

21 Honeysuckle Drive Newcastle

Capital Investment Budget

October 2016

Component	Budget		
	GFA	\$/m ²	\$
Car Parking			
Basement Parking (146 Cars)	3,858	\$ 998	\$ 3,848,895
Ground Level Parking (77 Cars)	2,320	\$ 695	\$ 1,611,565
Extra for Basement Access Ramp	Item		\$ 25,000
Sub-Total - Car Parking	6,178	\$ 888	\$ 5,485,460
Apartments			
1B Apartments (48 No.)	3,132	\$ 1,827	\$ 5,722,289
2B Apartments (60 No.)	5,790	\$ 1,784	\$ 10,327,855
3B Apartments (36 No.)	4,857	\$ 1,732	\$ 8,414,461
3BR Loft Apartments (2 Storey - 13 No.)	1,816	\$ 1,947	\$ 3,535,280
Common Area	1,156	\$ 1,160	\$ 1,340,498
BOH/Service	769	\$ 851	\$ 654,142
Balconies	3,360	\$ 882	\$ 2,964,864
Courtyards	644	\$ 591	\$ 380,540
Stairs, Lift Shafts & Risers	1,108	\$ 1,460	\$ 1,617,680
Condensor Platforms/Screening	Item		\$ 90,000
Lifts (6 No.)	Item		\$ 810,000
Deduct for Fittings & Furnishings	Item		-\$ 5,095,515
Sub-Total - Apartments	22,632	\$ 1,359	\$ 30,762,093
Retail Tenancy (Ground Floor)			
Retail Tenancy (Ground Floor)	614	\$ 1,633	\$ 1,002,944
Sub-Total - Retail	614	\$ 1,633	\$ 1,002,944
External Works			
External Site Clearance/Earthworks	Item		\$ 15,000
Entry Driveway/Crossovers	Item		\$ 12,000
Verge Works/Reinstatement	Item		\$ 60,000
External Paving	Item		\$ 145,000
Soft Landscaping	Item		\$ 85,000
Green Roof to Loft Apartments	Item		\$ 95,000
Retail Outdoor Terrace	Item		\$ 50,000
Podium Stairs/Ramps & Planters (Excl. Disabled Access Ramps)	Item		\$ 75,000
Mail Boxes/Bollards etc.	Item		\$ 45,000
External Hydraulics	Item		\$ 120,000
Grease Arrestors	Item		\$ 40,000
External Lighting	Item		\$ 65,000
External HV/Comms	Item		\$ 90,000
Sub-Total - External Works			\$ 897,000
Sub-Total - Trade Cost			\$ 38,147,498
On-Costs			
Preliminaries & Supervision (13%)	Item		\$ 4,959,175
Design Fees (6%)	Item		\$ 2,586,400
Construction Management Fee (3%)	Item		\$ 1,370,792
Sub-Total - On-Costs			\$ 8,916,367
TOTAL BUDGET			\$47,063,865

Exclusions:

- Removal of Contaminated Material
- Ground Floor Retail Fitout
- GST



Property Concept & Management
Independent Property Consultants