

MBM 15/147 Royal Far West
Cost Plan No. 4 (21st April 2011)
Areas based on architectus drawing CP-14C

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 (Drummond House, Consulting Rms, RFW)	7,320	m2	4,000	\$ 29,280,000
4	Carparking - to suit 1:40m2	183	No	40,000	\$ 7,320,000
5	Retail	1,327	m2	3,000	\$ 3,981,000
6	Carparking - to suit 1:30m2	44	No	40,000	\$ 1,769,333
7	Residential and Terraces	5,150	m2	3,200	\$ 16,480,000
8	Carparking - to suit 1:90m2	57	No	40,000	\$ 2,288,889
9	Building D - Hotel	10,480	m2	4,500	\$ 47,160,000
	Building D - FFE	10,480	m2	200	\$ 2,096,000
6	Carparking - to suit Building C 1:100m2	105	No	40,000	\$ 4,192,000
7	Infrastructure works (8%)		Item		\$ 9,485,378
	Trade Subtotal				\$ 128,052,600
	Preliminaries (16%)				\$ 20,488,416
	Margin (6%)				\$ 8,912,461
	Construction Total				\$ 157,453,477
	Design / Construction Contingency (5+7%)				\$ 18,894,417
	Escalation say 1 year to commence, 2 years on site (6%)				\$ 10,580,874
	Professional Fees (10%)				\$ 18,692,877
	Authority Charges (1.5%)				\$ 3,084,325
	Development Total (excl GST)				\$ 208,705,969
	GST (10%)				\$ 20,870,597
	Development Total (incl GST)				\$ 229,576,566