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2 May 2017

Our File: 2016057580/CW

Mr Edan Norris Blue Sky Funds Level 46 111 Eagle Street BRISBANE QLD 4000

Dear Edan

# Corner Caroline & Eveleigh Street, Redfern, NSW – Precinct 3 Works Preliminary Cost Estimate

We have prepared a Preliminary Cost Estimate for the construction of a 365 room (545 Bed) Student Accommodation development including a communal space & open courtyard area to Lower Ground, Student Accommodation comprising a mix of Studio, Adaptable Studios, Twin Bed rooms and Five Bed Cluster Rooms. The lower ground floor shared communal space includes laundry facilities, bike & general storage, communal kitchen, cinema, dining room and TV / Games room with a provision for a Cafeteria (Cold Shell). There is a vehicle turntable to the loading dock with 3 lifts serving the building.

Our cost estimate for the construction work is \$64,186,781 (excl GST) and the development cost is \$72,370,595 (incl GST). An analysis of the estimated cost is summarised below:









Sydney Melbourne Brisbane



Preliminaries	(22.5%)	\$ 10,954,154
Demolition		\$ 140,000
Substructure		\$ 1,030,192
Superstructure		\$ 19,554,231
Finishes		\$ 6,664,902
Fittings		\$ 3,237,905
Services		\$ 16,900,446
External Works		\$ 610,455
External Services		\$ 547,000
Unmeasured Works Allowance	(2.5%)	\$ 1,490,982
Profit & Overheads	(5.0%)	\$ 3,056,513
Total Construction Cost (Excl GST)		\$ 64,186,781
Add: Professional Fees	(2.5%)	\$ 1,604,670
Total Development Cost (Excl GST)		\$ 65,791,450
Add: Total GST	(10.0%)	\$ 6,579,145
Total Development Cost (Incl GST)	-	\$ 72,370,595
Total Site Area		2,400m2
Total Gross Floor Area		21,069m2

In preparing our estimate we have included the following:

### Store / Loading

- Excavation & slab on ground
- Provisional allowance for bored piers
- Reinforced concrete columns with precast concrete & high build paint finish façade
- Extra over allowance for aluminium louvres
- Allowed for solid masonry and lift / stair / core walls
- Fitments including bicycle racks and carpark height barrier
- Vehicle turntable to loading dock
- Services including plumbing & drainage, mechanical ventilation, fire sprinklers and electrical services

#### Student Accommodation

- Reinforced concrete columns with precast concrete & high build paint finish facade
- Extra over allowance for aluminium windows including allowance for operable windows to each unit
- Allowed for solid masonry and lift / stair / core walls
- Allowed for plasterboard lined steel stud partitions
- Allowed for shower screens as well as privacy screens to Twin Rooms
- Allowed for wall, floor & ceiling finishes as per Principal Project Requirements (PPR)
- Allowed for kitchenettes to units including base cupboard, overhead cupboard, stone benchtops and tiled splashbacks
- Allowed for fitments including fixed desks, shared cupboards, Lobby entry fitments and fitments to Admin and Meeting Rooms
- Allowed for kitchen appliances as per PPR
- Allowed for sanitary fixtures and fittings to each unit



- Allowed for ventilation for rangehoods, bathrooms and garbage chutes
- Allowed for VRF air conditioning with wall mounted cassettes to each unit including allowance for roof mounted condensers
- Allowed for fire sprinklers, FHR and hydrants throughout
- Allowed for security services including CCTV as well as allowance for a KAS energy conservation system

# Communal

- Excavation & slab on ground
- Provisional allowance for bored piers
- Reinforced concrete columns with precast concrete & high build paint finish façade
- Extra over allowance for aluminium windows
- Extra over allowance for feature finish / cladding
- Allowed for lift / stair / core walls
- Allowed for wall, floor & ceiling finishes as per PPR
- Allowed for kitchen including base cupboards, overhead cupboards, stone benchtop and tiled splashback
- Allowed for fitments to communal laundry and cinema
- Allowed for statutory signage
- Allowed for kitchen appliances as per PPR
- Allowed for sanitary fixtures and fittings to each unit
- Allowed for ventilation for rangehoods, bathrooms, communal laundry and garbage room
- Allowed for VRF ducted air conditioning including allowance for roof mounted condensers
- Allowed for fire sprinklers, FHR and hydrants throughout
- Allowed for motion sensors, security services including CCTV and KAS energy conservation system

## External Works & Services

- Demolition of existing two storey terraces
- Allowance for upgrade of Eveleigh Street footpath
- Pavement to Lower Ground landscaped courtyard including allowance for landscaping
- Allowance for an OSD
- Allowance for a substation (\$275k) as well as mains switchboard, DBs and UPS

## In preparing our estimate we have:

- Inspected Amended SEARS submission drawings received 5 April 2017
- Principals Project Requirements, Revision 1 Tender dated 28 November 2016
- Prepared and attached an elemental estimate generally in accordance with the Australian Cost Management Manuals from Australian Institute of Quantity Surveyors
- Included GST in the calculation
- Measured Gross Floor Area (GFA) in accordance with the Method of Measurement of Building Areas in the AIQS Cost Management Manual Volume 1, Appendix A2
- Included works as indicated on the drawings and within the site boundary.
- Prepared this estimate as a preliminary cost estimate. This is not a tender estimate.



The following costs have specifically been excluded for which due allowance should be made elsewhere in your feasibility, as may be required:

- ) Land and legal costs
- Professional Fees other than those generally applicable to a D&C Contract procurement for the construction process
- Contingency which for a project such as this we would expect to be in the range of 5% to 10%, typically set at 5%
- Site contamination / remediation works
- Council Contributions, Long Service Levy and Statutory Authority Fees
- J S94 Contributions
- Principal Certifying Authority
- Advertising, Marketing and selling/leasing costs
- Finance & holding charges
- Escalation costs beyond April 2017

If you should wish to discuss this matter further, please contact Craig Williams or Peter Hammond of this office.

Yours faithfully

Napier & Blakeley Pty Ltd

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**ENCL** 



#### **Disclaimer**

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JOR N	UMRED.	2016057580									Bed Cluster Roo	
DATE:		2-May-17									ma, dining room serving the bui	
												T
	22.5% 2.5%	PRELIMINARIES UNMEASURED WORKS ALLOWANCE	22.5% 2.5%	Insert Insert				ALL INSERT	CELLS =	This colour		
	5.0%	PROFIT & OVERHEADS	5.0%	Insert					ADEA NO	Γ IN TOTAL		
	2.5%	PROFESSIONAL FEES	2.5%	Insert			Tr		ANLANO	TINTOTAL	1	
		FUNCTIONAL AREA =		ding - FECA n2)	Student -	FECA (m2)	Communal	- FECA (m2)	External V	Vorks (m2)	TOTAL	WORKS
			Area sqm =	421	Area sqm =	19,804	Area sqm =	844	Area sqm =	1,084	Area sqm =	21,069
			\$/SQM	\$	\$/SQM	\$	\$/SQM	\$	\$/SQM	\$	\$/SQM	\$
01	SB	SUBSTRUCTURE	\$ 779.62	\$328,221	-	-	\$ 831.72	\$701,971		-	\$ 48.90	\$1,030,192
O2	CL	Columns	\$ 70.00	\$29,470	\$ 60.00	\$1,188,240	\$ 85.00	\$71,740		-	\$ 61.20	\$1,289,450
О3	UF	Upper Floors	-		\$ 270.00	\$5,347,080	-	-		-	\$ 253.79	\$5,347,080
O4 O5	SC RF	Staircase Roof	\$ 37.05 -	\$15,600 -	\$ 20.87 \$ 26.74	\$413,400 \$529,600	\$ 73.93 -	\$62,400 -		-	\$ 23.32 \$ 25.14	\$491,400 \$529,600
O6	EW	External Walls	\$ 281.69	\$118,590	\$ 239.59	\$4,744,916	\$ 257.22	\$217,095		-	\$ 241.14	\$5,080,601
O7 O8	WW ED	Windows External Doors	\$ 40.62	- \$17,100	\$ 0.57	- \$11,300	\$ 51.18	- \$43,200		-	- \$ 3.40	- \$71,600
O9	NW	Internal Walls	\$ 160.00	\$67,360	\$ 258.43	\$5,118,010	\$ 213.48	\$180,180		-	\$ 254.67	\$5,365,550
10	NS ND	Internal Screens & B/L Internal Doors	- \$ 15.68	- \$6,600	\$ 29.10 \$ 38.27	\$576,300 \$757,850	\$ 25.00 \$ 20.26	\$21,100 \$17,100		-	\$ 28.35 \$ 37.09	\$597,400 \$781,550
TOTAL		SUPERSTRUCTURE	\$ 605.04	\$254,720	\$ 943.58	\$18,686,696	\$ 726.08	\$612,815	-	-	\$928.10	\$19,554,231
12	WF	Wall Finishes	- 0.40.55	-	\$ 160.96	\$3,187,678	\$ 155.36	\$131,120		-	\$ 157.52	\$3,318,798
13 14	FF CF	Floor Finishes Ceiling Finishes	\$ 10.00 -	\$4,210	\$ 77.65 \$ 84.83	\$1,537,719 \$1,679,975	\$ 3.98 \$ 143.18	\$3,360 \$120,840		-	\$ 73.34 \$ 85.47	\$1,545,289 \$1,800,815
TOTAL		FINISHES	\$ 10.00	\$4,210	\$ 323.44	\$6,405,372	\$ 302.51	\$255,320	-	-	\$316.34	\$6,664,902
			·									
15 16	FT SE	Fitments Special Equipment	\$ 129.68 \$ 59.38	\$54,594 \$25,000	\$ 134.45 \$ 20.49	\$2,662,641 \$405,875	\$ 54.86 \$ 51.53	\$46,300 \$43,495		-	\$ 131.17 \$ 22.52	\$2,763,535 \$474,370
TOTAL		FITTINGS	\$ 189.06	\$79,594	\$ 154.94	\$3,068,516	\$ 106.39	\$89,795	-	-	\$153.68	\$3,237,905
			<b>V</b> 100100	, ,,,,,,,	<b>V</b> 10 110 1		<b>V</b> 100100	, , , , , , ,				
17 18	SF PD	Sanitary Fixtures Sanitary Plumbing	\$ 40.00	- \$16,840	\$ 160.93	- \$3,186,969	\$ 33.06	- \$27,904		-	- \$ 153.39	- \$3,231,713
19	WS	Water Supply	7	-	*	-	,	-		-	-	-
20 21	GS SH	Gas Service Space Heating		-		-	-	-		-	-	
22	VE	Ventilation	\$ 50.00	\$21,050	\$ 22.03	\$436,280	\$ 7.53	\$6,353		-	\$ 22.01	\$463,683
23 24	EC AC	Evaporative Cooling Air Conditioning		-	\$ 268.62	- \$5,319,825	\$ 150.00	- \$126,600		-	- \$ 258.50	- \$5,446,425
25	FP	Fire Protection	\$ 75.00	\$31,575	\$ 80.07	\$1,585,675	\$ 95.00	\$80,180		-	\$ 80.57	\$1,697,430
26 27	LP CM	Electric Light & Power Communications	\$ 35.00	\$14,735 -	\$ 109.20 \$ 26.12	\$2,162,597 \$517,216	\$ 147.00 \$ 20.00	\$124,068 \$16,880		-	\$ 109.23 \$ 25.35	\$2,301,400 \$534,096
28	TS	Transportation Systems	-	-	\$ 88.48	\$1,752,313	\$ 90.27	\$76,188		-	\$ 86.79	\$1,828,500
29	SS	Special Services		-	\$ 66.08	\$1,308,580	\$ 105.00	\$88,620		-	\$ 66.32	\$1,397,200
TOTAL		SERVICES	\$ 200.00	\$84,200	\$ 821.52	\$16,269,454	\$ 647.86	\$546,792	-	-	\$802.15	\$16,900,446
30	CE	CENTRALISED ENERGY SYSTEMS		-		-		-		-	-	-
31	AR	DEMOLITION		-		-		-	\$ 129.15	\$140,000	\$ 6.64	\$140,000
		SUB-TOTAL - BUILDING	\$ 1,783.72	\$750,945	\$ 2,243.49	\$44,430,038	\$ 2,614.56	\$2,206,693	\$ 129.15	\$140,000	\$ 2,255.81	\$47,527,676
		PRELIMINARIES - BUILDING	\$ 401.34	\$168,963	\$ 504.78	\$9,996,759	\$ 588.28	\$496,506	\$ 29.06	\$31,500	\$ 507.56	\$10,693,727
		UNMEASURED WORKS ALLOWANCE - SUB-TOTAL - BUILDING	\$ 54.63 \$ 2,239.68	\$22,998 \$942,905	\$ 68.71 \$ 2,816.98	\$1,360,670 \$55,787,466	\$ 80.07 \$ 3,282.91	\$67,580 \$2,770,779	\$ 3.96 \$ 162.17	\$4,288 \$175,788	\$ 69.08 \$ 2,832.45	\$1,455,535 \$59,676,938
20	VD								¢ 00 04			<b>#</b> 00,000
32	XP XR	Site Preparation incl. excavation Roads, Footpaths & Paved Areas		-		-		-	\$ 33.21 \$ 238.81	\$36,000 \$258,875	\$ 1.71 \$ 12.29	\$36,000 \$258,875
34	XN XB	Boundary Walls, Fencing & Gates		-		-		-	\$ 95.00	\$102,980	\$ 4.89	\$102,980
35 36	XL	Pool, Outbuilding & Covered Ways Landscaping & Improvements				-	-	-	\$ 46.13 \$ 150.00	\$50,000 \$162,600	\$ 2.37 \$ 7.72	\$50,000 \$162,600
TOTAL	_	SITE WORKS	-	-	-	-	-	-	\$ 563.15	\$610,455	\$28.97	\$610,455
	\											
37	XK XD	Ext Stormwater Drainage Ext Sewer Drainage		-		-		-	\$ 80.72 \$ 22.60	\$87,500 \$24,500	\$ 4.15 \$ 1.16	\$87,500 \$24,500
39	XW	Ext Water Supply		-		-		-	\$ 14.30	\$15,500	\$ 0.74	\$15,500
40	XG XF	Ext Gas Ext Fire Protection		-		-	-	-	\$ 8.76 \$ 23.06	\$9,500 \$25,000	\$ 0.45 \$ 1.19	\$9,500 \$25,000
42	XE	Ext Electrical				-		-	\$ 339.02	\$367,500	\$ 17.44	\$367,500
43 44	XC XS	Ext Communications Ext Special Services		-		-	-	-	\$ 16.14	\$17,500 -	\$ 0.83 -	\$17,500 -
TOTAL		EXTERNAL SERVICES	-	-	-	-	-	-	\$ 504.61	\$547,000	\$25.96	\$547,000
45	XX	EXTERNAL ALTERATIONS		_				_		-	-	-
40	^^			-		-		-				
		SUB-TOTAL - EXTERNAL WORKS PRELIMINARIES - EXTERNAL	-	-	-	-	-	-	\$ 1,067.76 \$ 240.25	\$1,157,455 \$260,427	\$ 54.94 \$ 12.36	\$1,157,455 \$260,427
		UNMEASURED WORKS ALLOWANCE -	-	-	-	-	-	-	\$ 32.70	\$35,447	\$ 1.68	\$35,447
TOTAL		EXTERNAL WORKS	-	-	-	-	-	-	\$ 1,340.71	\$1,453,329	\$ 68.98	\$1,453,329
46	YY	PROFIT & OVERHEADS	\$ 111.98	\$47,145	\$ 140.85	\$2,789,373	\$ 164.15	\$138,539	\$ 75.14	\$81,456	\$ 145.07	\$3,056,513
+0	1 1		φ 111.98	φ41,140	φ 140.05	ψ∠,109,313	φ 104.15	ψ130,339	φ / 3.14	φυ1,400	φ 145.07	ψ5,050,513
TOTAL	-	BUILDING + EXTERNAL WORKS + SPECIAL PROVISIONS	\$ 2,351.66	\$990,051	\$ 2,957.83	\$58,576,840	\$ 3,447.06	\$2,909,318	\$ 1,578.02	\$1,710,573	\$ 3,046.50	\$64,186,781
				CO4 754	<b>4.70.05</b>	<b>D4</b> 404 404	£ 06.40	\$72,733	D 00 45	\$42,764	¢ 76 16	\$1,604,670
		PROFESSIONAL FEES	\$ 58.79	\$24,751	\$ 73.95	\$1,464,421	\$ 86.18	\$12,133	\$ 39.45	\$42,764	\$ 76.16	\$1,004,070



DDO IEOT	Carolina & Fivolaigh Ct Dadforn		1					l	
PROJECT JOB No:	Caroline & Eveleigh St, Redfern 2016057580								
DATE:	2-May-17								
DATE.	2-Iviay-17								
	SELECTED Measured Items								
	DESCRIPTION	QTY	UNIT	F	RATE		TOTAL		COST/M2
	Store / Loading - FECA (m2)	421	m2					]	
0.0		741	1112	_					
SB	Substructure	000				•	04.575		
	Excavation	632	m3	\$	50	\$	31,575		
	EO for excavation in rock	316	m3	\$	40	\$	12,630		
	RC slab on ground incl beams / thickenings	421	m2	\$	125	\$	52,625		
	Foundations	421	m2	\$	75	\$	31,575		
	EO for PROVISIONAL allowance for bored piers & pile								
	capping (allowance of an 8m grid @ 15m deep piers =	421	m2	\$	459	\$	193,316		
	\$10k per pier + cap)								
	Stair base	1	No	\$	6,500	\$	6,500		
						\$	328,221	\$	780
CL	Columns								
	RC Columns (m2/GFA)	421	m2	\$	70	\$	29,470		
						\$	29,470	\$	70
SC	Staircase								
	RC stairs + finishes	6	mrise	\$	2,600	\$	15,600	<u></u>	
				1		\$	15,600	\$	37
EW	External Walls								
	Precast concrete walls + high build paint finish	354	m2	\$	325	\$	115,050		
	EO for aluminium louvres (allow 20%)	71	m2	\$	50	\$	3,540		
						\$	118,590	\$	282
ED	External Doors								
	Roller shutter + card reader to loading dock	1	No	\$	8,500	\$	8,500		
	F/R single door	6	No	\$	900	\$	5,400		
	F/R double door	2	No	\$	1,600	\$	3,200		
						\$	17,100	\$	41
NW	Internal Walls								
	Solid walls, 200thk (m2/GFA)	421	m2	\$	65	\$	27,365		
	Lift / stair / core walls (m2/GFA)	421	m2	\$	95	\$	39,995		
						\$	67,360	\$	160
ND	Internal Doors			-		•			
	F/R single door	2	No	\$	900	\$	1,800		
	F/R double door	3	No	\$	1,600	\$	4,800		
	N. 11 = 1 1 1					\$	6,600	\$	16
WF	Wall Finishes		N			•			
	Paint to walls - NIL allowed		Note			\$	-		
						\$	-	\$	-
FF	Floor Finishes	101	-	•		•	2.500		
	Concrete floor sealer	421	m2	\$	6	\$	2,526		
	Linemarking	421	m2	\$	4	\$	1,684	_	40
05	O. W. o. Phyladian					\$	4,210	\$	10
CF	Ceiling Finishes		Niete			Φ			
	Paint to soffit - NIL allowed		Note	+		\$	-	·	
	Fitmouto			+		\$	-	\$	-
FT	Fitments Bicycle racks - allow 1 per 4 beds	400	NI-	•	075	<b>ው</b>	E4 00 4		
	,	136	No	\$	375	\$	51,094		
	Loading dock height barrier rail	1	No	\$	3,500	\$	3,500	•	420
ee .	Special Equipment			+		\$	54,594	\$	130
SE	Special Equipment Vehicle turntable	1	No	\$	25 000	Φ.	25,000		
	venicie turntable	ı	No	Ф	25,000	\$		•	F0
PD	Sanitary Blumbing			+		\$	25,000	\$	59
רט	Sanitary Plumbing Sanitary plumbing & drainage (m2/GFA)	421	m2	\$	40	\$	16,840		
	Sanitary plumbing & drainage (m2/GFA)	421	m2	Ф	40			¢	40
VE	Ventilation			+		\$	16,840	Þ	40
VE	Ventilation	404	m0	¢.	EO	Φ	24.050		
	Mechanical ventilation (m2/GFA)	421	m2	\$	50	\$	21,050	•	F.0
ED	Fire Protection					\$	21,050	<b>\$</b>	50
FP	Fire Protection	404		•	7-	Φ.	04 575		
	Fire protection - sprinklers, FHR, hydrants (m2/GFA)	421	m2	\$	75	\$	31,575	_	
						\$	31,575	Þ	75



PROJECT	Caroline & Eveleigh St, Redfern								
JOB No:	2016057580								
DATE:	2-May-17								
DAIL.	2-1viay-17								
	SELECTED Measured Items								
	DESCRIPTION	QTY	UNIT		RATE	ı	TOTAL		COST/M2
		1	• • • • • • • • • • • • • • • • • • • •	}				1	0001,2
LP	Electric Light & Power	404	0	•	25	Φ.	44.705		
	Electric light & power (m2/GFA)	421	m2	\$	35	\$	14,735 14,735	<u>_</u>	35
	Cub Total for Store / Loading						750,945		
	Sub Total for Store / Loading Student - FECA (m2)	19,804	m2			\$	750,945	Þ	1,784
		19,004	IIIZ	1					
CL	Columns								
	RC Columns (m2/GFA)	19,804	m2	\$	60	\$	1,188,240	<u> </u>	
						\$	1,188,240	\$	60
UF	Upper Floors			_		_			
	RC suspended slab incl beams/thickenings	19,804	m2	\$	270	\$	5,347,080	<u> </u>	
						\$	5,347,080	\$	270
SC	Staircase	150	•	•	0.000	•	440.465		
	RC stairs + finishes	159	mrise	\$	2,600	\$	413,400	•	0.4
DE	Doof			1		\$	413,400	\$	21
RF	Roof	4.055		Φ.	005	φ	400 575		
	Roof slab + gravel + wpm	1,655	m2	\$	265	\$	438,575		
	Roof plumbing Access platform to roof + safety points	1,655	m2	\$	35	\$	57,925		
	Access platform to roof + safety points	1,655	m2	\$	20		33,100	•	27
EW	External Walls					\$	529,600	\$	27
	Precast concrete + high build paint finish	12.077	m?	¢.	225	¢.	4 250 025		
	EO for aluminium framed glass windows (35%)	13,077 4,577	m2 m2	\$	325 100	\$ \$	4,250,025 457,695		
	EO for operable window	4,577	m2	\$	75	\$			
	EO for operable window	496	IIIZ	Ф	75	\$	37,196 4,744,916	\$	240
ED	External Doors					Ф	4,744,910	•	240
בט	Main entry door - Upper Ground	1	No	· ·	0.500	Ф	9,500		
		2		\$	9,500	\$			
	F/R single door		No	Ф	900	\$	1,800 11,300	\$	1
NW	Internal Walls					Ф	11,300	•	ı
INVV	Solid walls, 200thk	10,530	m2	\$	195	\$	2,053,350		
	EO for party walls	5,103	m2	\$	40	\$	204,120		
	Stud partitions + insulation -	3,103	1112	Ψ	+0	\$	204,120		
	- Studio	9,590	m2	\$	50	\$	479,520		
	- Adaptable Studio	864	m2	\$	50	\$	43,200		
	- Twin	3,370	m2	\$	50	_	168,480		
	- 5 Bed Cluster	9,720	m2	\$	50		486,000		
	Lift / stair / core walls (m2/GFA)	19,804	m2	\$	85		1,683,340		
	(			Ť		\$	5,118,010	\$	258
NS	Internal Screens & B/L						, ,,,,,,		
	Shower screens	545	No	\$	900	\$	490,500		
	Privacy screens to shared apartments	78	No	\$	1,100		85,800		
	,			1	· · · · · · · · · · · · · · · · · · ·	\$	576,300	\$	29
ND	Internal Doors								
	Apartment entry door	365	No	\$	1,050	\$	383,250		
	Single door	580	No	\$	425	\$	246,500		
	Double door	46	No	\$	750	\$	34,500		
	F/R single door	104	No	\$	900	\$	93,600		
						\$	757,850	\$	38
WF	Wall Finishes								
	PB lining to inside face external wall	12,581	m2	\$	30	\$	377,432		
	PB lining to solid walls	21,060	m2	\$	30	\$	631,800		
	PB lining to stud partitions (ptns msd sep)	23,544	m2	\$	30	\$	706,320		
	Render to walls (m2/GFA)	19,804	m2	\$	25	\$	495,100		
	Ceramic wall tiling to wet areas	8,392	m2	\$	85	\$	713,286		
	Paint to walls (m2/GFA)	19,804	m2	\$	10		198,040		
	Membrane to shower areas	365	No	\$	180	\$	65,700		
						\$	3,187,678	\$	161



	10 II 0 5 1 1 1 0 D II			1		ı			
PROJECT	Caroline & Eveleigh St, Redfern								
JOB No: DATE:	2016057580								
DATE:	2-May-17								
	SELECTED Measured Items								
	DESCRIPTION	QTY	UNIT		RATE	l	TOTAL		COST/M2
FF	Floor Finishes		•	1				1	
FF		12,038	m?	\$	80	\$	062.024		
	Vinyl plank timber look flooring Carpet tiles to lobbies	5,941	m2 m2	\$	35	\$	963,024 207,942		
	Waterproof membrane	1,825	m2	\$	30	\$	54,750		
	Ceramic floor tiling	1,825	m2	\$	95	\$	173,375		
	Skirting (m2/GFA)	19,804	m	\$	7	\$	138,628		
	Similary (major vy	. 0,00		<b>—</b>	·	\$	1,537,719	\$	78
CF	Ceiling Finishes								
	Set plasterboard ceiling	19,804	m2	\$	60	\$	1,188,240		
	EO for MR plasterboard to wet areas	1,825	m2	\$	15	\$	27,375		
	Bulkheads -					\$	-		
	- Studio	222	No	\$	400	\$	88,800		
	- Adaptable Studio	20	No	\$	400	\$	8,000		
	- Twin	78	No	\$	500	\$	39,000		
	- 5 Bed Cluster	45	No	\$	700	\$	31,500		
	Paint to soffit	19,804	m2	\$	10	\$	198,040		
	Cornice (m2/GFA)	19,804	m2	\$	5	\$	99,020	¢	85
FT	Fitments					ф	1,679,975	Þ	85
FT	Kitchenette - base cupboard, o/head cupboard, stone								
	benchtop + tiled splashback	365	No	\$	3,750	\$	1,368,750		
	Wall mounted vanity + benchtop	365	No	\$	400	\$	146,000		
	Toilet/bathroom accessories + mirrors	365	No	\$	375		136,875		
	Fixed desk unit (1 per bed)	545	No	\$	900	\$	490,500		
	Shared cupboard	123	No	\$	1,750	\$	215,250		
	Fitments to entry lobby (Upper Ground)	1	Item	\$	10,000	\$	10,000		
	Fitments to Admin	3	Item	\$	3,000	\$	9,000		
	Fitments to meeting rooms	3	No	\$	2,000	\$	6,000		
	Letter box	367	No	\$	150	\$	55,050		
	Signage - apartment numbers, floor numbering, etc	365	No	\$	400	\$	146,000		
	Electrical cupboard (m2/GFA)	19,804	m2	\$	4	\$	79,216		
						\$	2,662,641	\$	134
SE	Special Equipment	000	NI.	Φ.	0.10	Φ.	400.000		
	2 Burner electric cooktop	320	No	\$	340	\$	108,800		
	4 Burner electric cooktop  Electric oven	45 45	No No	\$	390 550		17,550 24,750		
	30cm Slide out rangehood	365	No	\$	250		91,250		
	S/S dishwasher	45	No	\$	515		23,175		
	Convection microwave	365	No	\$	290	\$	105,850		
	Garbage chutes + BWIC	23	Level	\$	1,500	\$	34,500		
				· ·	.,	\$	405,875	\$	20
PD	Sanitary Plumbing						,		
	Sanitary plumbing per point	1,460	No	\$	1,050	\$	1,533,000		
						•	-		
	Fixtures -			Ť		\$			
	- S/S kitchen sink - single bowl	320	No	\$	275	\$	88,000		
	- S/S kitchen sink - single bowl - S/S kitchen sink - double bowl	45	No No	\$	325	\$	14,625		
	- S/S kitchen sink - single bowl - S/S kitchen sink - double bowl - Basin	45 365	No No No	\$ \$	325 450	\$ \$ \$	14,625 164,250		
	- S/S kitchen sink - single bowl - S/S kitchen sink - double bowl - Basin - Shower / Shower Bath	45 365 365	No No No No	\$ \$ \$	325 450 450	\$ \$ \$	14,625 164,250 164,250		
	- S/S kitchen sink - single bowl - S/S kitchen sink - double bowl - Basin - Shower / Shower Bath - WC	45 365 365 365	No No No No	\$ \$ \$ \$	325 450 450 600	\$ \$ \$ \$	14,625 164,250 164,250 219,000		
	- S/S kitchen sink - single bowl - S/S kitchen sink - double bowl - Basin - Shower / Shower Bath - WC - Dishwasher	45 365 365 365 45	No No No No No	\$ \$ \$ \$ \$	325 450 450 600 250	\$ \$ \$ \$	14,625 164,250 164,250 219,000 11,250		
	- S/S kitchen sink - single bowl - S/S kitchen sink - double bowl - Basin - Shower / Shower Bath - WC - Dishwasher Floor waste to wet areas	45 365 365 365 45 365	No No No No No No	\$ \$ \$ \$ \$ \$	325 450 450 600 250 300	\$ \$ \$ \$ \$	14,625 164,250 164,250 219,000 11,250 109,500		
	- S/S kitchen sink - single bowl - S/S kitchen sink - double bowl - Basin - Shower / Shower Bath - WC - Dishwasher Floor waste to wet areas Centralised HWU	45 365 365 365 45 365 365	No No No No No No No	\$ \$ \$ \$ \$ \$ \$	325 450 450 600 250 300 1,600	\$ \$ \$ \$ \$ \$	14,625 164,250 164,250 219,000 11,250 109,500 584,000		
	- S/S kitchen sink - single bowl - S/S kitchen sink - double bowl - Basin - Shower / Shower Bath - WC - Dishwasher Floor waste to wet areas Centralised HWU Connect into rainwater & drainage system	45 365 365 365 45 365 365 365	No No No No No No No	\$ \$ \$ \$ \$ \$ \$	325 450 450 600 250 300 1,600 400	\$ \$ \$ \$ \$ \$	14,625 164,250 164,250 219,000 11,250 109,500 584,000 146,000		
	- S/S kitchen sink - single bowl - S/S kitchen sink - double bowl - Basin - Shower / Shower Bath - WC - Dishwasher Floor waste to wet areas Centralised HWU	45 365 365 365 45 365 365	No No No No No No No	\$ \$ \$ \$ \$ \$ \$	325 450 450 600 250 300 1,600	\$ \$ \$ \$ \$ \$	14,625 164,250 164,250 219,000 11,250 109,500 584,000 146,000 151,694	•	161
VF	- S/S kitchen sink - single bowl - S/S kitchen sink - double bowl - Basin - Shower / Shower Bath - WC - Dishwasher Floor waste to wet areas Centralised HWU Connect into rainwater & drainage system BWIC	45 365 365 365 45 365 365 365	No No No No No No No	\$ \$ \$ \$ \$ \$ \$	325 450 450 600 250 300 1,600 400	\$ \$ \$ \$ \$ \$	14,625 164,250 164,250 219,000 11,250 109,500 584,000 146,000	\$	161
VE	- S/S kitchen sink - single bowl - S/S kitchen sink - double bowl - Basin - Shower / Shower Bath - WC - Dishwasher Floor waste to wet areas Centralised HWU Connect into rainwater & drainage system BWIC  Ventilation	45 365 365 365 45 365 365 365 5	No N	\$ \$ \$ \$ \$ \$ \$ \$	325 450 450 600 250 300 1,600 400 3,033,875	\$ \$ \$ \$ \$ \$ \$	14,625 164,250 164,250 219,000 11,250 109,500 584,000 146,000 151,694 3,186,969	\$	161
VE	- S/S kitchen sink - single bowl - S/S kitchen sink - double bowl - Basin - Shower / Shower Bath - WC - Dishwasher Floor waste to wet areas Centralised HWU Connect into rainwater & drainage system BWIC  Ventilation Ventilation to rangehoods	45 365 365 45 365 365 365 5	No N	\$ \$ \$ \$ \$ \$ \$ \$	325 450 450 600 250 300 1,600 400 3,033,875	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	14,625 164,250 164,250 219,000 11,250 109,500 584,000 146,000 151,694 3,186,969	\$	161
VE	- S/S kitchen sink - single bowl - S/S kitchen sink - double bowl - Basin - Shower / Shower Bath - WC - Dishwasher Floor waste to wet areas Centralised HWU Connect into rainwater & drainage system BWIC  Ventilation Ventilation to rangehoods Ventilation to bathrooms	45 365 365 365 45 365 365 5 365 365 5	No N	\$ \$ \$ \$ \$ \$ \$ \$ \$	325 450 450 600 250 300 1,600 400 3,033,875	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	14,625 164,250 164,250 219,000 11,250 109,500 584,000 146,000 151,694 3,186,969	\$	161
VE	- S/S kitchen sink - single bowl - S/S kitchen sink - double bowl - Basin - Shower / Shower Bath - WC - Dishwasher Floor waste to wet areas Centralised HWU Connect into rainwater & drainage system BWIC  Ventilation Ventilation to rangehoods	45 365 365 45 365 365 365 5	No N	\$ \$ \$ \$ \$ \$ \$ \$	325 450 450 600 250 300 1,600 400 3,033,875	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	14,625 164,250 164,250 219,000 11,250 109,500 584,000 146,000 151,694 3,186,969	\$	161



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PROJECT	Caroline & Eveleigh St, Redfern								
JOB No:	2016057580								
DATE:	2-May-17								
	OF LEGIED Management I transport								
	SELECTED Measured Items	OTY	LIMIT		DATE		TOTAL		0007/110
	DESCRIPTION	QTY	UNIT	1	RATE		TOTAL	ı	COST/M2
AC	Air Conditioning								
	VRF air conditioning system with wall mounted					\$			
	cassettes -					9	-		
	- Studio	222	No	\$	9,500	\$	2,109,000		
	- Adaptable Studio	20	No	\$	9,500	\$	190,000		
	- Twin	78	No	\$	12,500	\$	975,000		
	- 5 Bed Cluster	45	No	\$	15,500	\$	697,500		
	EO for roof mounted condensers	365	No	\$	3,000	\$	1,095,000		
	BWIC	5	%	\$	5,066,500	\$	253,325		
						\$	5,319,825	\$	269
FP	Fire Protection								
	Fire protection - sprinklers, FHR, hydrants (m2/GFA)	19,804	m2	\$	75	\$	1,485,300		
	Fire protection - smoke detection	365	No	\$	275	\$	100,375		
						\$	1,585,675	\$	80
LP	Electric Light & Power	46.55	ı	-		_	0.000		
	Electric light & power (m2/GFA)	19,804	m2	\$	105	\$	2,079,420		
	BWIC	4	%	\$	2,079,420	\$	83,177		
CM	0					\$	2,162,597	\$	109
СМ	Communications	10.001	•	•		•	70.040		
	Communications - generally (m2/GFA)	19,804	m2	\$	4 200	\$	79,216		
	Communications - phone, cable, etc	365	No	\$	1,200	\$	438,000	•	200
TS	Transportation Systems					\$	517,216	<b>&gt;</b>	26
13	Transportation Systems	2	No	\$	EE1 042	ď	1 652 125		
	Lift - serving 24 levels (23 of 24 levels) (\$575k)	3	No		551,042	\$	1,653,125		
	BWIC	6	%	\$	1,653,125	\$	99,188	•	00
SS	Smarial Samilaca					Ф	1,752,313	<b>.</b>	88
33	Special Services Security - CCTV, etc (m2/GFA)	19,804	m2	¢	20	Ф	206.090		
	KAS access card control system	365	No	\$ \$	2,500	\$	396,080 912,500		
	NAS access card control system	303	INO	Ф	2,500	\$	1,308,580	¢	66
	Sub Total for Student					\$	44,430,038		2,243
	Communal - FECA (m2)	844	m2			Ψ	44,430,030	Ψ	2,243
0.0	<u> </u>	044	1112	1					
SB	Substructure	4.000	0	•		Φ.	00.000		
	Excavation	1,266	m3	\$	50	\$	63,300		
	EO for excavation in rock	633	m3	\$	40	\$	25,320		
	RC slab on ground incl beams / thickenings Foundations	844	m2	\$	125	\$	105,500		
	EO for PROVISIONAL allowance for bored piers & pile	844	m2	\$	75	\$	63,300		
	capping (allowance of an 8m grid @ 15m deep piers =	844	m2	•	459	Ф	387,551		
	\$10k per pier + cap)	044	IIIZ	\$	439	\$	367,331		
	Lift pit	3	No	\$	10,500	\$	31,500		
	Stair base	3	No	\$	8,500	\$	25,500		
	Otali base	J	INU	φ	0,500	\$	701,971	\$	832
CL	Columns			1		Ψ	101,311	Ψ	UJZ
OL	RC Columns (m2/GFA)	844	m2	\$	85	\$	71,740		
	TO Oblatino (m2/of 71)	044	1112	Ψ	- 00	\$	71,740	\$	85
						Ψ	71,740	Ψ	00
SC	Staircase								
SC	Staircase RC stairs + finishes	24	mrice	\$	2 600	\$	62 400		
SC	Staircase RC stairs + finishes	24	mrise	\$	2,600	\$	62,400 62,400	\$	74
	RC stairs + finishes	24	mrise	\$	2,600	\$	62,400 62,400	\$	74
SC	RC stairs + finishes  External Walls	24	mrise m2		2,600	\$	62,400	\$	74
	RC stairs + finishes  External Walls  Precast concrete + high build paint finish	492	m2	\$	325	\$	62,400 159,900	\$	74
	RC stairs + finishes  External Walls  Precast concrete + high build paint finish  EO for aluminium framed glass windows (35%)			\$	325 75	\$ \$ \$	62,400 159,900 12,915	\$	74
	RC stairs + finishes  External Walls  Precast concrete + high build paint finish	492 172	m2 m2	\$	325	\$	62,400 159,900 12,915 44,280	\$	74
EW	RC stairs + finishes  External Walls  Precast concrete + high build paint finish  EO for aluminium framed glass windows (35%)	492 172	m2 m2	\$	325 75	\$ \$ \$	62,400 159,900 12,915		
EW	RC stairs + finishes  External Walls  Precast concrete + high build paint finish  EO for aluminium framed glass windows (35%)  EO for feature façade finish / cladding (40%)	492 172	m2 m2	\$	325 75 225	\$ \$ \$	62,400 159,900 12,915 44,280 217,095		
EW	RC stairs + finishes  External Walls  Precast concrete + high build paint finish  EO for aluminium framed glass windows (35%)  EO for feature façade finish / cladding (40%)  External Doors	492 172 197	m2 m2 m2	\$ \$	325 75 225 4,750	\$ \$ \$	62,400 159,900 12,915 44,280 217,095		
EW	RC stairs + finishes  External Walls  Precast concrete + high build paint finish  EO for aluminium framed glass windows (35%)  EO for feature façade finish / cladding (40%)  External Doors  Glazed commercial doors to Cafeteria	492 172 197	m2 m2 m2	\$ \$ \$	325 75 225	\$ \$ \$ \$	62,400 159,900 12,915 44,280 217,095		
EW	External Walls Precast concrete + high build paint finish EO for aluminium framed glass windows (35%) EO for feature façade finish / cladding (40%)  External Doors Glazed commercial doors to Cafeteria Automatic sliding double door to lobby entry	492 172 197 5 1	m2 m2 m2 No	\$ \$ \$ \$	325 75 225 4,750 10,500	\$ \$ \$ \$	62,400 159,900 12,915 44,280 217,095 23,750 10,500		
	External Walls Precast concrete + high build paint finish EO for aluminium framed glass windows (35%) EO for feature façade finish / cladding (40%)  External Doors Glazed commercial doors to Cafeteria Automatic sliding double door to lobby entry Glazed single entry door to lobby + card reader	492 172 197 5 1	m2 m2 m2 No No	\$ \$ \$ \$ \$	325 75 225 4,750 10,500 2,750	\$ \$ \$ \$ \$	62,400 159,900 12,915 44,280 217,095 23,750 10,500 2,750		



			T						
PROJECT	Caroline & Eveleigh St, Redfern								
JOB No:	2016057580								
DATE:	2-May-17								
	CELECTED Massured Home								
	SELECTED Measured Items DESCRIPTION	QTY	UNIT		RATE		TOTAL		COST/M2
		QII	UNIT	1	KAIE		IUIAL		COST/IVIZ
NW	Internal Walls								
	Lift / stair / core walls	693	m2	\$	260	\$	180,180	L_	
						\$	180,180	\$	213
NS	Internal Screens & B/L		_						
	Storage screens + gates (m2/GFA)	844	m2	\$	25	\$	21,100		
						\$	21,100	\$	25
ND	Internal Doors					•			
	F/R single door	19	No	\$	900	\$	17,100		
\A/F						\$	17,100	\$	20
WF	Wall Finishes	0.4.4		•		Φ.	05.000		
	PB lining to inside face external wall	844	m2	\$	30	\$	25,320		
	Render to walls	693	m2	\$	45	\$	31,185		
	Ceramic wall tiling generally (m2/GFA)	844	m2	\$	65	\$	54,860		
	Ceramic wall tiling to wet areas	135	m2	\$	95	\$	12,825	<del>                                     </del>	
	Paint to walls	693	m2	\$	10	\$	6,930 131,120	¢	155
FF	Floor Finishes					Φ	131,120	\$	100
1.1	Waterproof membrane	28	m2	\$	35	\$	980		
	Ceramic floor tiling	28	m2	\$	85	\$	2,380	-	
	Ceramic noor tiling	20	1112	Ψ	00	\$	3,360	\$	4
CF	Ceiling Finishes					Ψ	3,500	Ψ	-
01	Timber ceiling lining + suspended framing	816	m2	\$	145	\$	118,320		
	Set plasterboard ceiling	28	m2	\$	65	\$	1,820		
	EO for MR plasterboard to wet areas	28	m2	\$	15	\$	420		
	Paint to soffit	28	m2	\$	10	\$	280		
	T dirk to dollik	20		Ψ		\$	120,840	\$	143
FT	Fitments					Ψ	120,010	Ť	
	Kitchen - base cupboards, o/head cupboards, stone	_				•			
	benchtop + tiled splashback	1	No	\$	12,500	\$	12,500		
	Café - Cold Shell		Note			\$	-		
	Vanity counters + benchtop - communal	3	No	\$	750	\$	2,250		
	Toilet/bathroom accessories + mirrors - communal	3	No	\$	650	\$	1,950		
	Fitments to communal laundry	1	Item	\$	3,500	\$	3,500		
	Fitments to cinema	1	Item	\$	5,000	\$	5,000		
	Statutory signage (m2/GFA)	844	m2	\$	20	\$	16,880		
	Electrical cupboard (m2/GFA)	844	m2	\$	5	\$	4,220		
						\$	46,300	\$	55
SE	Special Equipment								
	4 Burner electric cooktop	1	No	\$	390	\$	390		
	Electric oven	1	No	\$	550	\$	550		
	30cm Slide out rangehood	1	No	\$	250	\$	250		
	S/S dishwasher	1	No	\$	515	\$	515		
	Convection microwave	1	No	\$	290	\$	290	<u> </u>	
	Wall mounted dryer	3	No	\$	500	\$	1,500	<u> </u>	
	Grease arrestor	1	No	\$	40,000	\$	40,000		
<b>DD</b>	O-wite-was Blazzal in a			-		\$	43,495	\$	52
PD	Sanitary Plumbing	40	k t .	•	4 750	Φ.	47.500		
	Sanitary plumbing per point	10	No	\$	1,750	\$	17,500	<del>                                     </del>	
	Fixtures -	2	NIa	r.	450	\$		—	
	- Basin	3	No No	\$	450	\$	1,350 1,800	<del>                                     </del>	
	- WC - S/S kitchen sink - double bowl	1	No	\$	600 325	\$	325	<del></del>	
	- Dishwasher	1	No	\$	250	\$	250	<del>                                     </del>	
		1	INU	_				<del>                                     </del>	
		2	No	Φ .	·)/h	Ψ.	hh/1 .		
	- Laundry tub	2	No No	\$	275	\$	550 1 800		
	- Laundry tub Floor waste to wet areas	6	No	\$	300	\$	1,800		
	- Laundry tub								



PROJECT	Caroline & Eveleigh St, Redfern								
JOB No:	2016057580								
DATE:	2-May-17								
	SELECTED Measured Items								
	DESCRIPTION	QTY	UNIT		RATE		TOTAL		COST/M2
VE	Ventilation					ŀ			
	Ventilation to kitchen rangehoods	1	No	\$	750	\$	750		
	Ventilation to bathrooms	3	No	\$	600	\$	1,800		
	Ventilation to laundry	1	No	\$	1,500	\$	1,500		
	Ventilation to garbage room	1	No	\$	2,000	\$	2,000		
	BWIC	5	%	\$	6,050	\$	303		
						\$	6,353	\$	8
AC	Air Conditioning								
	VRF ducted air conditioning system with concealed cassette	844	m2	\$	150	\$	126,600		
	Casselle					\$	126,600	\$	150
FP	Fire Protection						0,000		
	Fire protection - sprinklers, FHR, hydrants (m2/GFA)	844	m2	\$	85	\$	71,740		
	Fire protection - smoke detection	844	m2	\$	10	\$	8,440		
	Florida District O De					\$	80,180	\$	95
LP	Electric Light & Power	0.4.4	0	Φ.	405	Φ.	405 500		
	Electric light & power (m2/GFA)  Motion detectors (m2/GFA)	844 844	m2 m2	\$ \$	125 15	\$	105,500 12,660		
	BWIC	5	%	\$	118,160	\$	5,908		
	DWIC .		70	Ψ	110,100	\$	124,068	\$	147
CM	Communications						·		
	Communications (m2/GFA)	844	m2	\$	20	\$	16,880		
						\$	16,880	\$	20
TS	Transportation Systems		NI-	•	00.050	Φ.	74.075		
	Lift - serving 24 levels (1 of 24 levels) (\$575k)  BWIC	3 6	No %	\$ \$	23,958 71,875	\$	71,875 4,313		
	DVIC	0	70	Ф	71,075	\$	76,188	\$	90
SS	Special Services					Ψ	70,100	Ψ	30
	Security - CCTV, etc (m2/GFA)	844	m2	\$	30	\$	25,320		
	KAS access card control system	844	m2	\$	75	\$	63,300		
						\$	88,620	\$	105
	Sub Total for Communal	4.004				\$	2,206,693	\$	2,615
	External Works (m2)	1,084	m2						
AR	Demolition								
	Demolition of existing two storey terrace houses, etc	7	No	\$	20,000	\$	140,000		
	Provisional allowance for demolition + removal of asbestos		Excl			\$	-		
	aspesios					\$	140,000	\$	129
XP	Site Preparation incl. excavation					Ψ	140,000	Ψ	123
<i>-</i>	Site preparation / clearance (m2/Site Area)	2,400	m2	\$	15	\$	36,000		
						\$	36,000	\$	33
XR	Roads, Footpaths & Paved Areas								
	Upgrade to footpath to Eveleigh Street	65	m	\$	350	\$	22,750		
	4000 Wide tapered central stair linking Lower Ground to Upper Ground level	3	mrise	\$	12,500	\$	37,500		
	External pavements to landscaped courtyard	1,135	m2	\$	175	\$	198,625		
	External parements to randocaped county and	1,100	1112		170	\$	258,875	\$	239
XN	Boundary Walls, Fencing & Gates						,		
	Boundary walls, fencing & gates (m2/GFA)	1,084	m2	\$	95	\$	102,980		
						\$	102,980	\$	95
XB	Pool, Outbuilding & Covered Ways		Ir.	•	F0.000	•	F0 000		
	Allow for sundry awnings, etc	1	Item	\$	50,000	\$	50,000 50,000	¢	46
XL	Landscaping & Improvements					φ	50,000	Ф	40
	Landscaping (m2/GFA)	1,084	m2	\$	150	\$	162,600		
	, , ,	· · · · · · · · · · · · · · · · · · ·				\$	162,600	\$	150
	Sub Total for External Works					\$	750,455	\$	692



PROJECT	Caroline & Eveleigh St, Redfern						
JOB No:	2016057580						
DATE:	2-May-17						
DATE.	Z-Iviay-17						
	SELECTED Measured Items						
	DESCRIPTION	QTY	UNIT	RATE		TOTAL	COST/M2
	External Services	1,084	m2				
XK	Ext Stormwater Drainage						
	External stormwater drainage	1	Item	\$ 27,500	\$	27,500	
	Detention tank	1	Item	\$ 60,000	\$	60,000	
					\$	87,500	\$ 81
XD	Ext Sewer Drainage						
	External sewer drainage	1	Item	\$ 24,500	\$	24,500	
					\$	24,500	\$ 23
XW	Ext Water Supply						
	External water supply	1	Item	\$ 15,500	\$	15,500	
					\$	15,500	\$ 14
XG	Ext Gas						
	External gas supply	1	Item	\$ 9,500	\$	9,500	
					\$	9,500	\$ 9
XF	Ext Fire Protection						
	External fire protection	1	Item	\$ 25,000	\$	25,000	
					\$	25,000	\$ 23
XE	Ext Electrical						
	External electrical excl substation	1	Item	\$ 17,500	\$	17,500	
	Substation	1	Item	\$ 275,000	\$	275,000	
	Mains switchboard, DB + UPS	1	Item	\$ 75,000	\$	75,000	
					\$	367,500	\$ 339
XC	Ext Communications						
	External communications	1	Item	\$ 17,500	\$	17,500	
					\$	17,500	\$ 16
	Sub Total for External Services				\$	547,000	\$ 505
	Sub Total for All Functional Areas			Chk	\$	48,685,131	
	Sub Total for All Functional Areas			 CIIK	Ф	40,000,131	