

Ref 21044 - CIV – C2 only

23 September, 2021

Frasers Property Ivanhoe Pty Ltd
Level 2, Building 1C
1 Homebush Bay Drive
Rhodes NSW 2138

Via email scott.clohessy@frasersproperty.com.au

Attention Scott Clohessy

Dear Scott,

**Ivanhoe Estate (Midtown) Stage 2
Estimate of Capital Investment Value**

We wish to advise our total estimated Capital Investment Value (CIV) for Stage 2 for the Community Centre and the Village Green only to be \$14,221,329 excl GST or \$15,643,462 incl. GST.

The CIV has been calculated in accordance with the definition contained in Environmental Planning and Assessment Regulation (Capital Investment Value), 2000. The cost is made up as follows:

Functional Area	Village Green	Community
Early Works - Bulk Excavation & Shoring	815,834	696,163
Village Green	1,623,031	-
Community Centre / Café	-	5,575,202
External Services	199,572	729,684
Total Building Cost (at July, 2021)	2,638,436	7,001,048
12-Mth Park Maintenance*	100,000	-
Outdoor Dining*	250,000	-
Street Furniture*	100,000	-
Public Artwork*	850,000	-
Total Cost (at July, 2021)	3,938,436	7,001,048
On-Cost 30%	1,181,531	2,100,314
Total Cost (at July, 2021) ex GST	5,119,967	9,101,362
Total Village Green & Community ex GST	\$14,221,329.00	

Please note that items marked with * were not included in the original CIV but included elsewhere. We have attached a copy of the cost summary and details for your ease of reference.

We trust the enclosed meets with your requirements. Should you require any clarifications or further information please do not hesitate to contact us.

Yours faithfully,
Slattery Australia Pty Ltd



Julian Crow
Director, Associate AIQS (6734)
db.ac

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Ivanhoe Estate (Midtown) Stage 2 - C2

Macquarie Park

DA Cost Plan No.1 - Rev 2

23 September, 2021

Functional Area	GBA (m ²)	Rate (\$/m ²)	Village Green	GBA (m ²)	Rate (\$/m ²)	Community
Early Works - Bulk Excavation & Shoring	3,743	218	815,834	1,142	610	696,163
Village Green	3,743	434	1,623,031	-		-
Community Centre / Café			-	747	7,463	5,575,202
External Services	3,743	53	199,572	747	977	729,684
Total Building Cost (at July, 2021)	3,743	705	2,638,436	747	9,372	7,001,048
12-Mth Park Maintenance*		Item	100,000			-
Outdoor Dining*		Item	250,000			-
Street Furniture*		Item	100,000			-
Public Artwork*		Item	850,000			-
Total Cost (at July, 2021)	3,743	1,052	3,938,436	747	9,372	7,001,048
On-Cost 30%			1,181,531			2,100,314
Total Cost (at July, 2021) ex GST	3,743	1,368	5,119,967	747	12,184	9,101,362

Total Village Green & Community ex GST

\$14,221,329.00

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

Total End Cost

No	Description	Quantity	Unit	Rate	Total
	Construction Cost				
1	Early Works - Bulk Excavation	3,743	m2	217.96	815,834
2	Total Building Cost	3,743	m2	217.96	815,834
3	Village Green	3,743	m2	433.62	1,623,031
4	External Services	1	Item		199,572
5	Total Building and External Works & Services Costs	3,743	m2	704.90	2,638,436
6	Design Contingency		Note		Excluded
7	Construction Contingency		Note		Excluded
8	Escalation To Start		Note		Excluded
9	Escalation To Finish		Note		Excluded
10	Total Construction Cost Excl. GST	3,743	m2	704.90	2,638,436
	Project Costs				
11	Consultant Fees	7.00	%		184,691
12	Furniture, Fittings & Equipment		Note		Excluded
13	ICT & AV		Note		Excluded
14	Specialist Equipment		Note		Excluded
15	Public Artwork		Note		Excluded
16	Other Project Costs		Note		Excluded
17	Total Project Costs Excl. GST	3,743	m2	49.34	184,691
18	Total End Cost Excl. GST	3,743	m2	754.24	2,823,127
19	GST	10	%		282,313

Total End Cost

No	Description	Quantity	Unit	Rate	Total
20	Total End Cost Incl. GST	3,743	m2	829.67	3,105,439
21	Long Service Levy	0.35	%		10,869
22	Total End Cost Incl. LSL	3,743	m2	832.57	3,116,308
	TOTAL				3,116,308

Early Works - Bulk Excavation

No	Description	Element Qty	Unit	Element Rate	Element Total	\$/m ² GFA
01SB	Early Works	3,743	m2	181		
	Early Works				676,255	180.67
	Sub Total - Early Works				676,255	180.67
00PR	Preliminaries	16.00	%			
	Preliminaries				108,201	28.91
	Sub Total - Preliminaries				108,201	28.91
00PR	Builders Margin	4.00	%			
	Builders Margin				31,378	8.38
	Sub Total - Builders Margin				31,378	8.38
	TOTAL				815,834	217.96

Early Works - Bulk Excavation

No	Description	Quantity	Unit	Rate	Total
	Early Works				
	<u>Excavation</u>				
	Allow for bulk excavation to achieve RLs	11,005	m3	40	440,200
	Extra over for excavation in soft/medium strength rock (assumed)	0	m3	3	0
	Extra over for excavation in high strength rock (assumed)	11,005	m3	11	121,055
	Allow for backfill to site to make up levels for soft landscaping / deep plantings	1	Item	115,000	115,000
	Allow for saw cutting vertical faces of excavation in rock		m2		Included
	Allow to trim bottom of rock excavation	0	m2	10	0
	Excavation of lift & stair core base	0	Item	15,000	0
	Allow for dewatering during excavation	0	Item	25,000	0
	<u>Basement Retention System</u>				
	Shoring works not required as advised 23/6/21		Note		Excluded
	Allow for piling rig mobilisation / demobilisation / piling platforms	1	Item	50,000	Excluded
	Allow for 600mm dia. soldier piles at 2m crs	168	m	400	Excluded
	Assume to average 3m depth		Note		Excluded
	Extra over to trim pile heads - remove as GSW	56	No	250	Excluded
	Allow for shotcrete and lagging to pile wall	336	m2	250	Excluded
	Allow for rock bolting / anchors - assume 2no. rows	112	No	1,250	Excluded
	Allow for waler beams to pile wall anchors	112	m	500	Excluded
	Allow for capping beam to top of shoring wall	112	m	650	Excluded
	Extra over above for steps in capping beam to suit site profile	1	Item	20,000	Excluded
	No allowance to tank basement walls		Note		Excluded
	EARLY WORKS - BULK EXCAVATION				
	Increase in Basement GFA (rate inclusive of Preliminaries, D&C Design Fees & Margin)	0	m2	175	0
	Early Works Total				676,255

Village Green

No	Description	Element Qty	Unit	Element Rate	Element Total	\$/m ² GFA
	Village Green					
32XP	Site Preparation	3,743	m2	15	56,145	15.00
33XR	Roads, Footpaths & Paved Areas	1,037	m2	257	266,800	71.28
34XN	Boundary Walls, Fencing & Gates	61	m	975	59,475	15.89
36XL	Landscaping & Improvements	2,591	m2	367	951,313	254.16
	Sub Total - Village Green				1,333,733	356.33
	Preliminaries					
00PR	Preliminaries	17.00	%		226,735	60.58
	Sub Total - Preliminaries				226,735	60.58
	Builders Margin					
00PR	Builders Margin	3.50	%		62,563	16.71
	Sub Total - Builders Margin				62,563	16.71
	TOTAL				1,623,031	433.62

Village Green

No	Description	Quantity	Unit	Rate	Total
	Site Preparation				
	Allowance for Site Clearance	3,743	m2	10	37,430
	Allowance for Topsoil Removal	3,743	m2	5	18,715
	Site Preparation Total				56,145
	Roads, Footpaths & Paved Areas				
	Allowance for Exposed Sandstone Pavement	111	m2	550	61,050
	Allowance for Compacted Aggregate Pavement	411	m2	250	102,750
	Allowance for In Situ Concrete Paving	515	m2	200	103,000
	Roads, Footpaths & Paved Areas Total				266,800
	Boundary Walls, Fencing & Gates				
	Allowance for Sandstone Wall (including footings) to Northern Site Boundary (assumed 1500mm high)	61	m	975	59,475
	Boundary Walls, Fencing & Gates Total				59,475
	Landscaping & Improvements				
	<u>External Works</u>				
	Allowance for Grass to Central Lawn	1,819	m2	40	72,768
	Allowance for Soft Landscaping to Passive Seating Area	205	m2	450	92,165
	Allowance for Soft Landscaping to Wetlands (no allowance included for Water Features - assumed not required)	232	m2	450	104,400
	Allowance for Playground Surface	282	m2	250	70,500
	Provisional Allowance for Play Equipment	1	Item	250,000	250,000
	Allowance for Wayfinding Signage	1	Item	91,251	91,251
	Allowance for Exposed Sandstone Steps to Passive Seating Area	1	Item	45,000	45,000
	Allowance for Trees	61	No	1,500	91,500
	Allowance for Tree Grates	39	No	950	37,050
	Allowance for Timber Bench Seating	11	No	800	8,800
	Allowance for Step Terrace	53	m2	800	42,400
	No allowance for Public Artwork	1	Item		Excluded
	Allowance for GPO's & Water Points to Village Green	1,819	m2	25	45,480
	Landscaping & Improvements Total				951,313

External Services

No	Description	Element Qty	Unit	Element Rate	Element Total	\$/m ² GFA
	External Services					
37XK	External Stormwater Drainage	1	Item	100,000	100,000	100,000.00
38XD	External Sewer Drainage	1	Item	0.00	0	
39XW	External Water Supply	1	Item	0.00	0	
40XG	External Gas	1	Item	0.00	0	
41XF	External Fire Protection	1	Item	0.00	0	
42XE	External Electrical Services	1	Item	60,000	60,000	60,000.00
21BW	Builder's Work in Connection with Services	2.50	%		4,000	4,000.00
	Sub Total - External Services				164,000	164,000.00
	Preliminaries					
00PR	Preliminaries	17.00	%		27,880	27,880.00
	Sub Total - Preliminaries				27,880	27,880.00
	Builders Margin					
00PR	Builders Margin	3.50	%		7,692	7,691.60
	Sub Total - Builders Margin				7,692	7,691.60
	TOTAL				199,572	199,571.60

External Services

No	Description	Quantity	Unit	Rate	Total
	External Stormwater Drainage				
	Stormwater Connection	0	Item	25,000	0
	Rainwater Tank / OSD	0	Item	60,000	0
	Stormwater Drainage to Village Green	1	Item	100,000	100,000
	External Stormwater Drainage Total				100,000
	External Sewer Drainage				
	Sewer Connection	0	Item	20,000	0
	External Sewer Drainage Total				0
	External Water Supply				
	Water Connection	0	Item	25,000	0
	External Water Supply Total				0
	External Gas				
	Allowance for Gas Connection	1	Item	40,000	Excluded
	External Gas Total				0
	External Fire Protection				
	Allowance for External Hydrants & Booster Valve Assembly	0	Item	50,000	0
	External Fire Protection Total				0
	External Electrical Services				
	Allowance for External Lighting	1	Item	150,000	60,000
	Allowance for Comms Connection	0	Item	15,000	0
	Provisional Allowance for New Substation including EMF Shielding	0	Item	300,000	0
	External Electrical Services Total				60,000

Total End Cost

No	Description	Quantity	Unit	Rate	Total
	Construction Cost				
1	Early Works - Bulk Excavation	1,142	m2	609.38	696,163
2	Community Centre / Cafe	542	m2	9,951.21	5,393,559
3	Fitout of Community & Office above C1 (no allowance for basebuild works / fitments & joinery)	205	m2	886.06	181,643
4	Total Building Cost	747	m2	8,395.40	6,271,364
5	External Services	1	Item		729,684
6	Total Building and External Works & Services Costs	747	m2	9,372.22	7,001,048
7	Design Contingency		Note		Excluded
8	Construction Contingency		Note		Excluded
9	Escalation To Start		Note		Excluded
10	Escalation To Finish		Note		Excluded
11	Total Construction Cost Excl. GST	747	m2	9,372.22	7,001,048
	Project Costs				
12	Consultant Fees	7.00	%		490,073
13	Furniture, Fittings & Equipment		Note		Excluded
14	ICT & AV		Note		Excluded
15	Specialist Equipment		Note		Excluded
16	Public Artwork		Note		Excluded
17	Other Project Costs		Note		Excluded
18	Total Project Costs Excl. GST	747	m2	656.06	490,073
19	Total End Cost Excl. GST	747	m2	10,028.27	7,491,121

Total End Cost

No	Description	Quantity	Unit	Rate	Total
20	GST	10	%		749,112
21	Total End Cost Incl. GST	747	m2	11,031.10	8,240,233
22	Long Service Levy	0.35	%		28,841
23	Total End Cost Incl. LSL	747	m2	11,069.71	8,269,074
	TOTAL				8,269,074

Early Works - Bulk Excavation

No	Description	Element Qty	Unit	Element Rate	Element Total	\$/m ² GFA
01SB	Early Works					
	Early Works	1,142	m2	505	577,058	505.12
	Sub Total - Early Works				577,058	505.12
00PR	Preliminaries					
	Preliminaries	16.00	%		92,329	80.82
	Sub Total - Preliminaries				92,329	80.82
00PR	Builders Margin					
	Builders Margin	4.00	%		26,775	23.44
	Sub Total - Builders Margin				26,775	23.44
	TOTAL				696,163	609.38

Early Works - Bulk Excavation

No	Description	Quantity	Unit	Rate	Total
	Early Works				
	<u>Excavation</u>				
	Allow for bulk excavation to achieve RLs	10,159	m3	40	406,360
	Extra over for excavation in soft/medium strength rock (assumed)	0	m3	3	0
	Extra over for excavation in high strength rock (assumed)	10,159	m3	11	111,749
	Allow for backfill to site to make up levels for soft landscaping / deep plantings	0	Item	115,000	0
	Allow for saw cutting vertical faces of excavation in rock	464	m2		Included
	Allow to trim bottom of rock excavation	1,142	m2	10	11,424
	Excavation of lift & stair core base	1	Item	15,000	15,000
	Allow for dewatering during excavation	1	Item	25,000	25,000
	<u>Basement Retention System</u>				
	Shoring works not required as advised 23/6/21		Note		Excluded
	Allow for piling rig mobilisation / demobilisation / piling platforms	1	Item	50,000	Excluded
	Allow for 600mm dia. soldier piles at 2m crs	168	m	400	Excluded
	Assume to average 3m depth		Note		Excluded
	Extra over to trim pile heads - remove as GSW	56	No	250	Excluded
	Allow for shotcrete and lagging to pile wall	336	m2	250	Excluded
	Allow for rock bolting / anchors - assume 2no. rows	112	No	1,250	Excluded
	Allow for waler beams to pile wall anchors	112	m	500	Excluded
	Allow for capping beam to top of shoring wall	112	m	650	Excluded
	Extra over above for steps in capping beam to suit site profile	1	Item	20,000	Excluded
	No allowance to tank basement walls		Note		Excluded
	EARLY WORKS - BULK EXCAVATION				
	Increase in Basement GFA (rate inclusive of Preliminaries, D&C Design Fees & Margin)	43	m2	175	7,525
	Early Works Total				577,058

No	Description	Element Qty	Unit	Element Rate	Element Total	\$/m ² GFA
	Superstructure					
02CL	Columns	542	m2	59	31,740	58.56
03UF	Upper Floors	542	m2	1,785	967,730	1,785.48
04SC	Staircases	542	m2	100	54,000	99.63
05RF	Roof	542	m2	2,026	1,098,215	2,026.23
06EW	External Walls	542	m2	1,024	554,970	1,023.93
07ED	External Doors	542	m2	230	124,750	230.17
08NW	Internal Walls	542	m2	188	101,660	187.56
09NS	Internal Screens & Borrowed Lights	542	m2	14	7,500	13.84
10ND	Internal Doors	542	m2	20	10,800	19.93
	Sub Total - Superstructure				2,951,365	5,445.32
	Finishes					
11WF	Wall Finishes	542	m2	10	5,350	9.87
12FF	Floor Finishes	542	m2	628	340,205	627.68
13CF	Ceiling Finishes	542	m2	8	4,070	7.51
	Sub Total - Finishes				349,625	645.06
	Fitments					
14FT	Fitments	542	m2	1,212	656,700	1,211.62
	Sub Total - Fitments				656,700	1,211.62
	Building Services					
16HY	Hydraulic Services	542	m2	158	85,820	158.34
17MS	Mechanical Services	542	m2	231	125,220	231.03
18FP	Fire Protection	542	m2	73	39,675	73.20
19ES	Electrical Services	542	m2	209	113,480	209.37
20TS	Transportation System	542	m2	221	120,000	221.40
21BW	Builder's Work in Connection	2.50	%		12,105	22.33
	Sub Total - Building Services				496,300	915.68
	Preliminaries					
00PR	Preliminaries	17.00	%		757,178	1,397.01

No	Description	Element Qty	Unit	Element Rate	Element Total	\$/m² GFA
00PR	Sub Total - Preliminaries				757,178	1,397.01
	Builders Margin					
	Builders Margin	3.50	%		182,391	336.51
	Sub Total - Builders Margin				182,391	336.51
	TOTAL				5,393,559	9,951.21

No	Description	Quantity	Unit	Rate	Total
	Columns				
	Allowance for Columns - GFA Rate	529	m2	60	31,740
	Columns Total				31,740
	Upper Floors				
	<u>Reinforced Concrete Floor Slabs</u>				
	150mm thick PT Concrete Slab	20	m2	310	6,200
	150mm thick PT Concrete Slab to Verandah Balcony	129	m2	355	45,795
	220mm thick PT Concrete Slab	175	m2	365	63,875
	220mm thick PT Concrete Slab to Courtyard / Community Terrace	1,327	m2	365	484,355
	Allowance for Concrete Hob to Verandah Balcony	35	m	110	3,850
	Allowance for 30mm Setdown to Wet Areas	49	m	50	2,450
	<u>Reinforced Concrete Beams</u>				
	400 x 600mm deep PT Concrete Beams	20	m	465	9,300
	450 x 1120mm deep PT Concrete Beams	110	m	865	95,150
	750 x 950mm deep PT Concrete Beams	100	m	1,040	104,000
	2100 x 700mm deep PT Concrete Beams	30	m	1,835	55,050
	600 x 350mm deep PT Concrete Downstand Beams	62	m	395	24,490
	<u>Structural Steel Beams</u>				
	610 UB 101 Steel Beams	16.27	t	4,500	73,215
	Upper Floors Total				967,730
	Staircases				
	1500mm wide Reinforced Concrete Stair (Lower Ground - Upper Ground)	4	m/rise	4,500	15,750
	1500mm wide Semi Circular Reinforced Concrete Stair (Lower Ground - Upper Ground)	5	m/rise	8,500	38,250
	Staircases Total				54,000
	Roof				
	150mm thick PT Concrete Roof Slab	315	m2	380	119,700
	300mm thick PT Concrete Roof Slab	176	m2	500	88,000
	300mm thick Reinforced Concrete Roof Slab	117	m2	365	42,705
	Allowance for Drainage to Roof	608	m2	45	27,360
	Allowance for 2800mm dia. Glazed Skylights	3	No	3,500	10,500
	Allowance for Skylight to Pool (1800 x 20000mm)	1	No	21,600	21,600
	Allowance for Green Roof	481	m2	280	134,680

Community Centre / Cafe

No	Description	Quantity	Unit	Rate	Total
	Allowance for Mechanical Plant Enclosure	114	m2	350	39,900
	Allowance for Painted Steel Arbour Structure	459	m2	850	390,150
	Extra/over allowance for Trellis / Arbour Planting	1	Item	50,000	50,000
	Allowance for Roof Overrun	1	No	7,500	7,500
	Allowance for Roof Fitments (ladders, access hatches etc.)	1	Item	20,000	20,000
	COMMUNITY CENTRE / CAFE				
	Reduction in number of fixed skylights	-2	No	3,500	-7,000
	Addition of 1500mm wide fixed awning to Cafe	14	m	2,500	35,000
	550mm wide fixed awning to Upper Ground	53	m	1,800	96,120
	Additional planter walls & soft landscaping to Courtyard Plaza	1	Item	22,000	22,000
	Roof Total				1,098,215
	External Walls				
	CONC01 - Precast Concrete Upstand (1100mm high) to Class 2 Finish including Sealer	253	m	880	222,640
	CONC01 - Precast Concrete Curved Upstand (1100mm high) to Class 2 Finish including Sealer	57	m	1,000	57,000
	BR01 - Brick Facade	356	m2	380	135,280
	Facade Feature to Lift Overrun	80	m2	450	36,000
	Extra/over to form Brick Barrel Roof	1	Item	15,000	15,000
	Allowance for Fixed Glazing	137	m2	650	89,050
	External Walls Total				554,970
	External Doors				
	PT01 - Powdercoated Aluminium Sliding Doors (3200mm high)	135	m2	750	101,250
	PT04 - Aluminium Sliding Door to Cafe	10	m2	750	7,500
	860 x 2400mm high Single Door to Community 1	1	No	2,000	2,000
	860 x 2100mm high Single Door to Change Room	2	No	1,800	3,600
	920 x 2100mm high Single Door to Substation	2	No	2,000	4,000
	1400 x 2400mm high Double Door to Community 2	2	No	3,200	6,400
	External Doors Total				124,750
	Internal Walls				
	Allowance for Lift Core Walls	55	m2	580	31,900

No	Description	Quantity	Unit	Rate	Total
	Allowance for BR01 - Internal Brick Wall to Community Centre	228	m2	280	63,840
	Allowance for Internal Partitions to WC's / Change Rooms	37	m2	160	5,920
	Internal Walls Total				101,660
	Internal Screens & Borrowed Lights				
	Allowance for WC & Shower Partitions	5	No	1,500	7,500
	Internal Screens & Borrowed Lights Total				7,500
	Internal Doors				
	Allowance for Single Leaf Solid Core Doors	6	No	1,800	10,800
	Internal Doors Total				10,800
	Wall Finishes				
	Allowance for Paint Finish to WC's	73	m2	25	1,825
	Allowance for Paint Finish to Cafe	141	m2	25	3,525
	Wall Finishes Total				5,350
	Floor Finishes				
	BR01 - Internal Brick Paving	316	m2	220	69,520
	Tiling to WC Amenities	37	m2	145	5,365
	BR01 - External Brick Paving to Verandah	138	m2	220	30,360
	Pavers on Pads to Courtyard & Community Terrace including Waterproofing	1,068	m2	220	234,960
	Floor Finishes Total				340,205
	Ceiling Finishes				
	Aquacheck plasterboard ceiling to amenities	37	m2	110	4,070
	Ceiling Finishes Total				4,070
	Fitments				
	<u>Community Centre</u>				
	Allowance for Joinery & Fitments to WC's & Change Rooms	1	Item	14,000	14,000
	Allowance for Fitments to Community Rooms		Note		Excluded
	Allowance for Fitments to Cafe	1	Item	50,000	50,000
	Allowance for Roller Blind to Cafe	45	m2	400	18,000
	Allowance for Kitchen Equipment	1	Item	150,000	150,000
	Allowance for Community Terrace Fitments		Note		Excluded
	Allowance for Wayfinding & Statutory Signage	1	Item	50,000	50,000
	<u>Community Terrace</u>				

No	Description	Quantity	Unit	Rate	Total
	Allowance for Planters Boxes to Roof Terraces	208	m2	400	83,200
	Allowance for Grass Lawn to Roof Terrace	136	m2	250	34,000
	Allowance for Soft Landscaping to Community Gardens	195	m2	450	87,750
	Allowance for Bench Seating to Community Gardens	16	m	1,800	28,800
	Allowance for Bench Seating along Cafe edge	32	m	1,600	51,200
	Allowance for Circular Seating to Roof Terrace	3	No	5,000	15,000
	Allowance for Trees	9	No	1,500	13,500
	Allowance for Tree Grates	9	No	950	8,550
	Allowance for 4600mm wide In Situ Concrete Steps to Upper Ground	2	m/rise	8,500	16,150
	Allowance for 750mm wide In Situ Concrete BBQ Unit	8	m	2,000	Excluded
	Allowance for Planter Pots	43	No	850	36,550
	Fitments Total				656,700
	Hydraulic Services				
	Allowance for Hydraulic Services to Community Centre	529	m2	80	42,320
	Allowance for Hydraulic Services to Pool - refer to Special Equipment	1	Item		Included
	Allowance for Grease Arrestor	1	Item	25,000	25,000
	Allowance for Sanitary Fixtures to WC's & Change Rooms	1	Item	18,500	18,500
	Hydraulic Services Total				85,820
	Mechanical Services				
	Allowance for Mechanical Services to Community Centre	529	m2	180	95,220
	Allowance for Kitchen Exhaust to Cafe	1	Item	30,000	30,000
	Mechanical Services Total				125,220
	Fire Protection				
	Allowance for Wet & Dry Fire Services to Community Centre	529	m2	75	39,675
	Fire Protection Total				39,675
	Electrical Services				
	Allowance for Electrical Services to Community Centre	529	m2	120	63,480
	Allowance for Feature Lighting to Community Centre	1	Item	50,000	50,000
	Electrical Services Total				113,480
	Transportation System				
	Allow for Passenger Lift (Basement to Upper Ground)	1	No	95,000	95,000

No	Description	Quantity	Unit	Rate	Total
	Allow for upgrade lift finishes	1	No	25,000	25,000
	Transportation System Total				120,000

External Services

No	Description	Element Qty	Unit	Element Rate	Element Total	\$/m ² GFA
	External Services					
37XK	External Stormwater Drainage	1	Item	85,000	85,000	85,000.00
38XD	External Sewer Drainage	1	Item	20,000	20,000	20,000.00
39XW	External Water Supply	1	Item	25,000	25,000	25,000.00
40XG	External Gas	1	Item	0.00	0	
41XF	External Fire Protection	1	Item	50,000	50,000	50,000.00
42XE	External Electrical Services	1	Item	405,000	405,000	405,000.00
21BW	Builder's Work in Connection with Services	2.50	%		14,625	14,625.00
	Sub Total - External Services				599,625	599,625.00
	Preliminaries					
00PR	Preliminaries	17.00	%		101,936	101,936.25
	Sub Total - Preliminaries				101,936	101,936.25
	Builders Margin					
00PR	Builders Margin	3.50	%		28,122	28,122.41
	Sub Total - Builders Margin				28,122	28,122.41
	TOTAL				729,684	729,683.66

External Services

No	Description	Quantity	Unit	Rate	Total
	External Stormwater Drainage				
	Stormwater Connection	1	Item	25,000	25,000
	Rainwater Tank / OSD	1	Item	60,000	60,000
	Stormwater Drainage to Village Green	0	Item	100,000	0
	External Stormwater Drainage Total				85,000
	External Sewer Drainage				
	Sewer Connection	1	Item	20,000	20,000
	External Sewer Drainage Total				20,000
	External Water Supply				
	Water Connection	1	Item	25,000	25,000
	External Water Supply Total				25,000
	External Gas				
	Allowance for Gas Connection	1	Item	40,000	Excluded
	External Gas Total				0
	External Fire Protection				
	Allowance for External Hydrants & Booster Valve Assembly	1	Item	50,000	50,000
	External Fire Protection Total				50,000
	External Electrical Services				
	Allowance for External Lighting	1	Item	150,000	90,000
	Allowance for Comms Connection	1	Item	15,000	15,000
	Provisional Allowance for New Substation including EMF Shielding	1	Item	300,000	300,000
	External Electrical Services Total				405,000