	Toilet Partitioning Systems				Fitout
	Urinal Screens				Fitout
<b>Total INTERNAL SCREENS</b>				<b>\$</b>	<b>0</b>
<b>WALL FINISHES</b>					
	Wall finishes		m2		Fitout
<b>Total WALL FINISHES</b>				<b>\$</b>	<b>0</b>
<b>FLOOR FINISHES</b>					
	Floor finishes		m2		Fitout



Code	Description	Quantity	Unit	Rate (AUD)	Total
<b>Total FLOOR FINISHES</b>				\$	0
<b>CEILING FINISHES</b>					
	Ceiling finishes		m2		Fitout
<b>Total CEILING FINISHES</b>				\$	0
<b>BLINDS</b>					
	Blinds and curtains		m2		Fitout
<b>Total BLINDS</b>				\$	0
<b>JOINERY, FIXTURES &amp; FITTINGS</b>					
	Allow for all joinery, fixtures and fitments				Fitout
	Storage cabinetry, benchtops, shelving, joinery feature finishes				Fitout
	Amenities joinery & fitments				Fitout
<b>Total JOINERY, FIXTURES &amp; FITTINGS</b>				\$	0
<b>LOOSE FURNITURE &amp; EQUIPMENT</b>					
2/A	Allow for all loose furniture (based on floor area)	5,588	m2		Excluded
<b>Total LOOSE FURNITURE &amp; EQUIPMENT</b>				\$	0
<b>AUDIO-VISUAL</b>					
2/B	Provision of Audio-Visual & IT equipment	5,588	m2		Fitout
<b>Total AUDIO-VISUAL</b>				\$	0
<b>SIGNAGE</b>					
2/C	Statutory Signage	1	Item	18,000.00	18,000
2/D	General Signage	1	Item	24,000.00	24,000
2/E	Wayfinding / Directional Signage	1	Item		Fitout
<b>Total SIGNAGE</b>				\$	42,000
<b>ELECTRICAL SERVICES</b>					
2/F	Base Electrical Services	5,588	m2	100.00	558,800
2/G	Power and Compliant Lighting	1	item		Included
2/H	Distribution Cable	1	item		Included
2/J	Distribution Board	1	item		Included
2/K	Telephone / Internet Base Connection	1	item		Included
2/L	Security System	1	item		Excluded
<b>Total ELECTRICAL SERVICES</b>				\$	558,800
<b>MECHANICAL SERVICES</b>					
2/M	Mechanical Services base provision to tenancy	5,588	m2	209.00	1,167,892
	Base building riser		item		Included

Code	Description	Quantity	Unit	Rate (AUD)	Total
	Supply and Return air ductwork, pipework & plant		item		Included
	Electrical Cabling and Controls		item		Fitout
	Mechanical Services Fit-off		item		Fitout
	Ventilation Mechanical Services to bathroom amenities (assumed)		item		Fitout
<b>Total MECHANICAL SERVICES</b>				<b>\$</b>	<b>1,167,892</b>
<b>HYDRAULIC SERVICES</b>					
3/A	All Hydraulic Services Supply and Drainage	5,588	m2	113.00	631,444
3/B	Allow for Hydraulic Services Riser	1	item		Included
3/C	Allow for Hydraulic Connections to kitchens	1	item		Included
3/D	Allow for Hydraulic Connections to Bathroom Amenities	1	item		Included
<b>Total HYDRAULIC SERVICES</b>				<b>\$</b>	<b>631,444</b>
<b>FIRE SERVICES</b>					
3/E	Fire services	5,588	m2	67.00	374,396
	Fire detection and alarm throughout				Included
	Fire sprinklers throughout				Included
<b>Total FIRE SERVICES</b>				<b>\$</b>	<b>374,396</b>

# GOSFORD GATEWAY

CIV ORDER OF COST ESTIMATE

(HOTEL)

MARCH 2020

**GATEWAY CENTRE, GOSFORD (Hotel) Summary:**

**HOTEL**

Levels 19 & 25 - Serviced Shell & Core

Stage 1 Works

	Quantity	Unit	Rate (AUD)	Total
COLUMNS	782	m2	121	94,622
UPPER FLOORS	782	m2	723	565,012
ROOF	782	m2	248	194,227
STAIRCASES	782	m2	43	34,000
EXTERNAL WALLS & WINDOWS	782	m2	944	738,250
INTERNAL WALLS	782	m2	187	146,025
INTERNAL DOORS	782	m2	10	7,700
INTERNAL SCREENS	782	m2	0	Fitout
WALL FINISHES	782	m2	0	Fitout
FLOOR FINISHES	782	m2	0	Fitout
ACCESS FLOORING	782	m2		N/A
CEILING FINISHES	782	m2	0	Fitout
BLINDS	782	m2	0	Fitout
JOINERY, FIXTURES & FITTINGS	782	m2	0	Fitout
LOOSE FURNITURE	782	m2	0	Fitout
AUDIO-VISUAL & IT EQUIPMENT	782	m2	0	Fitout
SIGNAGE	782	m2	3	2,000
EXTERNAL WORKS	782	m2	194	151,870
ELECTRICAL SERVICES	782	m2	407	317,884
MECHANICAL SERVICES	782	m2	350	273,700
HYDRAULIC SERVICES	782	m2	210	164,220
FIRE SERVICES	782	m2	113	88,366
VERTICAL TRANSPORTATION	782	m2		N/A
<b>SUBTOTAL</b>	<b>782</b>	<b>m2</b>	<b>3,552</b>	<b>2,777,876</b>

**HOTEL**

Hotel Rooms

Levels 20 to 24 - Serviced Shell & Core

Stage 1 Works

COLUMNS	2,559	m2	121	309,639
UPPER FLOORS	2,559	m2	444	1,136,851
STAIRCASES	2,559	m2	33	85,000

	Quantity	Unit	Rate (AUD)	Total
<b><u>GATEWAY CENTRE, GOSFORD (Hotel) Summary:</u></b>				
EXTERNAL WALLS & WINDOWS	2,559	m2	566	1,449,025
INTERNAL WALLS	2,559	m2	99	254,430
INTERNAL DOORS	2,559	m2	3	7,700
INTERNAL SCREENS	2,559	m2	0	Fitout
WALL FINISHES	2,559	m2	0	Fitout
FLOOR FINISHES	2,559	m2	0	Fitout
ACCESS FLOORING	2,559	m2		N/A
CEILING FINISHES	2,559	m2	0	Fitout
BLINDS	2,559	m2	0	Fitout
JOINERY, FIXTURES & FITTINGS	2,559	m2	0	Fitout
LOOSE FURNITURE & EQUIPMENT	2,559	m2	0	Fitout
AUDIO-VISUAL	2,559	m2	0	Fitout
SIGNAGE	2,559	m2	6	15,000
EXTERNAL WORKS	2,559	m2	11	28,290
ELECTRICAL SERVICES	2,559	m2	308	789,258
MECHANICAL SERVICES	2,559	m2	320	818,880
HYDRAULIC SERVICES	2,559	m2	210	537,390
FIRE SERVICES	2,559	m2	113	289,167
VERTICAL TRANSPORTATION	2,559			N/A
<b>SUBTOTAL</b>	<b>2,559</b>	<b>m2</b>	<b>2,235</b>	<b>5,720,630</b>
<b>GATEWAY CENTRE, GOSFORD (Hotel) TOTAL</b>			<b>\$</b>	<b>8,498,506</b>



Code	Description	Quantity	Unit	Rate (AUD)	Total
<b>COLUMNS</b>					
1/A	Elemental rate for column structure	782	m2	121.00	94,622
<b>Total COLUMNS</b>				<b>\$</b>	<b>94,622</b>
<b>UPPER FLOORS</b>					
<u>SUSPENDED SLAB</u>					
1/B	Suspended concrete slabs including band beams, formwork, reinforcement and floor joints	782	m2	426.00	333,132
1/C	Ditto to external slabs	680	m2	341.00	231,880
<b>Total UPPER FLOORS</b>				<b>\$</b>	<b>565,012</b>
<b>ROOF</b>					
<b>Roof</b>					
1/D	Concrete roof	339	m2	320.00	108,410
	Lift and stair overrun		Item		Included
1/E	Waterproofing and pebble as required	339	m2	150.00	50,817
1/F	Roof access	1	Item	20,000.00	20,000
<b>Plant Enclosure</b>					
1/G	Perforated mesh structure around condender units	1	Item	15,000.00	15,000
<b>Total ROOF</b>				<b>\$</b>	<b>194,227</b>
<b>STAIRCASES</b>					
1/H	Intertenancy Stairs up to Hotel Rooms - Finishes in carpet, with medium level balustade & handrail (aluminium/timber)	2	No	17,000.00	34,000
<b>Total STAIRCASES</b>				<b>\$</b>	<b>34,000</b>
<b>EXTERNAL WALLS &amp; WINDOWS</b>					
<u>EXTERNAL WALLS &amp; WINDOWS</u>					
1/J	Curtain Walling, single glazed, fixed	646	m2	775.00	500,650
1/K	External Balustrade to Terrace Areas (assume glazed, set in powderedaluminium channel and handrail)	240	m	990.00	237,600
<b>Total EXTERNAL WALLS &amp; WINDOWS</b>				<b>\$</b>	<b>738,250</b>
<b>INTERNAL WALLS</b>					
<u>Reinforced Concrete Core Walls</u>					
1/L	Concrete core walls including reinforcement and formwork	295	m2	495.00	146,025
<u>Internal Partitions</u>					
	Allowance for internal partitions to FOH areas (Level 19 & 25)				Fitout
<b>Total INTERNAL WALLS</b>				<b>\$</b>	<b>146,025</b>
<b>INTERNAL DOORS</b>					

Code	Description	Quantity	Unit	Rate (AUD)	Total
2/A	Fire-rated door to fire escape / BOH stairs	2	No	3,850.00	7,700
	Provision for Entry / Security Doors per Tenancy Floor		No		Fitout
	Internal Doors (soild, glazed etc.)				Fitout
	Internal Doors to Base Build Amenities		No	2,500.00	Fitout
	<b>Total INTERNAL DOORS</b>			\$	<b>7,700</b>
<b>INTERNAL SCREENS</b>					
	Toilet Partitioning Systems				Fitout
	Urinal Screens				Fitout
	<b>Total INTERNAL SCREENS</b>			\$	<b>0</b>
<b>WALL FINISHES</b>					
	Wall finishes		m2		Fitout
	<b>Total WALL FINISHES</b>			\$	<b>0</b>
<b>FLOOR FINISHES</b>					
	Floor finishes		m2		Fitout
	<b>Total FLOOR FINISHES</b>			\$	<b>0</b>
<b>CEILING FINISHES</b>					
	Ceiling finishes		m2		Fitout
	<b>Total CEILING FINISHES</b>			\$	<b>0</b>
<b>BLINDS</b>					
	Blinds and curtains		m2		Fitout
	<b>Total BLINDS</b>			\$	<b>0</b>
<b>JOINERY, FIXTURES &amp; FITTINGS</b>					
	Allow for all joinery, fixtures and fitments				Fitout
	Storage cabinetry, benchtops, shelving, joinery feature finishes				Fitout
	Amenities joinery & fitments				Fitout
	<b>Total JOINERY, FIXTURES &amp; FITTINGS</b>			\$	<b>0</b>
<b>LOOSE FURNITURE</b>					
	Allow for all loose furniture		m2		Fitout
	<b>Total LOOSE FURNITURE</b>			\$	<b>0</b>
<b>AUDIO-VISUAL &amp; IT EQUIPMENT</b>					
	Provision of Audio-Visual & IT equipment		m2		Fitout
	<b>Total AUDIO-VISUAL &amp; IT EQUIPMENT</b>			\$	<b>0</b>
<b>SIGNAGE</b>					
	<u>Levels 19 &amp; 25 Signage</u>				
2/B	Statutory Signage	1	Item	2,000.00	2,000

Code	Description	Quantity	Unit	Rate (AUD)	Total
3/A	General Signage	1	Item		Fitout
3/B	Wayfinding / Directional Signage	1	Item		Fitout
				<b>Total SIGNAGE</b>	<b>\$ 2,000</b>
<b>EXTERNAL WORKS</b>					
<b><u>Hard Landscaping</u></b>					
<b><u>Terrace Pavers</u></b>					
3/C	Pavers to Terrace Courtyard (Slate or similar)	376	m2	120.00	45,120
<b><u>Outdoor Furniture</u></b>					
3/D	Allowance for Fixed Furniture	376	m2		Fitout
3/E	Allowance for Loose Furniture	376	m2		Fitout
<b><u>Soft Landscaping</u></b>					
3/F	Planter boxes to terrace perimeter	305	m2	350.00	106,750
				<b>Total EXTERNAL WORKS</b>	<b>\$ 151,870</b>
<b>ELECTRICAL SERVICES</b>					
3/G	Base Electrical Services	782	m2	302.00	236,164
	Power and Compliant Lighting		item		Included
	Distribution Cable		item		Included
	Distribution Board		item		Included
	Communications		item		Included
	Telephone / Internet		item		Included
	Security System		item		Excluded
<b><u>External Lighting</u></b>					
3/H	General Provision for Terrace power & lighting	681	m2	120.00	81,720
				<b>Total ELECTRICAL SERVICES</b>	<b>\$ 317,884</b>
<b>MECHANICAL SERVICES</b>					
3/J	Mechanical Services including base build plant & distribution	782	m2	350.00	273,700
	Mechanical Services Riser		item		Included
	Supply and Return air ductwork, pipework & plant		item		Included
	Electrical Cabling and Controls		item		Included
	Mechanical Services Fit-off		item		Included
	Ventilation Mechanical Services to bathroom amenities (assumed)		item		Included
				<b>Total MECHANICAL SERVICES</b>	<b>\$ 273,700</b>
<b>HYDRAULIC SERVICES</b>					
3/K	Hydraulic Services to Levels 19 & 25, Supply, Drainage and all Hydraulic Fittings	782	m2	210.00	164,220

Code	Description	Quantity	Unit	Rate (AUD)	Total
4/A	Hydraulic Services Riser	1	item		Included
	Fittings		item		Fitout
<b>Total HYDRAULIC SERVICES</b>				<b>\$</b>	<b>164,220</b>
<b>FIRE SERVICES</b>					
4/B	Base fire services	782	m2	113.00	88,366
	Fire detection and alarm to compliant layout				Included
	Fire sprinklers to compliant layout				Included
	Fire detection to tenant ceiling system				Fitout
	Fire sprinklers to tenant ceiling system				Fitout
<b>Total FIRE SERVICES</b>				<b>\$</b>	<b>88,366</b>
<b>COLUMNS</b>					
4/C	Reinforced concrete and structural steel columns	2,559	m2	121.00	309,639
<b>Total COLUMNS</b>				<b>\$</b>	<b>309,639</b>
<b>UPPER FLOORS</b>					
<b><u>SUSPENDED SLAB</u></b>					
4/D	Suspended concrete slabs including band beams, formwork, reinforcement and floor joints	2,559	m2	426.00	1,090,134
4/E	Ditto to external slabs	137	m2	341.00	46,717
<b>Total UPPER FLOORS</b>				<b>\$</b>	<b>1,136,851</b>
<b>STAIRCASES</b>					
4/F	Fire stair	5	No	17,000.00	85,000
<b>Total STAIRCASES</b>				<b>\$</b>	<b>85,000</b>
<b>EXTERNAL WALLS &amp; WINDOWS</b>					
<b><u>EXTERNAL WALLS &amp; WINDOWS</u></b>					
4/G	Curtain Walling, single glazed, fixed	1,825	m2	775.00	1,414,375
4/H	External Balustrade to Level 20 Terrace (assume glazed, set in powdercoated aluminium channel and handrail)	35	m	990.00	34,650
<b>Total EXTERNAL WALLS &amp; WINDOWS</b>				<b>\$</b>	<b>1,449,025</b>
<b>INTERNAL WALLS</b>					
<b><u>Reinforced Concrete Core Walls</u></b>					
4/J	Concrete core walls including reinforcement and formwork	514	m2	495.00	254,430
<b><u>Internal Partitions</u></b>					
4/K	Allow for acoustic solid partitions to hotel rooms (based on indicative layout)	2,149	m2		Fitout

Code	Description	Quantity	Unit	Rate (AUD)	Total
<b>Total INTERNAL WALLS</b>				\$	<b>254,430</b>
<b>INTERNAL DOORS</b>					
5/A	Fire-rated door to fire escape / BOH stairs	2	No	3,850.00	7,700
	Provision for Entry / Security Doors per Tenancy Floor		No		Fitout
	Internal Doors (soild, glazed etc.)				Fitout
	Internal Doors to Base Build Amenities		No	2,500.00	Fitout
5/B	Allow for acoustic solid doors to hotel rooms (based on indicitave layout)	95	No	3,500.00	Fitout
<b>Total INTERNAL DOORS</b>				\$	<b>7,700</b>
<b>INTERNAL SCREENS</b>					
	Toilet Partitioning Systems				Fitout
	Urinal Screens				Fitout
<b>Total INTERNAL SCREENS</b>				\$	<b>0</b>
<b>WALL FINISHES</b>					
	Wall finishes		m2		Fitout
<b>Total WALL FINISHES</b>				\$	<b>0</b>
<b>FLOOR FINISHES</b>					
	Floor finishes		m2		Fitout
<b>Total FLOOR FINISHES</b>				\$	<b>0</b>
<b>CEILING FINISHES</b>					
	Ceiling finishes		m2		Fitout
<b>Total CEILING FINISHES</b>				\$	<b>0</b>
<b>BLINDS</b>					
	Blinds and curtains		m2		Fitout
<b>Total BLINDS</b>				\$	<b>0</b>
<b>JOINERY, FIXTURES &amp; FITTINGS</b>					
	Allow for all joinery, fixtures and fitments				Fitout
	Storage cabinetry, benchtops, shelving, joinery feature finishes				Fitout
	Amenities joinery & fitments				Fitout
<b>Total JOINERY, FIXTURES &amp; FITTINGS</b>				\$	<b>0</b>
<b>LOOSE FURNITURE &amp; EQUIPMENT</b>					
	Allow for all loose furniture		m2		Fitout
<b>Total LOOSE FURNITURE &amp; EQUIPMENT</b>				\$	<b>0</b>
<b>AUDIO-VISUAL</b>					
	Provision of Audio-Visual & IT equipment		m2		Fitout



Code	Description	Quantity	Unit	Rate (AUD)	Total
				<b>Total AUDIO-VISUAL</b>	<b>\$ 0</b>
<b>SIGNAGE</b>					
<u>Hotel Rooms Signage (L20 - L24)</u>					
6/A	Statutory Signage	1	Item	15,000.00	15,000
6/B	General Signage	1	Item		Fitout
6/C	Wayfinding / Directional Signage	1	Item		Fitout
				<b>Total SIGNAGE</b>	<b>\$ 15,000</b>
<b>EXTERNAL WORKS</b>					
<b><u>Hard Landscaping</u></b>					
<u>Terrace Pavers</u>					
6/D	Pavers to Level 20 Terrace Courtyard	87	m2	120.00	10,440
<u>Outdoor Furniture</u>					
6/E	Allowance for Fixed Furniture	87	m2		Fitout
6/F	Allowance for Loose Furniture	87	m2		Fitout
<b><u>Soft Landscaping</u></b>					
6/G	Planter boxes to terrace perimeter	51	m2	350.00	17,850
				<b>Total EXTERNAL WORKS</b>	<b>\$ 28,290</b>
<b>ELECTRICAL SERVICES</b>					
6/H	Base Electrical Services	2,559	m2	302.00	772,818
	Power and Compliant Lighting		item		Included
	Distribution Cable		item		Included
	Distribution Board		item		Included
	Communications		item		Included
	Telephone / Internet		item		Included
	Security System		item		Excluded
<u>External Lighting</u>					
6/J	General Provision for Terrace power & lighting	137	m2	120.00	16,440
				<b>Total ELECTRICAL SERVICES</b>	<b>\$ 789,258</b>
<b>MECHANICAL SERVICES</b>					
6/K	All Mechanical Services to Hotel Rooms (Levels 20-24), assuming central plant system	2,559	m2	320.00	818,880
6/L	Mechanical Services Riser	1	item		Included
6/M	Supply and Return air ductwork, pipework & plant	1	item		Included
6/N	Electrical Cabling and Controls	1	item		Included
6/P	Mechanical Services Fit-off	1	item		Fitout
6/Q	Ventilation Mechanical Services to bathroom amenities (assumed)	1	item		Included

Code	Description	Quantity	Unit	Rate (AUD)	Total
<b>Total MECHANICAL SERVICES</b>				<b>\$</b>	<b>818,880</b>
<b>HYDRAULIC SERVICES</b>					
7/A	Hydraulic Services to Hotel Rooms (Levels 20-24), Supply, Drainage	2,559	m2	210.00	537,390
7/B	Hydraulic Services Riser	1	item		Included
	Fittings		item		Fitout
<b>Total HYDRAULIC SERVICES</b>				<b>\$</b>	<b>537,390</b>
<b>FIRE SERVICES</b>					
7/C	Base fire services	2,559	m2	113.00	289,167
	Fire detection and alarm to compliant layout				Included
	Fire sprinklers to compliant layout				Included
	Fire detection to tenant ceiling system				Fitout
	Fire sprinklers to tenant ceiling system				Fitout
<b>Total FIRE SERVICES</b>				<b>\$</b>	<b>289,167</b>

# GOSFORD GATEWAY

CIV ORDER OF COST ESTIMATE  
(TRANSPORTATION WORKS)

MARCH 2020

	Quantity	Unit	Rate (AUD)	Total
<b>GATEWAY CENTRE, GOSFORD (Transporation Services) Summary:</b>				
<b><u>TRANSPORTATION SERVICES</u></b>				
<u>Stage 1 Works</u>				
Lifts	24,240	m2	126	3,042,950
Escalators	24,240	m2	13	316,800
<b>SUBTOTAL</b>	<b>24,240</b>	<b>m2</b>	<b>139</b>	<b>3,359,750</b>
<u>Stage 2 Works</u>				
Lifts	40,275	m2	81	3,265,000
Escalators	40,275	m2	22	904,400
<b>SUBTOTAL</b>	<b>40,275</b>	<b>m2</b>	<b>104</b>	<b>4,169,400</b>
<u>Stage 3 Works</u>				
Lifts	19,650	m2	35	691,800
<b>SUBTOTAL</b>	<b>19,650</b>	<b>m2</b>	<b>35</b>	<b>691,800</b>
<b>GATEWAY CENTRE, GOSFORD_(Transporation Services) TOTAL</b>			<b>\$</b>	<b>8,220,950</b>

Code	Description	Quantity	Unit	Rate (AUD)	Total
<b>Lifts</b>					
1/A	B5 to L19	2.00	no	643,000.00	1,286,000
1/B	B5 to L25	2.00	no	706,600.00	1,413,200
1/C	L1 to L3	1.00	no	125,000.00	125,000
1/D	L3 to L5	1.00	no	125,000.00	125,000
1/E	L5 - L6	1.00	no	93,750.00	93,750
<b>Total Lifts</b>				<b>\$</b>	<b>3,042,950</b>
<b>Escalators</b>					
1/F	L1 to L2 (4600h)	2.00	no	158,400.00	316,800
<b>Total Escalators</b>				<b>\$</b>	<b>316,800</b>
<b>Lifts</b>					
1/G	B5 - L26	2.00	no	717,200.00	1,434,400
1/H	L1 - L3	1.00	no	125,000.00	125,000
1/J	L2 to L4	2.00	no	125,000.00	250,000
1/K	L2 to L34	2.00	no	727,800.00	1,455,600
<b>Total Lifts</b>				<b>\$</b>	<b>3,265,000</b>
<b>Escalators</b>					
1/L	L1 to L2 (4600h)	2.00	no	158,400.00	316,800
1/M	L2 to L3 (3600h)	2.00	no	146,900.00	293,800
1/N	L3 to L4 (3600h)	2.00	no	146,900.00	293,800
<b>Total Escalators</b>				<b>\$</b>	<b>904,400</b>
<b>Lifts</b>					
1/P	L6 to L18	2.00	no	345,900.00	691,800
<b>Total Lifts</b>				<b>\$</b>	<b>691,800</b>