



Ref: 17170

Executive

Greg Brandtman JP
FAIQS RICS AIArbA

David Mitchell
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13th January 2016

Milligan Group
BY EMAIL: jarrod@milligangroup.com.au

ATTENTION: JARROD WHITE

Dear Jarrod,

RE: 80 - 88 REGENT ST REDFERN NSW

As requested, we have reviewed the available documentation in order to express an opinion regarding an achievable construction budget for the works presented.

Estimate of cost is based on "Consultant Issue" plans

Based on rates set against specific areas set out in your supplied documentation, we believe a construction budget of approximately \$37,738,941.00 (Incl GST) should apply.

The costs are inclusive of builders work, labour, materials and plant, preliminaries, profit and overheads and consultant's fees.

Please note however, that the following items are specifically excluded from our calculations:

- Fit-out works to the retail and childcare spaces
- Escalation from January 2016
- Works beyond site boundaries
- Contingency

We note that the above estimate is classed as indicative only and would recommend a full detailed assessment be carried out as the design documentation progresses.

We trust this information is sufficient for your purposes at this time.

Yours faithfully
MITCHELL BRANDTMAN

Simon Brandtman
PARTNER

Attachment

Unit 10 / 15-23 Kumulla Road, Miranda NSW 2228 (PO Box 2915, Taren Point BC NSW 2229)

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Registered Office: Mitbrand NSW ACT Pty Ltd atf Mitbrand NSW ACT Trust trading as Mitchell Brandtman

ABN 38 372 658 067

Elemental Summary



MitchellBrandtman
Quantity Surveyors & Construction Cost Managers

Project: 17170 - REDFERN
Building: 17170 - Redfern

Details: Elemental Cost Assessment
Indicative Cost Assessment
80 - 88 Regent St,
REDFERN

Code	Description	% BC	Cost/m2	Quantity	Unit	Rate	SubTotal	Factor	Total
SB	Substructure	6.57	90.97				2,477,123		2,477,123
CL	Columns	2.20	30.38				827,339		827,339
UF	Upper Floors	11.48	158.98				4,329,191		4,329,191
SC	Staircases	1.01	13.92				379,112		379,112
RF	Roof	1.46	20.15				548,836		548,836
EW	External Walls	11.43	158.29				4,310,334		4,310,334
WW	Windows - Included in EW	0.00	0.00				0		0
ED	External Doors	0.68	9.38				255,352		255,352
NW	Internal Walls	4.19	58.01				1,579,775		1,579,775
NS	Internal Screens	0.29	3.94				107,248		107,248
ND	Internal Doors	0.74	10.16				276,631		276,631
WF	Wall Finishes	2.54	35.11				956,036		956,036
FF	Floor Finishes	3.11	43.01				1,171,212		1,171,212
CF	Ceiling Finishes	1.50	20.75				565,178		565,178
FT	Fitments	6.56	90.86				2,474,186		2,474,186
SF	Sanitary Fixtures - Included in PD	0.00	0.00				0		0
PD	Sanitary Plumbing	6.82	94.46				2,572,241		2,572,241
WS	Water Supply - Included in PD	0.00	0.00				0		0
GS	Gas Services - Included in PD	0.00	0.00				0		0
SH	Space Heating - Included in AC	0.00	0.00				0		0
VE	Ventilation	0.65	8.98				244,425		244,425
AC	Air Conditioning	2.41	33.38				909,080		909,080
FP	Fire Protection	1.76	24.37				663,505		663,505
LP	Electric Light and Power	4.30	59.53				1,620,971		1,620,971
CM	Communications - Included in LP	0.00	0.00				0		0
TS	Transportation Services	2.89	39.99				1,089,000		1,089,000
XR	Roads, Footpaths, Paved Areas	0.29	3.96				107,885		107,885
XL	Landscaping & Improvements	0.42	5.69				155,000		155,000
XN	Boundary Walls, Fencing, Gates	0.18	2.42				65,845		65,845
PR	Preliminaries	15.43	213.81				5,822,164		5,822,164
YY	Special Provisions (Consultant's Fees)	2.13	29.40				800,460		800,460
	TOTAL (EXCL GST)								34,308,128
	GST	9.10	125.99						3,430,813
	TOTAL			-	-	-	-	-	37,738,941
	GFA			12,381	m2				
	Cost/m2			3,048	/m2				

Elemental Summary

Project: 17170 - REDFERN	Details: Elemental Cost Assessment
Building: 17170 - Redfern	Indicative Cost Assessment
	80 - 88 Regent St,
	REDFERN

Code	Description	% BC	Cost/m2	Quantity	Unit	Rate	SubTotal	Factor	Total
		100.00	0.00						37,738,941