

MBM 15/147 Royal Far West

Cost Plan No. 5 (June 2012)

Areas based on architectus drawing CP-15F

Ref.	Description	GFA	Unit	Rate	Total
1	Demolition		Item		\$ 2,500,000
2	Allowance for removal of contaminated materials		Item		\$ 1,500,000
3	Health Buildings ( Consulting Rms, RFW)	5,800	m2	4,000	\$ 23,200,000
4	Carparking	61	No	40,000	\$ 2,440,000
5	Retail	1,315	m2	3,000	\$ 3,945,000
6	Carparking	11	No	40,000	\$ 440,000
7	Residential	5,100	m2	3,200	\$ 16,320,000
8	Carparking	71	No	40,000	\$ 2,840,000
9	Building D - Hotel	8,005	m2	4,500	\$ 36,022,500
	Building D - FFE	8,005	m2	200	\$ 1,601,000
6	Carparking - to suit Building C 1:100m2	41	No	40,000	\$ 1,640,000
7	Infrastructure works (8%)		Item		\$ 7,395,880
	<b>Trade Subtotal</b>				<b>\$ 99,844,380</b>
	Preliminaries (16%)				\$ 15,975,101
	Margin (6%)				\$ 6,949,169
	<b>Construction Total</b>				<b>\$ 122,768,650</b>
	Design / Construction Contingency (5+7%)				\$ 14,732,238
	Escalation say 1 year to commence, 3 years on site (10%)				\$ 13,750,089
	Professional Fees (10%)				\$ 15,125,098
	Authority Charges (1.5%)				\$ 2,495,641
	<b>Development Total (excl GST)</b>				<b>\$ 168,871,715</b>
	GST (10%)				\$ 16,887,172
	<b>Development Total (incl GST)</b>				<b>\$ 185,758,887</b>