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9 September 2016

Our File: 2200068681/CW-DA

Fioson Pty Ltd c/- h3 Architects 2/f 748 George Street SYDNEY NSW 2000

Dear Sirs

## 85-99 North Terrace, Bankstown Registered Quantity Surveyor's Cost Estimate Report for Bankstown City Council

We have prepared a Development Application Elemental Cost Estimate for the construction of a multi-storey, multi building mixed development comprising carparking, retail, commercial, new Council Chambers & residential apartments in four (4) towers. There are 2 levels of basement carpark with 3 levels of upper deck carparking. There are 39 retail tenancies to ground floor & Level 1 with a commercial tenancy also to Level 1.

A new Council Chambers has been included and is a 4 level building within Block A. There are 4 residential towers rising 14, 22, 17 & 19 levels for Blocks A, B, C & D respectively with a total of 385 apartments across the 4 towers. The works also include the demolition of all existing buildings & all associated external works are also included except for the footpath widening works which are subject to a separate VPA. There are 14 lifts serving the buildings with escalators serving the retail level from the basement carpark.

Our cost estimate for this component of the works \$184,946,580 (excl GST) and the development cost is \$211,273,726 (incl GST). An analysis of the estimated total project cost is summarised below:









Sydney

Melbourne

Brisbane

Adelaide
Perth
Singapore



Preliminaries	(18.5%)	\$ 27,492,696
Demolition		\$ 1,152,000
Substructure		\$ 6,931,173
Superstructure		\$ 76,042,808
Finishes		\$ 19,143,427
Fittings		\$ 8,636,736
Services		\$ 34,525,066
External Works		\$ 1,431,958
External Services		\$ 746,000
Unmeasured Works Allowance	(0.5%)	\$ 880,509
Profit & Overheads	(4.5%)	\$ 7,964,207
Total Construction Cost (Excl GST)		\$ 184,946,580
Add: Professional Fees	(3.85%)	\$ 7,120,443
Total Development Cost (Excl GST)		\$ 192,067,024
Add: Total GST	(10.0%)	\$ 19,206,702
Total Development Cost (Incl GST)		\$ 211,273,726
Total Site Area		10,166m2
Total Gross Floor Area		108,164m2

In addition to the above we have provided a cost summary of the functional areas within the project including a separate summary noting the works encompassing the Council Chambers including an assessment of the costs associated with providing the 86 car parking spaces to B1. In calculating our cost assessment for the Council Parking we have applied a pro-rata to the Basement B1 construction cost based on a per car space basis with Council representing 86 of the 169 car spaces, or approximately 51% of the cost of constructing Basement B1.

In formulating our costs associated with the Council Chambers we have allowed for a cold shell fitout as well as allowances for the End of Journey space and storage facility on Level 1.

An analysis of the estimated costs associated with the provision of the Council Chambers and associated parking is summarised below:

Council Works	GFA (m2)	Rate	\$
Council Carparking	4,904	\$ 1,113	\$ 5,459,153
Council Chambers	4,651	\$ 1,148	\$ 5,338,668
Sub-Total			\$ 10,797,821
Preliminaries - 18.5%			\$ 1,997,597
Unmeasured Works Allowance - 0.5%			\$ 63,977
Profit & Overheads - 4.5%			\$ 578,673
Construction Cost (excl GST)			\$ 13,438,067
Design Fees - 3.9%			\$ 517,366
Development Cost (excl GST)			\$ 13,955,433
GST - 10.0%			\$ 1,395,543
Total Development Cost (incl GST)			\$ 15,350,976



An analysis of the estimated costs associated with the provision of the carparking, retail, commercial and residential apartments EXCLUDING Council Chambers and associated Council Parking is summarised below:

Total Project Cost (excl Council Works)	GFA (m2)	Rate	\$					
Carparking	26,652	\$ 927	\$ 24,711,535					
Retail	6,851	\$ 1,060	\$ 7,262,749					
Commercial	1,271	\$ 1,028	\$ 1,307,20					
Resi - Tower A	8,175	\$ 1,998	\$ 16,337,57					
Resi - Tower B	14,445	\$ 1,816	\$ 26,235,751					
Resi - Tower C	11,337	\$ 1,928	\$ 21,863,241					
Resi - Tower D	13,079	\$ 1,860	\$ 24,332,617					
Balcony - Tower A	2,320	\$ 723	\$ 1,677,360					
Balcony - Tower B	3,810	\$ 723	\$ 2,754,630					
Balcony - Tower C	3,145	\$ 723	\$ 2,273,835					
Balcony - Tower D	3,100	\$ 723	\$ 2,241,300					
Podium Terrace	4,424	\$ 907	\$ 4,014,480					
External Works			\$ 2,053,078					
External Services			\$ 746,000					
Sub-Total			\$ 137,811,347					
Preliminaries - 18.5%			\$25,495,099					
Unmeasured Works Allowance - 0.5%			\$816,532					
Profit & Overheads - 4.5%			\$7,385,534					
Construction Cost (excl GST)			\$ 171,508,513					
Design Fees - 3.9%			\$6,603,078					
Development Cost (excl GST)			\$ 178,111,591					
GST - 10.0%			\$17,811,159					
Total Development Cost (incl GST)			\$ 195,922,750					



The following table represents the Total Project Cost including works associated with the Council Chambers and associated Council Parking:

Total Project Cost (incl Council Works)	GFA (m2)	Rate	\$
Carparking	26,652	\$ 927	\$ 24,711,535
Council Carparking	4,904	\$ 1,113	\$ 5,459,153
Retail	6,851	\$ 1,060	\$ 7,262,749
Commercial	1,271	\$ 1,028	\$ 1,307,200
Council Chambers	4,651	\$ 1,148	\$ 5,338,668
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Balcony - Tower B	3,810	\$ 723	\$ 2,754,630
Balcony - Tower C	3,145	\$ 723	\$ 2,273,835
Balcony - Tower D	3,100	\$ 723	\$ 2,241,300
Podium Terrace	4,424	\$ 907	\$ 4,014,480
External Works			\$ 2,053,078
External Services			\$ 746,000
Sub-Total			\$ 148,609,168
Preliminaries - 18.5%			\$ 27,492,696
Unmeasured Works Allowance - 0.5%			\$ 880,509
Profit & Overheads - 4.5%			\$ 7,964,207
Construction Cost (excl GST)			\$ 184,946,580
Design Fees - 3.9%			\$ 7,120,443
Development Cost (excl GST)			\$ 192,067,024
GST - 10.0%			\$ 19,206,702
Total Development Cost (incl GST)			\$ 211,273,726

In preparing our estimate we have inspected the following drawings:

- Architectural drawings DA1.01, DA1.02, DA1.03, DA1.04, DA1.05, DA1.06, DA1.07, DA1.08, DA1.09, DA1.10, DA1.11, DA1.12, DA1.13, DA1.14, DA1.15, DA1.16, DA1.17, DA1.18, DA1.19, DA1.20, DA1.21, DA1.22, DA1.23, DA1.24, DA1.25, DA1.26, DA1.27 & DA1.28 (A) received 1 September 2016 as prepared by h3 Architects
- Prepared and attached an elemental estimate generally in accordance with the Australian Cost Management Manuals from Australian Institute of Quantity Surveyors
- Calculated the development costs at current prices
- Included GST in the calculation of the development cost
- 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 but excluding the works that are subject to the Voluntary Planning Agreement estimate prepared by Napier & Blakeley dated 9 August 2016.
- Prepared this estimate as a requirement for a DA submission. This is not a tender estimate.



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

Yours faithfully

Peter Hammond MCIOB FRICS AAIQS No. 9898 Director Napier & Blakeley Pty Ltd

ENCL



## **Report Parameters**

This report is the opinion of Napier & Blakeley Pty Ltd (**NB**) and is to be read together with and is subject to the term and conditions of our engagement. Our opinions in this report are based on the information referred to in this report that has been made available to us by or on behalf of the addressee (**Information**).

NB has not obtained independent verification of the Information. As such, our opinion may be different if the Information is incorrect or inaccurate in any way. This report was prepared solely for the addressee and its use is limited to the purpose for which it was provided. No third party may rely on this report without first obtaining the prior written consent of Napier & Blakeley.

NB does not warrant the accuracy or completeness of the Information, and to the maximum extent permitted by law, does not accept any responsibility or liability for any loss suffered by any person or entity as a result of or in connection with error, inaccuracy, misrepresentation, incompleteness or similar defect in the Information and/or this report or any default, negligence or lack of care in relation to the preparation or provision of the Information and/or this report.

9-09-16

PROJECT:	Compass Centre, Bankstown	Description	: The constructi	ion of a multi-	storey, multi bu	ilding mixed de	evelopment com	prising carparl	king, retail, con	nmercial, new	Council Chamb	ers & resident	tial apartments	in four (4) tow	ers. There are 2	2 levels of bas	sement carpark	with 3 levels o	f upper deck ca	arparking. Ther	re are 39 retail	tenancies to gro	ound floor & Le	evel 1 with a co	mmercial tena	ancy also to Le	vel 1. A new C	ouncil Chamb	ers has been in	cluded & is a 4	level building v	within Block A.	There are 4 res
JOB NUMBER																													the basement of				
DATE:	9-Sep-16		1	1		1				l						l	1																
18.5%	PRELIMINARIES	18.5%	Insert			ALL INSER	T CELLS =	This colour																									
0.5%	UNMEASURED WORKS ALLOWANCE	0.5%	Insert																														
4.5% 3.9%	PROFIT & OVERHEADS PROFESSIONAL FEES	4.5% 3.85%	Insert																											AREA NO	IN TOTAL		
	FUNOTIONAL AREA	Carparking	- FECA (m2)		Carparking - CA (m2)	Retail - I	FECA (m2)	Commercial	- FECA (m2)		Chambers - A (m2)		er A - FECA	Resi - Tow	er B - FECA	Resi - Tow	ver C - FECA	Resi - Tow	er D - FECA	Balcony - To	ower A - UCA	Balcony - Tov	wer B - UCA	Balcony - Tov		Balcony - To	wer D - UCA	Podium Te	errace - UCA	External W	/orks (m2)	TOTAL	WORKS
	FUNCTIONAL AREA =	Area sqm =	26,652	Area sqm =	. ,	Area sqm =	6,851	Area sqm =	1,271	Area sqm =	٠, ,	Area sqm =	/	Area sqm =	14,445	Area sqm =	11,337	Area sqm =	13,079	Area sqm =	2,320	Area sqm =	3,810	Area sqm =	3,145	Area sqm =	3,100	Area sqm =	4,424	Area sqm =	1,266	Area sqm =	108,164
		\$/SQM	\$	\$/SQM	\$	\$/SQM	\$	\$/SQM	\$	\$/SQM	\$	\$/SQM	\$	\$/SQM	\$	\$/SQM	\$	\$/SQM	\$	\$/SQM	\$	\$/SQM	\$	\$/SQM	\$	\$/SQM	\$	\$/SQM	\$	\$/SQM	\$	\$/SQM	\$
O1 SB	SUBSTRUCTURE	\$ 213.37	\$5,686,773	\$ 253.75	\$1,244,399	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-	\$ 64.08	\$6,931,173
O2 CL	Columns	\$ 50.00	\$1,332,598	\$ 50.00	\$245,202	\$ 50.00	\$342,550	\$ 50.00	\$63,550	\$ 50.00	\$232,550	\$ 40.00	\$327,000	\$ 45.00	\$650,025	\$ 45.00	\$510,165	\$ 45.00	\$588,555	\$ 40.00	\$92,800	\$ 40.00	\$152,400	\$ 40.00	\$125,800	\$ 40.00	\$124,000	-	-		-	\$ 44.26	\$4,787,195
O3 UF	Upper Floors	\$ 170.99		\$ 240.00	\$1,176,969	\$ 257.84		\$ 350.00	\$444,850	\$ 274.48	\$1,276,620	\$ 240.00	\$1,962,000	\$ 240.00	\$3,466,800	\$ 240.00	\$2,720,880	\$ 240.00	\$3,138,960	\$ 240.00	\$556,800	\$ 240.00	\$914,400	\$ 240.00	\$754,800	\$ 240.00	\$744,000	\$ 240.00	\$1,061,760		-	\$ 226.90	\$24,542,570
04 SC 05 RF	Roof	\$ 1.72 -	\$45,969	\$ 9.71	\$47,631	\$ 6.31	\$43,200	-		\$ 17.62 -	\$81,930 -	\$ 20.84 \$ 15.31	\$170,400 \$125,125	\$ 23.13 \$ 9.18	\$334,080 \$132,550	\$ 24.22 \$ 11.52	\$274,560 \$130,625	\$ 22.13 \$ 11.31	\$289,440 \$147,950					-	-	-	-	-			-	\$ 11.90 \$ 4.96	\$1,287,210 \$536,250
O6 EW O7 WW	External Walls Windows	\$ 106.93	\$2,849,780	\$ 106.32	\$521,420	\$ 386.77	\$2,649,735	\$ 343.08	\$436,050	\$ 311.09	\$1,446,863	\$ 307.62	\$2,514,801	\$ 278.94	\$4,029,343	\$ 281.23	\$3,188,324	\$ 285.53	\$3,734,455	\$ 250.00	\$580,000	\$ 250.00	\$952,500	\$ 250.00	\$786,250	\$ 250.00	\$775,000	\$ 280.00	\$1,238,720		-	\$ 237.63	\$25,703,240
08 ED	External Doors	\$ 2.69	\$71,721	\$ 5.89	\$28,891	\$ 10.00	\$68,510		-		-	\$ 1.43	\$11,650	\$ 0.81	\$11,750	\$ 0.86	\$9,800	\$ 0.75	\$9,800		-		-		-		-		-		-	\$ 1.96	\$212,122
	Internal Walls Internal Screens & B/L	\$ 160.00 \$ 6.00	\$4,264,314 \$159,912	\$ 160.00 \$ 6.00	\$784,646 \$29,424	\$ 65.00	\$445,315	\$ 20.00	\$25,420	\$ 75.00 \$ 15.00	\$348,825 \$69,765	\$ 225.28 \$ 20.99	\$1,841,646 \$171,600	\$ 198.18 \$ 19.85	\$2,862,729 \$286,800	\$ 220.90 \$ 17.15	\$2,504,333 \$194,400	\$ 219.44 \$ 14.86	\$2,870,081 \$194,400	-	-	-	-	-	-		-				-	\$ 147.44 \$ 10.23	\$15,947,309 \$1,106,301
11 ND	Internal Doors	\$ 3.00	\$79,956	\$ 3.00	\$14,712	\$ 4.00	\$27,404	\$ 10.00	\$12,710	\$ 20.00	\$93,020	\$ 40.90	\$334,345	\$ 35.71	\$515,825	\$ 36.77	\$416,820	\$ 32.56	\$425,820		-	-	-	-	-		-		-		-	\$ 17.76	\$1,920,612
TOTAL	SUPERSTRUCTURE	\$ 501.33	\$13,361,532	\$ 580.93	\$2,848,894	\$ 779.91	\$5,343,164	\$ 773.08	\$982,580	\$ 763.18	\$3,549,573	\$ 912.36	\$7,458,567	\$ 850.81	\$12,289,902	\$ 877.65	\$9,949,906	\$ 871.59	\$11,399,461	\$ 530.00	\$1,229,600	\$ 530.00	\$2,019,300	\$ 530.00	\$1,666,850	\$ 530.00	\$1,643,000	\$ 520.00	\$2,300,480	-	-	\$703.03	\$76,042,808
12 WF	Wall Finishes	-	-	-	-	-	-	-	-	\$ 1.45	\$6,750	\$ 224.80	\$1,837,734	\$ 175.79		\$ 217.86		\$ 214.56	\$2,806,289	-	-	-	-	-	-	-	-	-	-		-	\$ 89.31	\$9,659,926
	Floor Finishes Ceiling Finishes	\$ 10.00 -	\$266,520	\$ 10.00	\$49,040				-	\$ 1.21 \$ 0.87	\$5,625 \$4,050	\$ 68.01 \$ 84.48	\$555,967 \$690,585	\$ 61.73 \$ 78.16	\$891,721 \$1,129,055	\$ 66.63 \$ 83.84	\$755,340 \$950,450	\$ 66.40 \$ 83.43	\$868,438 \$1,091,230	\$ 120.00 \$ 8.00	\$278,400 \$18,560	\$ 120.00 \$ 8.00	\$457,200 \$30,480	\$ 120.00 \$ 8.00	\$377,400 \$25,160	\$ 120.00 \$ 8.00	\$372,000 \$24,800	\$ 145.00	\$641,480		-	\$ 51.03 \$ 36.65	\$5,519,131 \$3,964,370
TOTAL	FINISHES	\$ 10.00	\$266,520	\$ 10.00	\$49,040	-	-	-	-	\$ 3.53	\$16,425	\$ 377.28	\$3,084,286	\$ 315.68	\$4,560,002	\$ 368.33	\$4,175,717		\$4,765,957	\$ 128.00	\$296,960		\$487,680		\$402,560	\$ 128.00	\$396,800	\$ 145.00	\$641,480	-	-		\$19,143,427
15 57				\$ 14.04						\$ 0.07		\$ 110.00																					
15 FT 16 SE	Fitments Special Equipment	\$ 12.52	\$333,575	\$ 14.91	\$73,097	\$ 11.68	\$80,000			\$ 0.97	\$4,500	\$ 119.92 \$ 52.92	\$980,350 \$432,600	\$ 122.58 \$ 56.44	\$1,770,730 \$815,300	\$ 121.05 \$ 49.74	\$1,372,348 \$563,900	\$ 106.09 \$ 43.30	\$1,387,566 \$566,300	\$ 10.00	\$23,200	\$ 10.00	\$38,100 -	\$ 10.00	\$31,450 -	\$ 10.00	\$31,000 -	\$ 30.00	\$132,720 -		-	\$ 57.12 \$ 22.73	\$6,178,636 \$2,458,100
TOTAL	FITTINGS	\$ 12.52	\$333,575	\$ 14.91	\$73,097	\$ 11.68	\$80,000	-	-	\$ 0.97	\$4,500	\$ 172.84	\$1,412,950	\$ 179.03	\$2,586,030	\$ 170.79	\$1,936,248	\$ 149.39	\$1,953,866	\$ 10.00	\$23,200	\$ 10.00	\$38,100	\$ 10.00	\$31,450	\$ 10.00	\$31,000	\$ 30.00	\$132,720	-	-	\$79.85	\$8,636,736
17 SF	Sanitary Fixtures		-		-		-		-		-		-		-		-		-		-	L	-		-		-		-		-	-	-
	Sanitary Plumbing Water Supply	\$ 25.00	\$666,299	\$ 25.00	\$122,601	\$ 30.00	\$205,530	\$ 30.00	\$38,130	\$ 31.21	\$145,155	\$ 156.92	\$1,282,818	\$ 152.66	\$2,205,118	\$ 148.82	\$1,687,204	\$ 130.41	\$1,705,600	\$ 30.00	\$69,600	\$ 30.00	\$114,300	\$ 30.00	\$94,350	\$ 30.00	\$93,000	\$ 45.00	\$199,080		-	\$ 79.78	\$8,628,785
20 GS	Gas Service								-		-	\$ 3.08	\$25,200	\$ 1.74	\$25,200	\$ 3.58	\$40,600	\$ 3.35	\$43,750		-	-	-	-	-		-				-	\$ 1.25	\$134,750
21 SH 22 VE	Space Heating Ventilation	\$ 35.00	- \$932,819	\$ 35.00	- \$171,641	\$ 30.00	\$205,530	\$ 35.00	- \$44,485	\$ 40.00	- \$186,040	\$ 21.75	\$177,800	\$ 23.25	\$335,800	\$ 21.49	\$243,600	\$ 18.76	\$245,300			-	-	-	-		-		-		-	- \$ 23.51	- \$2,543,015
23 EC	Evaporative Cooling	¥	-	1									-		-			-			-	_	-	-	-		-		-		-	-	-
	Air Conditioning Fire Protection	\$ 65.00	\$1,732,378	\$ 65.00	\$318,762	\$ 50.00 \$ 65.00	\$342,550 \$445,315	\$ 50.00 \$ 65.00	\$63,550 \$82,615	\$ 75.00 \$ 65.00	\$348,825 \$302,315	\$ 68.07 \$ 65.00	\$556,500 \$531,375	\$ 38.53 \$ 65.00	\$556,500 \$938,925	\$ 60.64 \$ 65.00	\$687,500 \$736,905	\$ 56.27 \$ 65.00	\$736,000 \$850,135	-		-	-		-		-		-		-	\$ 30.43 \$ 54.90	\$3,291,425 \$5,938,725
26 LP 27 CM	Electric Light & Power Communications	\$ 35.00	\$932,819	\$ 35.00	\$171,641	\$ 25.00 \$ 15.00	\$171,275 \$102,765	\$ 25.00 \$ 15.00	\$31,775 \$19.065	\$ 60.00 \$ 25.00	\$279,060 \$116,275	\$ 113.24 \$ 12.77	\$925,775 \$104,400	\$ 107.26 \$ 7.23	\$1,549,425 \$104.400	\$ 113.93 \$ 14.84	\$1,291,665 \$168,200	\$ 112.27 \$ 13.86	\$1,468,405 \$181,250	\$ 25.00	\$58,000	\$ 25.00	\$95,250	\$ 25.00	\$78,625	\$ 25.00	\$77,500	\$ 35.00	\$154,840 -		-	\$ 67.36 \$ 7.36	\$7,286,055 \$796,355
28 TS	Transportation Systems	\$ 26.97	\$718,864	\$ 90.61	\$444,365		\$366,620	\$ 35.41	\$45,000	\$ 83.96	\$390,500	\$ 87.16	\$712,500	\$ 67.07	\$968,889	\$ 75.42	\$855,000	\$ 67.15	\$878,261 \$104,632		-	-	-	-	-		-	\$ 12.43	\$55,000		-	\$ 50.25	\$5,435,000
TOTAL	Special Services SERVICES	\$ 3.00 \$ 189.97	\$79,956 \$5,063,135	\$ 3.00 \$ 253.61	\$14,712 \$1,243,723	\$ 268.51	\$1,839,585	\$ 255,41	\$324,620	\$ 380.17	\$1,768,170	\$ 8.00 \$ 536.00	\$65,400 \$4,381,768	\$ 8.00 \$ 470.74	\$115,560 \$6,799,817	\$ 8.00 \$ 511.72	\$90,696 \$5,801,370	\$ 8.00 \$ 475.06	\$6,213,333	\$ 55.00	\$127,600	\$ 55.00	\$209,550	\$ 55.00	\$172,975	\$ 55.00	\$170,500	\$ 92.43	\$408,920	-	-	\$ 4.35 \$319.19	\$470,956 \$34,525,066
																						[											
30 CE	CENTRALISED ENERGY SYSTEMS		-		-		-		-		-		-		-		-		-		-		-	_	-		-		-		-	- /	-
31 AR	DEMOLITION		-		-		-		-		-		-		-		-		-		-		-		-		-		-	\$ 909.95	\$1,152,000	\$ 10.65	\$1,152,000
	SUB-TOTAL - BUILDING	\$ 927.19	\$24,711,535	\$ 1,113.20	\$5,459,153	\$ 1,060.10	\$7,262,749	\$ 1,028.48	\$1,307,200	\$ 1,147.85	\$5,338,668	\$ 1,998.48	\$16,337,571	\$ 1.816.25	\$26,235,751	\$ 1,928.49	\$21,863,241	\$ 1,860.43	\$24,332,617	\$ 723.00	\$1,677,360	\$ 723.00	\$2,754,630	\$ 723.00	\$2,273,835	\$ 723.00	\$2,241,300	\$ 787.43	\$3,483,600	\$ 909.95	\$1,152,000	\$ 1,353.79	\$146,431,210
	PRELIMINARIES - BUILDING	\$ 171.53	\$4,571,634	\$ 205.94	\$1,009,943	\$ 196.12	\$1,343,609	\$ 190.27	\$241,832	\$ 212.35	\$987,653	\$ 369.72	\$3,022,451	\$ 336.01	\$4,853,614	\$ 356.77	\$4,044,700	\$ 344.18	\$4,501,534	\$ 133.76	\$310,312	\$ 133.76	\$509,607	\$ 133.76	\$420,659	\$ 133.76	\$414,641	\$ 145.67	\$644,466	\$ 168.34	\$213,120	\$ 250.45	\$27,089,774
	UNMEASURED WORKS ALLOWANCE - SUB-TOTAL - BUILDING		\$146,416 \$29,429,585	\$ 6.60 \$ 1,325.73	\$32,345 \$6,501,442	\$ 6.28 \$ 1,262.50	\$43,032 \$8,649,390	\$ 6.09 \$ 1,224.84	\$7,745 \$1,556,777	\$ 6.80 \$ 1,367.01	\$31,632 \$6,357,953	\$ 11.84 \$ 2,380.04	\$96,800 \$19,456,822	\$ 10.76 \$ 2,163.02	\$155,447 \$31,244,812	\$ 11.43 \$ 2,296.68	\$129,540 \$26,037,480	\$ 11.02 \$ 2,215.64	\$144,171 \$28,978,322	\$ 4.28 \$ 861.04	\$9,938 \$1,997,610	\$ 4.28 \$ 861.04	\$16,321 \$3,280,558	\$ 4.28 \$ 861.04	\$13,472 \$2,707,967	\$ 4.28 \$ 861.04	\$13,280 \$2,669,220	\$ 4.67 \$ 937.77	\$20,640 \$4,148,706	\$ 5.39 \$ 1,083.69	\$6,826 \$1,371,946	\$ 8.02 \$ 1,612.26	\$867,605 \$174,388,589
32 XP	Site Preparation incl. excavation								-						_				_		_		_		-					\$ 64.24	\$81,328	\$ 0.75	\$81,328
33 XR	Roads, Footpaths & Paved Areas		-		-		-		-		-		-		-				-		-		-	_	-		-		-	\$ 197.51	\$250,050	\$ 2.31	\$250,050
	Boundary Walls, Fencing & Gates Pool, Outbuilding & Covered Ways				-	-			-		-		-				-		-	-	-	-	-	_	-		-		-	\$ 125.00 \$ 175.00	\$158,250 \$221,550	\$ 1.46 \$ 2.05	\$158,250 \$221,550
36 XL	Landscaping & Improvements		-		-		-		-				-								-		-		-		-			\$ 150.00	\$189,900	\$ 6.66	\$720,780
TOTAL	SITE WORKS	-	-	-	-	-	-	-		-		-		-		-		-	-	-		-				1		\$ 120.00	\$530,880	\$ 711.75	\$901,078	\$13.24	\$1,431,958
	Ext Stormwater Drainage		-		-		-		-		-		-		-		-		-				-		-		-		-	\$ 84.91	\$107,500	\$ 0.99	\$107,500
	Ext Sewer Drainage Ext Water Supply		-				-		-		-		-		-				-		-	-	-	_	-		-		-	\$ 21.72 \$ 9.87	\$27,500 \$12,500	\$ 0.25 \$ 0.12	\$27,500 \$12,500
40 XG 41 XF	Ext Gas Ext Fire Protection				-				-		-		-		-		-		-		-		-		-		-			\$ 8.29 \$ 35.55	\$10,500 \$45,000	\$ 0.10 \$ 0.42	\$10,500 \$45,000
42 XE	Ext Electrical		-		-		-		-		-		-		-		-		-		-		-		-		-		-	\$ 416.67	\$527,500	\$ 4.88	\$527,500
	Ext Communications Ext Special Services								-				-						-			-	-	_	-		-		-	\$ 12.24	\$15,500 -	\$ 0.14	\$15,500 -
TOTAL	EXTERNAL SERVICES	-	-	-		-		-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	- - - - - -	-		-	-	\$ 589.26	\$746,000	\$6.90	\$746,000
45 XX	EXTERNAL ALTERATIONS		-		-		-		-		-		-		-		-		-		_		-		-		-		-		-	- /	-
	SUB-TOTAL - EXTERNAL WORKS		-	<u> </u>	-	<del>_</del> -	-		-				-		-		-		-	<u> </u>	-			-	-		-	\$ 120.00	\$530,880	\$ 1,301.01	\$1,647,078	\$ 20.14	\$2,177,958
	PRELIMINARIES - EXTERNAL UNMEASURED WORKS ALLOWANCE	-	-	-	-	-	-	-	-	-	-		-	-	-		-	-	-		-	-		-	-	-	-	\$ 22.20 \$ 0.71	\$98,213 \$3,145	\$ 240.69 \$ 7.71	\$304,709 \$9,759	\$ 3.73 \$ 0.12	\$402,922 \$12,904
TOTAL	EXTERNAL WORKS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	\$ 142.91		\$ 1,549.40		\$ 23.98	\$2,593,785
46 107	DROEIT & OVERLIEADS	\$ 40.00	¢4 204 201	¢ 50.00	\$202 505	\$ 50.04	\$200.000	\$ 55.40	\$70.055	\$ 64 FO	\$200.400	\$ 107.40	\$975 557	\$ 07.24	\$1,400.047	\$ 100.05	\$1,171,687	\$ 00.70	\$1,304,024	£ 20.7F	\$90,000	¢ 20 7F	\$147.005	£ 20 7F	\$121.050	¢ 20.75	\$130.445	\$ 40.00	\$245.440	¢ 110 40	\$150.007	\$ 70.00	\$7.064.007
	PROFIT & OVERHEADS	\$ 49.69	\$1,324,331	\$ 59.66	\$292,565	\$ 56.81	\$389,223	\$ 55.12	\$70,055	\$ 61.52	\$286,108	\$ 107.10	\$875,557	\$ 97.34	\$1,406,017	\$ 103.35		\$ 99.70		\$ 38.75	\$89,892	\$ 38.75	\$147,625	\$ 38.75	\$121,859	\$ 38.75	\$120,115	\$ 48.63	\$215,143	\$ 118.49	\$150,007		\$7,964,207
TOTAL	BUILDING + EXTERNAL WORKS + SPECIAL PROVISIONS	\$ 1,153.91	\$30,753,916	\$ 1,385.39	\$6,794,007	\$ 1,319.31	\$9,038,612	\$ 1,279.96	\$1,626,832	\$ 1,428.52	\$6,644,060	\$ 2,487.14	\$20,332,379	\$ 2,260.36	\$32,650,828	\$ 2,400.03	\$27,209,167	\$ 2,315.34	\$30,282,346	\$ 899.79	\$2,087,502	\$ 899.79	\$3,428,183	\$ 899.79	\$2,829,825	\$ 899.79	\$2,789,335	\$ 1,129.31	\$4,996,087	\$ 2,751.58	\$3,483,499	\$ 1,709.87	\$184,946,580
	PROFESSIONAL FEES	\$ 44.43	\$1,184,026	\$ 53.34	\$261,569	\$ 50.79	\$347,987	\$ 49.28	\$62,633	\$ 55.00	\$255,796	\$ 95.75	\$782,797		\$1,257,057	\$ 92.40	\$1,047,553	\$ 89.14	\$1,165,870	\$ 34.64	\$80,369	\$ 34.64	\$131,985	\$ 34.64	\$108,948	\$ 34.64	\$107,389	\$ 43.48	\$192,349	\$ 105.94	\$134,115	-	\$7,120,443
TOTAL	GROSS WORKS	\$ 1,198.33	\$31,937,942	\$ 1,438.73	\$7,055,576	\$ 1,370.11	\$9,386,599	\$ 1,329.24	\$1,689,465	\$ 1,483.52	\$6,899,857	\$ 2,582.90	\$21,115,175	\$ 2,347.38	\$33,907,885	\$ 2,492.43	\$28,256,720	\$ 2,404.48	\$31,448,217	\$ 934.43	\$2,167,871	\$ 934.43	\$3,560,168	\$ 934.43	\$2,938,774	\$ 934.43	\$2,896,725	\$ 1,172.79	\$5,188,436	\$ 2,857.51	\$3,617,614	\$ 1,775.70	\$192,067,024