

2 May 2017
Our File: 2016057580/CW

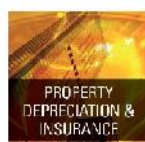
Mr Edan Norris
Blue Sky Funds
Level 46
111 Eagle Street
BRISBANE QLD 4000

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 Adelaide
Melbourne Perth
Brisbane Singapore



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		2,400m ²
Total Gross Floor Area		21,069m ²

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 façade
-) 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
-) 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

A handwritten signature in black ink, appearing to read 'Napier & Blakeley Pty Ltd'.

Napier & Blakeley Pty Ltd

ENCL



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PROJECT	Caroline & Eveleigh St, Redfern						
JOB No:	2016057580						
DATE:	2-May-17						
	SELECTED Measured Items						
	DESCRIPTION	QTY	UNIT	RATE	TOTAL	COST/M2	
	Store / Loading - FECA (m2)	421	m2				
SB	Substructure						
	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 = \$10k per pier + cap)	421	m2	\$ 459	\$ 193,316		
	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		
					\$ 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		
					\$ 6,600	\$ 16	
WF	Wall Finishes						
	Paint to walls - NIL allowed		Note		\$ -		
					\$ -	\$ -	
FF	Floor Finishes						
	Concrete floor sealer	421	m2	\$ 6	\$ 2,526		
	Linemarking	421	m2	\$ 4	\$ 1,684		
					\$ 4,210	\$ 10	
CF	Ceiling Finishes						
	Paint to soffit - NIL allowed		Note		\$ -		
					\$ -	\$ -	
FT	Fitments						
	Bicycle racks - allow 1 per 4 beds	136	No	\$ 375	\$ 51,094		
	Loading dock height barrier rail	1	No	\$ 3,500	\$ 3,500		
					\$ 54,594	\$ 130	
SE	Special Equipment						
	Vehicle turntable	1	No	\$ 25,000	\$ 25,000		
					\$ 25,000	\$ 59	
PD	Sanitary Plumbing						
	Sanitary plumbing & drainage (m2/GFA)	421	m2	\$ 40	\$ 16,840		
					\$ 16,840	\$ 40	
VE	Ventilation						
	Mechanical ventilation (m2/GFA)	421	m2	\$ 50	\$ 21,050		
					\$ 21,050	\$ 50	
FP	Fire Protection						
	Fire protection - sprinklers, FHR, hydrants (m2/GFA)	421	m2	\$ 75	\$ 31,575		
					\$ 31,575	\$ 75	



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DATE:	2-May-17						
	SELECTED Measured Items						
	DESCRIPTION	QTY	UNIT	RATE	TOTAL	COST/M2	
LP	Electric Light & Power						
	Electric light & power (m2/GFA)	421	m2	\$ 35	\$ 14,735		
					\$ 14,735	\$ 35	
	Sub Total for Store / Loading				\$ 750,945	\$ 1,784	
	Student - FECA (m2)	19,804	m2				
CL	Columns						
	RC Columns (m2/GFA)	19,804	m2	\$ 60	\$ 1,188,240		
					\$ 1,188,240	\$ 60	
UF	Upper Floors						
	RC suspended slab incl beams/thickenings	19,804	m2	\$ 270	\$ 5,347,080		
					\$ 5,347,080	\$ 270	
SC	Staircase						
	RC stairs + finishes	159	mrise	\$ 2,600	\$ 413,400		
					\$ 413,400	\$ 21	
RF	Roof						
	Roof slab + gravel + wpm	1,655	m2	\$ 265	\$ 438,575		
	Roof plumbing	1,655	m2	\$ 35	\$ 57,925		
	Access platform to roof + safety points	1,655	m2	\$ 20	\$ 33,100		
					\$ 529,600	\$ 27	
EW	External Walls						
	Precast concrete + high build paint finish	13,077	m2	\$ 325	\$ 4,250,025		
	EO for aluminium framed glass windows (35%)	4,577	m2	\$ 100	\$ 457,695		
	EO for operable window	496	m2	\$ 75	\$ 37,196		
					\$ 4,744,916	\$ 240	
ED	External Doors						
	Main entry door - Upper Ground	1	No	\$ 9,500	\$ 9,500		
	F/R single door	2	No	\$ 900	\$ 1,800		
					\$ 11,300	\$ 1	
NW	Internal Walls						
	Solid walls, 200thk	10,530	m2	\$ 195	\$ 2,053,350		
	EO for party walls	5,103	m2	\$ 40	\$ 204,120		
	Stud partitions + insulation -				\$ -		
	- 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		
					\$ 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		
					\$ 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	



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	SELECTED Measured Items					
	DESCRIPTION	QTY	UNIT	RATE	TOTAL	COST/M2
FF	Floor Finishes					
	Vinyl plank timber look flooring	12,038	m2	\$ 80	\$ 963,024	
	Carpet tiles to lobbies	5,941	m2	\$ 35	\$ 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	
					\$ 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	
					\$ 1,679,975	\$ 85
FT	Fitments					
	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					
	2 Burner electric cooktop	320	No	\$ 340	\$ 108,800	
	4 Burner electric cooktop	45	No	\$ 390	\$ 17,550	
	Electric oven	45	No	\$ 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 -				\$ -	
	- S/S kitchen sink - single bowl	320	No	\$ 275	\$ 88,000	
	- S/S kitchen sink - double bowl	45	No	\$ 325	\$ 14,625	
	- Basin	365	No	\$ 450	\$ 164,250	
	- Shower / Shower Bath	365	No	\$ 450	\$ 164,250	
	- WC	365	No	\$ 600	\$ 219,000	
	- Dishwasher	45	No	\$ 250	\$ 11,250	
	Floor waste to wet areas	365	No	\$ 300	\$ 109,500	
	Centralised HWU	365	No	\$ 1,600	\$ 584,000	
	Connect into rainwater & drainage system	365	No	\$ 400	\$ 146,000	
	BWIC	5	%	\$ 3,033,875	\$ 151,694	
					\$ 3,186,969	\$ 161
VE	Ventilation					
	Ventilation to rangehoods	365	No	\$ 650	\$ 237,250	
	Ventilation to bathrooms	365	No	\$ 450	\$ 164,250	
	Ventilation to garbage chutes	24	No	\$ 750	\$ 18,000	
	BWIC	4	%	\$ 419,500	\$ 16,780	
					\$ 436,280	\$ 22



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	SELECTED Measured Items						
	DESCRIPTION	QTY	UNIT	RATE	TOTAL	COST/M2	
AC	Air Conditioning						
	VRF air conditioning system with wall mounted cassettes -				\$ -		
	- 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						
	Electric light & power (m2/GFA)	19,804	m2	\$ 105	\$ 2,079,420		
	BWIC	4	%	\$ 2,079,420	\$ 83,177		
					\$ 2,162,597	\$ 109	
CM	Communications						
	Communications - generally (m2/GFA)	19,804	m2	\$ 4	\$ 79,216		
	Communications - phone, cable, etc	365	No	\$ 1,200	\$ 438,000		
					\$ 517,216	\$ 26	
TS	Transportation Systems						
	Lift - serving 24 levels (23 of 24 levels) (\$575k)	3	No	\$ 551,042	\$ 1,653,125		
	BWIC	6	%	\$ 1,653,125	\$ 99,188		
					\$ 1,752,313	\$ 88	
SS	Special Services						
	Security - CCTV, etc (m2/GFA)	19,804	m2	\$ 20	\$ 396,080		
	KAS access card control system	365	No	\$ 2,500	\$ 912,500		
					\$ 1,308,580	\$ 66	
	Sub Total for Student				\$ 44,430,038	\$ 2,243	
	Communal - FECA (m2)	844	m2				
SB	Substructure						
	Excavation	1,266	m3	\$ 50	\$ 63,300		
	EO for excavation in rock	633	m3	\$ 40	\$ 25,320		
	RC slab on ground incl beams / thickenings	844	m2	\$ 125	\$ 105,500		
	Foundations	844	m2	\$ 75	\$ 63,300		
	EO for PROVISIONAL allowance for bored piers & pile capping (allowance of an 8m grid @ 15m deep piers = \$10k per pier + cap)	844	m2	\$ 459	\$ 387,551		
	Lift pit	3	No	\$ 10,500	\$ 31,500		
	Stair base	3	No	\$ 8,500	\$ 25,500		
					\$ 701,971	\$ 832	
CL	Columns						
	RC Columns (m2/GFA)	844	m2	\$ 85	\$ 71,740		
					\$ 71,740	\$ 85	
SC	Staircase						
	RC stairs + finishes	24	mrise	\$ 2,600	\$ 62,400		
					\$ 62,400	\$ 74	
EW	External Walls						
	Precast concrete + high build paint finish	492	m2	\$ 325	\$ 159,900		
	EO for aluminium framed glass windows (35%)	172	m2	\$ 75	\$ 12,915		
	EO for feature façade finish / cladding (40%)	197	m2	\$ 225	\$ 44,280		
					\$ 217,095	\$ 257	
ED	External Doors						
	Glazed commercial doors to Cafeteria	5	No	\$ 4,750	\$ 23,750		
	Automatic sliding double door to lobby entry	1	No	\$ 10,500	\$ 10,500		
	Glazed single entry door to lobby + card reader	1	No	\$ 2,750	\$ 2,750		
	SC double door to garbage room	2	No	\$ 850	\$ 1,700		
	F/R single door	5	No	\$ 900	\$ 4,500		
					\$ 43,200	\$ 51	



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	SELECTED Measured Items						
	DESCRIPTION	QTY	UNIT	RATE	TOTAL	COST/M2	
NW	Internal Walls						
	Lift / stair / core walls	693	m2	\$ 260	\$ 180,180		
					\$ 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		
					\$ 17,100	\$ 20	
WF	Wall Finishes						
	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		
	Paint to walls	693	m2	\$ 10	\$ 6,930		
					\$ 131,120	\$ 155	
FF	Floor Finishes						
	Waterproof membrane	28	m2	\$ 35	\$ 980		
	Ceramic floor tiling	28	m2	\$ 85	\$ 2,380		
					\$ 3,360	\$ 4	
CF	Ceiling Finishes						
	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		
					\$ 120,840	\$ 143	
FT	Fitments						
	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		
	Wall mounted dryer	3	No	\$ 500	\$ 1,500		
	Grease arrestor	1	No	\$ 40,000	\$ 40,000		
					\$ 43,495	\$ 52	
PD	Sanitary Plumbing						
	Sanitary plumbing per point	10	No	\$ 1,750	\$ 17,500		
	Fixtures -				\$ -		
	- Basin	3	No	\$ 450	\$ 1,350		
	- WC	3	No	\$ 600	\$ 1,800		
	- S/S kitchen sink - double bowl	1	No	\$ 325	\$ 325		
	- Dishwasher	1	No	\$ 250	\$ 250		
	- Laundry tub	2	No	\$ 275	\$ 550		
	Floor waste to wet areas	6	No	\$ 300	\$ 1,800		
	Allow for DDA compliant sanitary fittings & fitments	2	No	\$ 1,500	\$ 3,000		
	BWIC	5	%	\$ 26,575	\$ 1,329		
					\$ 27,904	\$ 33	



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	SELECTED Measured Items						
	DESCRIPTION	QTY	UNIT	RATE	TOTAL	COST/M2	
VE	Ventilation						
	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		
					\$ 126,600	\$ 150	
FP	Fire Protection						
	Fire protection - sprinklers, FHR, hydrants (m2/GFA)	844	m2	\$ 85	\$ 71,740		
	Fire protection - smoke detection	844	m2	\$ 10	\$ 8,440		
					\$ 80,180	\$ 95	
LP	Electric Light & Power						
	Electric light & power (m2/GFA)	844	m2	\$ 125	\$ 105,500		
	Motion detectors (m2/GFA)	844	m2	\$ 15	\$ 12,660		
	BWIC	5	%	\$ 118,160	\$ 5,908		
					\$ 124,068	\$ 147	
CM	Communications						
	Communications (m2/GFA)	844	m2	\$ 20	\$ 16,880		
					\$ 16,880	\$ 20	
TS	Transportation Systems						
	Lift - serving 24 levels (1 of 24 levels) (\$575k)	3	No	\$ 23,958	\$ 71,875		
	BWIC	6	%	\$ 71,875	\$ 4,313		
					\$ 76,188	\$ 90	
SS	Special Services						
	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				\$ 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		\$ -		
					\$ 140,000	\$ 129	
XP	Site Preparation incl. excavation						
	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		
					\$ 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						
	Allow for sundry awnings, etc	1	Item	\$ 50,000	\$ 50,000		
					\$ 50,000	\$ 46	
XL	Landscaping & Improvements						
	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					
	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	