

THE PEMULWUY PROJECT

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prepared for:

PRELIMINARY BUDGET ESTIMATE

The Aboriginal Housing Co Ltd

Ref.	Description	Quantity	Unit	Rate	Amount
Stage 1:		Sub-Total		\$	30,617,990
1	Site office (1 level)	120	m2	1000	120,000
2	Ground floor health & fitness centre	126	m2	1500	189,000
3	Gymnasium over (2 floors)	504	m2	1750	882,000
4	Building A1 (4 levels)	1567	m2	2000	3,134,000
5	Building A2 (4 levels)	1515	m2	2000	3,030,000
6	Building A3 (4 levels)	1515	m2	2000	3,030,000
7	Building A4 (4 levels)	1515	m2	2000	3,030,000
8	Building A5 (4 levels)	1515	m2	2000	3,030,000
9	Building A6 (4 levels)	1515	m2	2000	3,030,000
10	Elders community centre (2 levels)	329	m2	1500	493,500
11	Infrastructure, paving & landscaping (incl. balconies & terraces)	5973	m2	600	3,583,800
12	Fees, contingency & CPI (for start within 1 year)		30%		7,065,690
Stage 2:		Sub-Total		\$	9,857,540
1	Basement parking	900	m2	1500	1,350,000
2	Ground floor shops	530	m2	1500	795,000
3	Offices over (2 floors)	1060	m2	1750	1,855,000
4	Ground floor retail & clinic	221	m2	2000	442,000
5	Respite/hospital (2 floors)	299	m2	2500	747,500
6	Paving, landscaping & artwork (incl. hatched area of streets)	4629	m2	400	1,851,600
7	Fees, contingency & CPI (for start within 3 years)		40%		2,816,440
Stage 3:		Sub-Total		\$	19,430,363
1	Public open space foyer	210	m2	1000	210,000
2	Art gallery (4 levels)	2232	m2	2500	5,580,000
3	Ground floor commercial/retail	723	m2	1500	1,084,500
4	Mall	364	m2	2250	819,000
5	Offices over (3 levels)	3261	m2	1750	5,706,750
6	Fees, contingency & CPI (for start within 4 years)		45%		6,030,113
Sub-Total				\$	59,905,893

RECOMMENDED PROJECT BUDGET

(Fixed Prices) as at June 2008

\$ 60,000,000

This estimate was measured from 1:200 scale, block & layout drawings by Cracknell & Lonergan Architects, but without structural or services engineers advice. It is intended for budget & feasibility purposes only.

Council charges, loose furniture, tenancy fit-outs, construction finance, temporary alternative accommodation and GST are all excluded. CPI increases are included to the extent noted only.