



15<sup>th</sup> October 2018,

**NUCORP Constructions Pty Ltd**  
**c/o – OPRA Architects**  
**67 Cooper Street,**  
**SURRY HILLS NSW 2010**

**PROJECT ADDRESS:**                      **55 Station Street, WENTWORTHVILLE**

**PROJECT DESCRIPTION:**              **Proposed mixed use development of 106 units with 3 levels of basement carparking and associated external works**

**COUNCIL:**                                      **CUMBERLAND COUNCIL**

Dear Estephan / Adam,

Further to your instructions, please find enclosed our indicative square metre uplift estimate of probable cost for the development situated in the Cumberland Council jurisdiction as per the following:

UPLIFT COMPARISON	Original Scheme (106 Units)			Compliance Scheme (74 Units)			Variance
	Qty	Unit	Total	Qty	Unit	Total	
							-
<b>BUILDING WORKS</b>							
BASEMENT LEVEL 3	1,906	m2	\$ 2,575,150.00	1,271	m2	\$ 1,717,900.00	\$ 857,250.00
BASEMENT LEVEL 2	1,920	m2	\$ 2,594,350.00	1,920	m2	\$ 2,594,350.00	\$ -
BASEMENT LEVEL 1	1,913	m2	\$ 2,584,900.00	1,913	m2	\$ 2,584,900.00	\$ -
STATION STEET LEVEL	1,076	m2	\$ 1,317,550.00	1,076	m2	\$ 1,317,550.00	\$ -
PRITCHARD STREET	766	m2	\$ 1,106,050.00	766	m2	\$ 1,106,050.00	\$ -
LEVEL 1 PODIUM	911	m2	\$ 1,375,450.00	911	m2	\$ 1,375,450.00	\$ -
LEVEL 2	936	m2	\$ 1,265,000.00	936	m2	\$ 1,265,000.00	\$ -
LEVEL 3	936	m2	\$ 1,265,000.00	936	m2	\$ 1,265,000.00	\$ -
LEVEL 4	936	m2	\$ 1,265,000.00	936	m2	\$ 1,265,000.00	\$ -
LEVEL 5	787	m2	\$ 1,054,300.00	787	m2	\$ 1,054,300.00	\$ -
LEVEL 6	757	m2	\$ 1,034,800.00	757	m2	\$ 1,034,800.00	\$ -
LEVEL 7	757	m2	\$ 1,034,800.00	757	m2	\$ 1,034,800.00	\$ -
LEVEL 8	757	m2	\$ 1,034,800.00	757	m2	\$ 1,034,800.00	\$ -
LEVEL 9	757	m2	\$ 1,034,800.00	757	m2	\$ 1,034,800.00	\$ -
LEVEL 10	757	m2	\$ 1,034,800.00	452	m2	\$ 805,650.00	\$ 229,150.00

LEVEL 11	757	m2	\$ 1,034,800.00				\$ 1,034,800.00
LEVEL 12	757	m2	\$ 1,034,800.00				\$ 1,034,800.00
LEVEL 13	757	m2	\$ 1,034,800.00				\$ 1,034,800.00
LEVEL 14	452	m2	\$ 805,650.00				\$ 805,650.00
PLANT ROOM LEVEL	409	m2	\$ 409,000.00	409	m2	\$ 409,000.00	\$ -
ROOF	570	m2	\$ 570,000.00	570	m2	\$ 570,000.00	\$ -
LIFT	4	No	\$ 1,260,000.00	4	No	\$ 1,020,000.00	\$ 240,000.00
EXTERNAL WORKS	102	m2	\$ 20,400.00	102	m2	\$ 20,400.00	\$ -
PROFESSIONAL FEES	1	lt	\$ 554,924.00	1	lt	\$ 450,195.00	\$ 104,729.00
GOODS & SERVICES TAX	1	it	\$ 2,830,113.00	1	it	\$ 2,295,995.00	\$ 534,118.00
<b>Subtotal - BUILDING WORKS</b>			<b>\$ 31,131,237.00</b>			<b>\$ 25,255,940.00</b>	<b>\$ 5,875,297.00</b>
							\$ -
							\$ -
<b>FRIEND PARK</b>							\$ -
EXTERNAL WORKS	798	m2	\$ 211,286.00	798	m2	\$ 211,286.00	\$ -
PROFESSIONAL FEES	1	lt	\$ 4,226.00	1	lt	\$ 4,226.00	\$ -
GOODS & SERVICES TAX	1	it	\$ 21,552.00	1	it	\$ 21,552.00	\$ -
<b>Subtotal - FRIEND PARK</b>			<b>\$ 237,064.00</b>			<b>\$ 237,064.00</b>	<b>\$ -</b>
							\$ -
							\$ -
<b>DEMOLITION (INCL. SITE DECONTAMINATION AND REMEDIATION)</b>							\$ -
DEMOLITION	2,741	m2	\$ 287,325.00	2,741	m2	\$ 287,325.00	\$ -
PROFESSIONAL FEES	1	lt	\$ 5,747.00	1	lt	\$ 5,747.00	\$ -
GOODS & SERVICES TAX	1	it	\$ 29,308.00	1	it	\$ 29,308.00	\$ -
<b>Subtotal - DEMOLITION (INCL. SITE DECONTAMINATION &amp; REMEDIATION)</b>			<b>\$ 322,380.00</b>			<b>\$ 322,380.00</b>	<b>\$ -</b>
							\$ -
<b>TOTAL</b>			<b>\$ 31,690,681.00</b>			<b>\$ 25,815,384.00</b>	<b>\$ 5,875,297.00</b>

Therefore, in summary, the uplift cost difference comparing the current design and the complying design is as follows:

106 Unit Scheme: \$31,690,681.00  
74 Unit Complying Scheme: \$25,815,384.00  
Cost Variance: **\$ 5,875,297.00**

Due to the level of documentation we have had to make the following assumptions in the preparation of our estimate.

**ALLOWANCES & ASSUMPTIONS INCLUDED:**

1. Demolition and general site clearance.
2. Site remediation and decontamination.
3. Bulk and detailed excavation in materials OTR.
4. All services connections and associated works.
5. Allowance for placing cables underground.
6. Allowance for landscaping over site and irrigation system.
7. Standard quality finishes and fitments.
8. Allowance for lift services
9. Builder's preliminaries and margin.
10. Professional fees @ 2%. finishes and fitments.
11. 10% GST.

**ALLOWANCES & ASSUMPTIONS EXCLUDED:**

1. Rock excavation.
2. Site remediation and decontamination.
3. Allowance for shoring.
4. Grey water management.
5. Contingency. We recommend a contingency of 5% be allowed over the entire project.
6. Escalation in costs and union enterprise bargaining costs.
7. Any cost increases associated with the Carbon Tax.
8. Council contributions, authority fees, bank fees and charges, marketing, leasing and selling costs.

**Documentation Reviewed:**

We have prepared our estimate based on the following documentation.

- Architectural Drawings Sheet No. A01.1 to A01.11, A02.1, A02.2, A03.1 to A03.4, A04.1 to A04.4, A05.1 to A05.7 with plot dated on 12th September 2018 and prepared by OPRA Architects.
- Landscape Drawings Sheet No. L-01/4 to L-03/4; Issue A dated 19th September 2018 and prepared by Ray Fuggle Associates.



**Disclaimer:**

We advise that this estimate is indicative and may vary due to council conditions under the final council approval. Upon receipt of the approval and the council conditions approval any additional documentation or information we reserve the right to review our estimate.

This report is for use by the party to whom it is addressed and for no other purposes. No responsibility is taken for any third party who may use or rely on the whole or any part of this report.

If you have any queries or wish to discuss the matter further please do not hesitate to contact this office.

Yours faithfully



**Sam Francis**  
**(AIQS 7467M)**  
**Director**  
**RIC-QS Pty. Ltd.**

(Residential, Industrial & Commercial – Quantity Surveyors)

# 181006 WENTWORTHVILLE - Trade Summay

**Job Name :** 181006 WENTWORTH

**Job Description**

**Client's Name:**

Proposed mixed use development of 106 units with 3 levels of basement carparking and associated external works

Trd No.	Trade Description	Trade Qty	Trade Unit	Trade Rate	Sub Total	Mark Up %	Trade Total
1	NOTES						
2							
3	BUILDING WORKS						
4	BASEMENT LEVEL 3	1,906	m2	1,351.08	2,575,150		2,575,150
5	BASEMENT LEVEL 2	1,920	m2	1,351.22	2,594,350		2,594,350
6	BASEMENT LEVEL 1	1,913	m2	1,351.23	2,584,900		2,584,900
7	STATION STEET LEVEL	1,076	m2	1,224.49	1,317,550		1,317,550
8	PRITCHARD STREET	766	m2	1,443.93	1,106,050		1,106,050
9	LEVEL 1 PODIUM	911	m2	1,509.82	1,375,450		1,375,450
10	LEVEL 2	936	m2	1,351.50	1,265,000		1,265,000
11	LEVEL 3	936	m2	1,351.50	1,265,000		1,265,000
12	LEVEL 4	936	m2	1,351.50	1,265,000		1,265,000
13	LEVEL 5	787	m2	1,339.64	1,054,300		1,054,300
14	LEVEL 6	757	m2	1,366.97	1,034,800		1,034,800
15	LEVEL 7	757	m2	1,366.97	1,034,800		1,034,800
16	LEVEL 8	757	m2	1,366.97	1,034,800		1,034,800
17	LEVEL 9	757	m2	1,366.97	1,034,800		1,034,800
18	LEVEL 10	757	m2	1,366.97	1,034,800		1,034,800
19	LEVEL 11	757	m2	1,366.97	1,034,800		1,034,800
20	LEVEL 12	757	m2	1,366.97	1,034,800		1,034,800
21	LEVEL 13	757	m2	1,366.97	1,034,800		1,034,800
22	LEVEL 14	452	m2	1,782.41	805,650		805,650
23	PLANT ROOM LEVEL	409	m2	1,000.00	409,000		409,000
24	ROOF	570	m2	1,000.00	570,000		570,000
25	LIFT	4	No	315,000.00	1,260,000		1,260,000
26	EXTERNAL WORKS	102	m2	200.00	20,400		20,400
27	Subtotal						<u>27,746,200</u>
28	PROFESSIONAL FEES	1	It	554,924.00	554,924		554,924
29	Subtotal						<u>28,301,124</u>
30	GOODS & SERVICES TAX	1	it	2,830,113.00	2,830,113		2,830,113

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Trd No.	Trade Description	Trade Qty	Trade Unit	Trade Rate	Sub Total	Mark Up %	Trade Total
31	Subtotal - BUILDING WORKS						<u>31,131,237</u>
32							
33							
34	FRIEND PARK						
35	EXTERNAL WORKS	798	m2	264.77	211,286		211,286
36	Subtotal						<u>211,286</u>
37	PROFESSIONAL FEES	1	It	4,226.00	4,226		4,226
38	Subtotal						<u>215,512</u>
39	GOODS & SERVICES TAX	1	it	21,552.00	21,552		21,552
40	Subtotal - FRIEND PARK						<u>237,064</u>
41							
42							
43	DEMOLITION (INCL. SITE DECONTAMINATION AND REMEDIATION)						
44	DEMOLITION	2,741	m2	104.82	287,325		287,325
45	Subtotal						<u>287,325</u>
46	PROFESSIONAL FEES	1	It	5,747.00	5,747		5,747
47	Subtotal						<u>293,072</u>
48	GOODS & SERVICES TAX	1	it	29,308.00	29,308		29,308
49	Subtotal - DEMOLITION (INCL. SITE DECONTAMINATION & REMEDIATION)						<u>322,380</u>

GFA: 18,068 m2.

**31,690,681**

**31,690,681**

**Final Total : \$ 31,690,681**

# 181006 WENTWORTHVILLE - Trade Breakup

<b>Job Name :</b> <u>181006 WENTWORTH</u>	<b>Job Description</b>
<b>Client's Name:</b>	Proposed mixed use development of 106 units with 3 levels of basement carparking and associated external works

Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> <b>1</b> <b><u>NOTES</u></b>					
	<b><u>DRAWINGS</u></b>				
<b>1</b>	This indicative square metre estimate was prepared by applying functional rates against indicative areas from the following drawings and documentation:		Note		
<b>2</b>	Architectural Drawings Sheet No. A01.1 to A01.11, A02.1, A02.2, A03.1 to A03.4, A04.1 to A04.4, A05.1 to A05.7 with plot dated on 12th September 2018 and prepared by OPRA Architects.				
<b>3</b>	Landscape Drawings Sheet No. L-01/4 to L-03/4; Issue A dated 19th September 2018 and prepared by Ray Fuggle Associates.				
<b>4</b>					
	<b><u>INCLUSIONS</u></b>				
<b>5</b>	Demolition and general site clearance.				
<b>6</b>	Site remediation and decontamination.				
<b>7</b>	Bulk and detailed excavation in materials OTR.				
<b>8</b>	All services connections and associated works.				
<b>9</b>	Allowance for placing cables underground.				
<b>10</b>	Allowance for landscaping over site and irrigation system.				
<b>11</b>	Allowance for lift services.				
<b>12</b>	Standard quality finishes and fitments.				
<b>13</b>	Builder's preliminaries and margin.				
<b>14</b>	Professional fees @2%				
<b>15</b>	10% GST.				
<b>16</b>					
	<b><u>EXCLUSIONS</u></b>				
<b>17</b>	Rock excavation.				
<b>18</b>	Allowance for shoring.				
<b>19</b>	Grey water management.				
<b>20</b>	Allowance for services amplification.				

# 181006 WENTWORTHVILLE - Trade Breakup

<b>Job Name :</b> <u>181006 WENTWORTH</u>	<b>Job Description</b>
<b>Client's Name:</b>	Proposed mixed use development of 106 units with 3 levels of basement carparking and associated external works

Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> <b>1</b> <b><u>NOTES</u></b> <span style="float: right;"><i>(Continued)</i></span>					
21	Contingency. We recommend a contingency of 5% be allowed over the entire project.				
22	Escalation in costs and union enterprise bargaining costs.				
23	Any cost increases associated with the Carbon Tax.				
24	Council contributions, design fees, authority fees, bank fees and charges, marketing, leasing and selling costs.				
25					
<b><u>DISCLAIMER</u></b>					
26	This report is for use by the party to whom it is addressed and for no other purposes. No responsibility is taken for any third party who may use or rely on the whole or any part of this report.				
27	All quantities are approximate only.				
28	Under no circumstances are the quantities or rates to form part of the building contract.				
29	Our costs include no provision for any change in costs associated with amendments to current tax laws and/or for the introduction of a goods and services tax (GST).				
<b><u>NOTES</u> Total :</b>					
<i>Trade :</i> <b>2</b>					
<b>Total :</b>					
<i>Trade :</i> <b>3</b> <b><u>BUILDING WORKS</u></b>					
<b>1</b>					
<b><u>BUILDING WORKS</u> Total :</b>					
<i>Trade :</i> <b>4</b> <b><u>BASEMENT LEVEL 3</u></b>					



# 181006 WENTWORTHVILLE - Trade Breakup

**Job Name :** 181006 WENTWORTH

**Job Description**

**Client's Name:**

Proposed mixed use development of 106 units with 3 levels of basement carparking and associated external works

Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> <b>4</b> <u><b>BASEMENT LEVEL 3</b></u>					
1	Carparking areas incl. ramp & storage area	1,865.00	m2	1,350.00	2,517,750.00
2	Stair / fire exit & lift area incl. services	41.00	m2	1,400.00	57,400.00
<b>BASEMENT LEVEL 3 Total :</b>					<b>2,575,150.00</b>
<i>Trade :</i> <b>5</b> <u><b>BASEMENT LEVEL 2</b></u>					
1	Carparking areas incl. ramp & storage area	1,831.00	m2	1,350.00	2,471,850.00
2	Plant room	42.00	m2	1,350.00	56,700.00
3	Stair / fire exit & lift area incl. services	47.00	m2	1,400.00	65,800.00
<b>BASEMENT LEVEL 2 Total :</b>					<b>2,594,350.00</b>
<i>Trade :</i> <b>6</b> <u><b>BASEMENT LEVEL 1</b></u>					
1	Carparking areas incl. ramp & bike parking area	1,722.00	m2	1,350.00	2,324,700.00
2	Plant and refuse zone	144.00	m2	1,350.00	194,400.00
3	Stair / fire exit & lift area incl. services	47.00	m2	1,400.00	65,800.00
<b>BASEMENT LEVEL 1 Total :</b>					<b>2,584,900.00</b>
<i>Trade :</i> <b>7</b> <u><b>STATION STEET LEVEL</b></u>					
1	Car ramp driveway area	141.00	m2	1,350.00	190,350.00
2	Stormwater tank area	223.00	m2	1,000.00	223,000.00
3	Lift and stairs inc. services area	132.00	m2	1,000.00	132,000.00
4	Retail area	295.00	m2	1,800.00	531,000.00
5	Lobby / Foyer area	78.00	m2	1,500.00	117,000.00
6	External paving area	207.00	m2	600.00	124,200.00
<b>STATION STEET LEVEL Total :</b>					<b>1,317,550.00</b>
<i>Trade :</i> <b>8</b> <u><b>PRITCHARD STREET</b></u>					
1	Lift and stairs inc. services area	115.00	m2	1,000.00	115,000.00
2	Plant room area	53.00	m2	1,350.00	71,550.00

# 181006 WENTWORTHVILLE - Trade Breakup

<b>Job Name :</b> <u>181006 WENTWORTH</u>	<b>Job Description</b>
<b>Client's Name:</b>	Proposed mixed use development of 106 units with 3 levels of basement carparking and associated external works

Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> <b>8</b> <u><b>PRITCHARD STREET</b></u> <span style="float: right;"><i>(Continued)</i></span>					
3	Retail area	351.00	m2	1,800.00	631,800.00
4	Tenant Gym area	87.00	m2	1,800.00	156,600.00
5	Lobby / Foyer area	39.00	m2	1,500.00	58,500.00
6	External paving area	121.00	m2	600.00	72,600.00
<b><u>PRITCHARD STREET</u> Total :</b>					<b>1,106,050.00</b>
<i>Trade :</i> <b>9</b> <u><b>LEVEL 1 PODIUM</b></u>					
1	Lobby / common corridor	73.00	m2	1,200.00	87,600.00
2	Common & meeting room area	53.00	m2	1,500.00	79,500.00
3	Lift and stairs inc. services area	81.00	m2	1,000.00	81,000.00
4	Residential living area	449.00	m2	1,500.00	673,500.00
5	Residential wet area	64.00	m2	1,800.00	115,200.00
6	Balcony area (UCA)	191.00	m2	650.00	124,150.00
7	Common Outdoor Area	330.00	m2	650.00	214,500.00
<b><u>LEVEL 1 PODIUM</u> Total :</b>					<b>1,375,450.00</b>
<i>Trade :</i> <b>10</b> <u><b>LEVEL 2</b></u>					
1	Lobby / common corridor	72.00	m2	1,200.00	86,400.00
2	Lift and stairs inc. services area	75.00	m2	1,000.00	75,000.00
3	Residential living area	580.00	m2	1,500.00	870,000.00
4	Residential wet area	85.00	m2	1,800.00	153,000.00
5	Balcony area (UCA)	124.00	m2	650.00	80,600.00
<b><u>LEVEL 2</u> Total :</b>					<b>1,265,000.00</b>
<i>Trade :</i> <b>11</b> <u><b>LEVEL 3</b></u>					
1	Lobby / common corridor	72.00	m2	1,200.00	86,400.00
2	Lift and stairs inc. services area	75.00	m2	1,000.00	75,000.00

# 181006 WENTWORTHVILLE - Trade Breakup

**Job Name :** 181006 WENTWORTH

**Job Description**

**Client's Name:**

Proposed mixed use development of 106 units with 3 levels of basement carparking and associated external works

Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> <b>11</b> <u><b>LEVEL 3</b></u> <span style="float: right;"><i>(Continued)</i></span>					
3	Residential living area	580.00	m2	1,500.00	870,000.00
4	Residential wet area	85.00	m2	1,800.00	153,000.00
5	Balcony area (UCA)	124.00	m2	650.00	80,600.00
<b><u>LEVEL 3</u> Total :</b>					<b>1,265,000.00</b>
<i>Trade :</i> <b>12</b> <u><b>LEVEL 4</b></u>					
1	Lobby / common corridor	72.00	m2	1,200.00	86,400.00
2	Lift and stairs inc. services area	75.00	m2	1,000.00	75,000.00
3	Residential living area	580.00	m2	1,500.00	870,000.00
4	Residential wet area	85.00	m2	1,800.00	153,000.00
5	Balcony area (UCA)	124.00	m2	650.00	80,600.00
<b><u>LEVEL 4</u> Total :</b>					<b>1,265,000.00</b>
<i>Trade :</i> <b>13</b> <u><b>LEVEL 5</b></u>					
1	Lobby / common corridor	44.00	m2	1,200.00	52,800.00
2	Lift and stairs inc. services area	57.00	m2	1,000.00	57,000.00
3	Residential living area	500.00	m2	1,500.00	750,000.00
4	Residential wet area	64.00	m2	1,800.00	115,200.00
5	Balcony area (UCA)	122.00	m2	650.00	79,300.00
<b><u>LEVEL 5</u> Total :</b>					<b>1,054,300.00</b>
<i>Trade :</i> <b>14</b> <u><b>LEVEL 6</b></u>					
1	Lobby / common corridor	44.00	m2	1,200.00	52,800.00
2	Lift and stairs inc. services area	57.00	m2	1,000.00	57,000.00
3	Residential living area	500.00	m2	1,500.00	750,000.00
4	Residential wet area	64.00	m2	1,800.00	115,200.00
5	Balcony area (UCA)	92.00	m2	650.00	59,800.00

# 181006 WENTWORTHVILLE - Trade Breakup

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**Job Description**

**Client's Name:**

Proposed mixed use development of 106 units with 3 levels of basement carparking and associated external works

Item No.	Item Description	Quantity	Unit	Rate	Amount
<b>LEVEL 6 Total :</b>					<b>1,034,800.00</b>
<i>Trade :</i> <b>15</b> <u><b>LEVEL 7</b></u>					
<b>1</b>	Lobby / common corridor	44.00	m2	1,200.00	52,800.00
<b>2</b>	Lift and stairs inc. services area	57.00	m2	1,000.00	57,000.00
<b>3</b>	Residential living area	500.00	m2	1,500.00	750,000.00
<b>4</b>	Residential wet area	64.00	m2	1,800.00	115,200.00
<b>5</b>	Balcony area (UCA)	92.00	m2	650.00	59,800.00
<b>LEVEL 7 Total :</b>					<b>1,034,800.00</b>
<i>Trade :</i> <b>16</b> <u><b>LEVEL 8</b></u>					
<b>1</b>	Lobby / common corridor	44.00	m2	1,200.00	52,800.00
<b>2</b>	Lift and stairs inc. services area	57.00	m2	1,000.00	57,000.00
<b>3</b>	Residential living area	500.00	m2	1,500.00	750,000.00
<b>4</b>	Residential wet area	64.00	m2	1,800.00	115,200.00
<b>5</b>	Balcony area (UCA)	92.00	m2	650.00	59,800.00
<b>LEVEL 8 Total :</b>					<b>1,034,800.00</b>
<i>Trade :</i> <b>17</b> <u><b>LEVEL 9</b></u>					
<b>1</b>	Lobby / common corridor	44.00	m2	1,200.00	52,800.00
<b>2</b>	Lift and stairs inc. services area	57.00	m2	1,000.00	57,000.00
<b>3</b>	Residential living area	500.00	m2	1,500.00	750,000.00
<b>4</b>	Residential wet area	64.00	m2	1,800.00	115,200.00
<b>5</b>	Balcony area (UCA)	92.00	m2	650.00	59,800.00
<b>LEVEL 9 Total :</b>					<b>1,034,800.00</b>
<i>Trade :</i> <b>18</b> <u><b>LEVEL 10</b></u>					
<b>1</b>	Lobby / common corridor	44.00	m2	1,200.00	52,800.00
<b>2</b>	Lift and stairs inc. services area	57.00	m2	1,000.00	57,000.00

# 181006 WENTWORTHVILLE - Trade Breakup

**Job Name :** 181006 WENTWORTH

**Job Description**

**Client's Name:**

Proposed mixed use development of 106 units with 3 levels of basement carparking and associated external works

Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> <b>18</b> <u><b>LEVEL 10</b></u> <span style="float: right;"><i>(Continued)</i></span>					
3	Residential living area	500.00	m2	1,500.00	750,000.00
4	Residential wet area	64.00	m2	1,800.00	115,200.00
5	Balcony area (UCA)	92.00	m2	650.00	59,800.00
<b><u>LEVEL 10</u> Total :</b>					<b>1,034,800.00</b>
<i>Trade :</i> <b>19</b> <u><b>LEVEL 11</b></u>					
1	Lobby / common corridor	44.00	m2	1,200.00	52,800.00
2	Lift and stairs inc. services area	57.00	m2	1,000.00	57,000.00
3	Residential living area	500.00	m2	1,500.00	750,000.00
4	Residential wet area	64.00	m2	1,800.00	115,200.00
5	Balcony area (UCA)	92.00	m2	650.00	59,800.00
<b><u>LEVEL 11</u> Total :</b>					<b>1,034,800.00</b>
<i>Trade :</i> <b>20</b> <u><b>LEVEL 12</b></u>					
1	Lobby / common corridor	44.00	m2	1,200.00	52,800.00
2	Lift and stairs inc. services area	57.00	m2	1,000.00	57,000.00
3	Residential living area	500.00	m2	1,500.00	750,000.00
4	Residential wet area	64.00	m2	1,800.00	115,200.00
5	Balcony area (UCA)	92.00	m2	650.00	59,800.00
<b><u>LEVEL 12</u> Total :</b>					<b>1,034,800.00</b>
<i>Trade :</i> <b>21</b> <u><b>LEVEL 13</b></u>					
1	Lobby / common corridor	44.00	m2	1,200.00	52,800.00
2	Lift and stairs inc. services area	57.00	m2	1,000.00	57,000.00
3	Residential living area	500.00	m2	1,500.00	750,000.00
4	Residential wet area	64.00	m2	1,800.00	115,200.00
5	Balcony area (UCA)	92.00	m2	650.00	59,800.00

# 181006 WENTWORTHVILLE - Trade Breakup

**Job Name :** 181006 WENTWORTH

**Job Description**

**Client's Name:**

Proposed mixed use development of 106 units with 3 levels of basement carparking and associated external works

Item No.	Item Description	Quantity	Unit	Rate	Amount
<b>LEVEL 13 Total :</b>					<b>1,034,800.00</b>
<i>Trade :</i> <b>22</b> <u><b>LEVEL 14</b></u>					
1	Lobby / common corridor	44.00	m2	1,200.00	52,800.00
2	Common room area	29.00	m2	1,500.00	43,500.00
3	Lift and stairs inc. services area	57.00	m2	1,000.00	57,000.00
4	Residential living area	247.00	m2	1,500.00	370,500.00
5	Residential wet area	32.00	m2	1,800.00	57,600.00
6	Balcony area (UCA)	43.00	m2	650.00	27,950.00
7	Common Outdoor Area	302.00	m2	650.00	196,300.00
<b>LEVEL 14 Total :</b>					<b>805,650.00</b>
<i>Trade :</i> <b>23</b> <u><b>PLANT ROOM LEVEL</b></u>					
1	Plant room area (based on Elevation & Section plans)	409.00	m2	1,000.00	409,000.00
<b>PLANT ROOM LEVEL Total :</b>					<b>409,000.00</b>
<i>Trade :</i> <b>24</b> <u><b>ROOF</b></u>					
1	Roof Area	570.00	m2	1,000.00	570,000.00
<b>ROOF Total :</b>					<b>570,000.00</b>
<i>Trade :</i> <b>25</b> <u><b>LIFT</b></u>					
1	Passenger Lift (Servicing 20 Levels )	3.00	No	400,000.00	1,200,000.00
2	Passenger Lift (Servicing 3 Levels )	1.00	No	60,000.00	60,000.00
<b>LIFT Total :</b>					<b>1,260,000.00</b>
<i>Trade :</i> <b>26</b> <u><b>EXTERNAL WORKS</b></u>					
<u>External Works - surround building</u>					
1	Landscaping area	102.00	m2	200.00	20,400.00

# 181006 WENTWORTHVILLE - Trade Breakup

<b>Job Name :</b> <u>181006 WENTWORTH</u>	<b>Job Description</b>
<b>Client's Name:</b>	Proposed mixed use development of 106 units with 3 levels of basement carparking and associated external works

Item No.	Item Description	Quantity	Unit	Rate	Amount
<b><u>EXTERNAL WORKS</u> Total :</b>					<b>20,400.00</b>
<i>Trade :</i> <b>27</b> <u>Subtotal</u>					
<b><u>Subtotal</u> Total :</b>					
<i>Trade :</i> <b>28</b> <u>PROFESSIONAL FEES</u>					
<b>1</b>	Professional Fees (say 2%)	0.02	%	27,746,200.00	554,924.00
<b>2</b>		1.00	Item		
<b><u>PROFESSIONAL FEES</u> Total :</b>					<b>554,924.00</b>
<i>Trade :</i> <b>29</b> <u>Subtotal</u>					
<b><u>Subtotal</u> Total :</b>					
<i>Trade :</i> <b>30</b> <u>GOODS &amp; SERVICES TAX</u>					
<b>1</b>	Goods and services tax (10%)	0.10	%	28,301,124.00	2,830,112.40
<b>2</b>		1.00	item		
<b><u>GOODS &amp; SERVICES TAX</u> Total :</b>					<b>2,830,112.40</b>
<i>Trade :</i> <b>31</b> <u>Subtotal - BUILDING WORKS</u>					
<b><u>Subtotal - BUILDING WORKS</u> Total :</b>					
<i>Trade :</i> <b>32</b>					
<b>1</b>					
<b>Total :</b>					
<i>Trade :</i> <b>33</b>					

# 181006 WENTWORTHVILLE - Trade Breakup

<b>Job Name :</b> <u>181006 WENTWORTH</u>	<b>Job Description</b>
<b>Client's Name:</b>	Proposed mixed use development of 106 units with 3 levels of basement carparking and associated external works

Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> <b>33</b>					
<b>1</b>					
<b>Total :</b>					
<i>Trade :</i> <b>34</b> <b><u>FRIEND PARK</u></b>					
<b>1</b>					
<b><u>FRIEND PARK</u> Total :</b>					
<i>Trade :</i> <b>35</b> <b><u>EXTERNAL WORKS</u></b>					
	<b><u>External Works - Parkland adjacent to building access from Prichard Street</u></b>				
<b>1</b>	Concrete path (Primary Path)	32.00	m2	300.00	9,600.00
<b>2</b>	Paving path (SecondaryPath)	38.00	m2	300.00	11,400.00
<b>3</b>	Turf area	171.00	m2	75.00	12,825.00
<b>4</b>	Garden area	76.00	m2	150.00	11,400.00
<b>5</b>	Trees	10.00	no	850.00	8,500.00
<b>6</b>	Seating	4.00	no	1,500.00	6,000.00
<b>7</b>					
	<b><u>External Works - Friend Park access from Station Street</u></b>				
<b>8</b>	Concrete path	92.00	m2	300.00	27,600.00
<b>9</b>	Paving area	26.00	m2	300.00	7,800.00
<b>10</b>	Turf area	206.00	m2	75.00	15,450.00
<b>11</b>	Mulched area	32.00	m2	30.00	960.00
<b>12</b>	Garden area	64.00	m2	150.00	9,600.00
<b>13</b>	Wetpour rubber playground surface area	54.00	m2	450.00	24,300.00
<b>14</b>	Retain existing garden bed area	7.00	m2	50.00	350.00
<b>15</b>	Retain existing stone walls	24.00	m2	100.00	2,400.00
<b>16</b>	Retain existing trees - allow for protection	7.00	no	300.00	2,100.00
<b>17</b>	Retain existing information booth	1.00	no	1,000.00	1,000.00



# 181006 WENTWORTHVILLE - Trade Breakup

<b>Job Name :</b> <u>181006 WENTWORTH</u>	<b>Job Description</b>
<b>Client's Name:</b>	Proposed mixed use development of 106 units with 3 levels of basement carparking and associated external works

Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> <b>35</b> <u><b>EXTERNAL WORKS</b></u> <span style="float: right;"><i>(Continued)</i></span>					
<b>18</b>	Re-installed existing play equipment	1.00	Item	10,000.00	10,000.00
<b>19</b>	Seating	7.00	no	1,500.00	10,500.00
<b>20</b>	Picnic tables	4.00	no	3,000.00	12,000.00
<b>21</b>	BBQ stoves	2.00	no	10,000.00	20,000.00
<b>22</b>	Shade sails over BBQ area	25.00	m2	300.00	7,500.00
<b>EXTERNAL WORKS Total :</b>					<b>211,285.00</b>
<i>Trade :</i> <b>36</b> <u><b>Subtotal</b></u>					
<b>Subtotal Total :</b>					
<i>Trade :</i> <b>37</b> <u><b>PROFESSIONAL FEES</b></u>					
<b>1</b>	Professional Fees (say 2%)	0.02	%	211,286.00	4,225.72
<b>2</b>		1.00	Item		
<b>PROFESSIONAL FEES Total :</b>					<b>4,225.72</b>
<i>Trade :</i> <b>38</b> <u><b>Subtotal</b></u>					
<b>Subtotal Total :</b>					
<i>Trade :</i> <b>39</b> <u><b>GOODS &amp; SERVICES TAX</b></u>					
<b>1</b>	Goods and services tax (10%)	0.10	%	215,512.00	21,551.20
<b>2</b>		1.00	item		
<b>GOODS &amp; SERVICES TAX Total :</b>					<b>21,551.20</b>
<i>Trade :</i> <b>40</b> <u><b>Subtotal - FRIEND PARK</b></u>					
<b>Subtotal Total :</b>					

# 181006 WENTWORTHVILLE - Trade Breakup

<b>Job Name :</b> <u>181006 WENTWORTH</u>	<b>Job Description</b>
<b>Client's Name:</b>	Proposed mixed use development of 106 units with 3 levels of basement carparking and associated external works

Item No.	Item Description	Quantity	Unit	Rate	Amount
<b><u>Subtotal - FRIEND PARK</u> Total :</b>					
<i>Trade :</i> <b>41</b>					
<b>1</b>					
<b>Total :</b>					
<i>Trade :</i> <b>42</b>					
<b>1</b>					
<b>Total :</b>					
<i>Trade :</i> <b>43</b> <b><u>DEMOLITION (INCL. SITE DECONTAMINATION AND REMEDIATION)</u></b>					
<b>1</b>					
<b><u>DEMOLITION (INCL. SITE DECONTAMINATION AND REMEDIATION)</u> Total :</b>					
<i>Trade :</i> <b>44</b> <b><u>DEMOLITION</u></b>					
<b>1</b>	Structure (two shops and one factory based on google map)	1.00	item	100,000.00	100,000.00
<b>2</b>	Site decontamination and remediation work	396.00	m2	300.00	118,800.00
<b>3</b>	Site clearance	2,741.00	m2	25.00	68,525.00
<b><u>DEMOLITION</u> Total :</b> <b>287,325.00</b>					
<i>Trade :</i> <b>45</b> <b><u>Subtotal</u></b>					
<b><u>Subtotal</u> Total :</b>					
<i>Trade :</i> <b>46</b> <b><u>PROFESSIONAL FEES</u></b>					
<b>1</b>	Professional Fees (say 2%)	0.02	%	287,325.00	5,746.50
<b>2</b>		1.00	Item		
<b><u>PROFESSIONAL FEES</u> Total :</b> <b>5,746.50</b>					

# 181006 WENTWORTHVILLE - Trade Breakup

<b>Job Name :</b>	<u>181006 WENTWORTH</u>	<b>Job Description</b>
<b>Client's Name:</b>		Proposed mixed use development of 106 units with 3 levels of basement carparking and associated external works

Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> <b>47</b> <u>Subtotal</u>					
				<b>Subtotal</b>	<b>Total :</b>
<i>Trade :</i> <b>48</b> <u>GOODS &amp; SERVICES TAX</u>					
<b>1</b>	Goods and services tax (10%)	0.10	%	293,072.00	29,307.20
<b>2</b>		1.00	item		
				<b>GOODS &amp; SERVICES TAX</b>	<b>Total :</b>
					<b>29,307.20</b>
<i>Trade :</i> <b>49</b> <u>Subtotal - DEMOLITION (INCL. SITE DECONTAMINATION &amp; REMEDIATION)</u>					
				<b>Subtotal - DEMOLITION (INCL. SITE DECONTAMINATION &amp; REMEDIATION)</b>	<b>Total :</b>

# 181006 WENTWORTHVILLE\_CS - Trade Summay

Job Name : 181006 WENTWORTH\_CS

Job Description

Client's Name:

Compliance Scheme - Proposed mixed use development of 74 units with 3 levels of basement carparking and associated exter

Trd No.	Trade Description	Trade Qty	Trade Unit	Trade Rate	Sub Total	Mark Up %	Trade Total
1	NOTES						
2							
3	BUILDING WORKS						
4	BASEMENT LEVEL 3	1,271	m2	1,351.61	1,717,900		1,717,900
5	BASEMENT LEVEL 2	1,920	m2	1,351.22	2,594,350		2,594,350
6	BASEMENT LEVEL 1	1,913	m2	1,351.23	2,584,900		2,584,900
7	STATION STEET LEVEL	1,076	m2	1,224.49	1,317,550		1,317,550
8	PRITCHARD STREET	766	m2	1,443.93	1,106,050		1,106,050
9	LEVEL 1 PODIUM	911	m2	1,509.82	1,375,450		1,375,450
10	LEVEL 2	936	m2	1,351.50	1,265,000		1,265,000
11	LEVEL 3	936	m2	1,351.50	1,265,000		1,265,000
12	LEVEL 4	936	m2	1,351.50	1,265,000		1,265,000
13	LEVEL 5	787	m2	1,339.64	1,054,300		1,054,300
14	LEVEL 6	757	m2	1,366.97	1,034,800		1,034,800
15	LEVEL 7	757	m2	1,366.97	1,034,800		1,034,800
16	LEVEL 8	757	m2	1,366.97	1,034,800		1,034,800
17	LEVEL 9	757	m2	1,366.97	1,034,800		1,034,800
18	LEVEL 10	452	m2	1,782.41	805,650		805,650
19	PLANT ROOM LEVEL	409	m2	1,000.00	409,000		409,000
20	ROOF	570	m2	1,000.00	570,000		570,000
21	LIFT	4	No	255,000.00	1,020,000		1,020,000
22	EXTERNAL WORKS	102	m2	200.00	20,400		20,400
23	Subtotal						<u>22,509,750</u>
24	PROFESSIONAL FEES	1	It	450,195.00	450,195		450,195
25	Subtotal						<u>22,959,945</u>
26	GOODS & SERVICES TAX	1	it	2,295,995.00	2,295,995		2,295,995
27	Subtotal - BUILDING WORKS						<u>25,255,940</u>
28							
29							
30	FRIEND PARK						

# 181006 WENTWORTHVILLE\_CS - Trade Summay

Job Name : 181006 WENTWORTH\_CS

**Job Description**

Client's Name:

Compliance Scheme - Proposed mixed use development of 74 units with 3 levels of basement carparking and associated exter

Trd No.	Trade Description	Trade Qty	Trade Unit	Trade Rate	Sub Total	Mark Up %	Trade Total
31	EXTERNAL WORKS	798	m2	264.77	211,286		211,286
32	Subtotal						<u>211,286</u>
33	PROFESSIONAL FEES	1	It	4,226.00	4,226		4,226
34	Subtotal						<u>215,512</u>
35	GOODS & SERVICES TAX	1	it	21,552.00	21,552		21,552
36	Subtotal - FRIEND PARK						<u>237,064</u>
37							
38							
39	DEMOLITION (INCL. SITE DECONTAMINATION AND REMEDIATION)						
40	DEMOLITION	2,741	m2	104.82	287,325		287,325
41	Subtotal						<u>287,325</u>
42	PROFESSIONAL FEES	1	It	5,747.00	5,747		5,747
43	Subtotal						<u>293,072</u>
44	GOODS & SERVICES TAX	1	it	29,308.00	29,308		29,308
45	Subtotal - DEMOLITION (INCL. SITE DECONTAMINATION & REMEDIATION)						<u>322,380</u>

GFA: 15,040 m2.

**25,815,384**

**25,815,384**

**Final Total : \$ 25,815,384**

# 181006 WENTWORTHVILLE\_CS - Trade Breakup

<b>Job Name :</b> <u>181006 WENTWORTH_CS</u>	<b>Job Description</b>
<b>Client's Name:</b>	Compliance Scheme - Proposed mixed use development of 74 units with 3 levels of basement carparking and associated exter

Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> <b>1</b> <u>NOTES</u>					
	<u>DRAWINGS</u>				
<b>1</b>	This indicative square metre estimate was prepared by applying functional rates against indicative areas from the following drawings and documentation:		Note		
<b>2</b>	Architectural Drawings Sheet No. A01.1 to A01.11, A02.1, A02.2, A03.1 to A03.4, A04.1 to A04.4, A05.1 to A05.7 with plot dated on 12th September 2018 and prepared by OPRA Architects.				
<b>3</b>	Landscape Drawings Sheet No. L-01/4 to L-03/4; Issue A dated 19th September 2018 and prepared by Ray Fuggle Associates.				
<b>4</b>					
	<u>INCLUSIONS</u>				
<b>5</b>	Demolition and general site clearance.				
<b>6</b>	Site remediation and decontamination.				
<b>7</b>	Bulk and detailed excavation in materials OTR.				
<b>8</b>	All services connections and associated works.				
<b>9</b>	Allowance for placing cables underground.				
<b>10</b>	Allowance for landscaping over site and irrigation system.				
<b>11</b>	Allowance for lift services.				
<b>12</b>	Standard quality finishes and fitments.				
<b>13</b>	Builder's preliminaries and margin.				
<b>14</b>	Professional fees @2%				
<b>15</b>	10% GST.				
<b>16</b>					
	<u>EXCLUSIONS</u>				
<b>17</b>	Rock excavation.				
<b>18</b>	Allowance for shoring.				
<b>19</b>	Grey water management.				
<b>20</b>	Allowance for services amplification.				

# 181006 WENTWORTHVILLE\_CS - Trade Breakup

<b>Job Name :</b> <u>181006 WENTWORTH_CS</u>	<b>Job Description</b>
<b>Client's Name:</b>	Compliance Scheme - Proposed mixed use development of 74 units with 3 levels of basement carparking and associated exter

Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> <b>1</b> <b><u>NOTES</u></b> <span style="float: right;"><i>(Continued)</i></span>					
21	Contingency. We recommend a contingency of 5% be allowed over the entire project.				
22	Escalation in costs and union enterprise bargaining costs.				
23	Any cost increases associated with the Carbon Tax.				
24	Council contributions, design fees, authority fees, bank fees and charges, marketing, leasing and selling costs.				
25					
<b><u>DISCLAIMER</u></b>					
26	This report is for use by the party to whom it is addressed and for no other purposes. No responsibility is taken for any third party who may use or rely on the whole or any part of this report.				
27	All quantities are approximate only.				
28	Under no circumstances are the quantities or rates to form part of the building contract.				
29	Our costs include no provision for any change in costs associated with amendments to current tax laws and/or for the introduction of a goods and services tax (GST).				
<b><u>NOTES</u> Total :</b>					
<i>Trade :</i> <b>2</b>					
<b>Total :</b>					
<i>Trade :</i> <b>3</b> <b><u>BUILDING WORKS</u></b>					
1					
<b><u>BUILDING WORKS</u> Total :</b>					
<i>Trade :</i> <b>4</b> <b><u>BASEMENT LEVEL 3</u></b>					

# 181006 WENTWORTHVILLE\_CS - Trade Breakup

<b>Job Name :</b> <u>181006 WENTWORTH_CS</u>	<b>Job Description</b>
<b>Client's Name:</b>	Compliance Scheme - Proposed mixed use development of 74 units with 3 levels of basement carparking and associated exter

Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> <b>4</b> <u><b>BASEMENT LEVEL 3</b></u>					
1	Carparking areas incl. ramp & storage area	1,230.00	m2	1,350.00	1,660,500.00
2	Stair / fire exit & lift area incl. services	41.00	m2	1,400.00	57,400.00
<b>BASEMENT LEVEL 3 Total :</b>					<b>1,717,900.00</b>
<i>Trade :</i> <b>5</b> <u><b>BASEMENT LEVEL 2</b></u>					
1	Carparking areas incl. ramp & storage area	1,831.00	m2	1,350.00	2,471,850.00
2	Plant room	42.00	m2	1,350.00	56,700.00
3	Stair / fire exit & lift area incl. services	47.00	m2	1,400.00	65,800.00
<b>BASEMENT LEVEL 2 Total :</b>					<b>2,594,350.00</b>
<i>Trade :</i> <b>6</b> <u><b>BASEMENT LEVEL 1</b></u>					
1	Carparking areas incl. ramp & bike parking area	1,722.00	m2	1,350.00	2,324,700.00
2	Plant and refuse zone	144.00	m2	1,350.00	194,400.00
3	Stair / fire exit & lift area incl. services	47.00	m2	1,400.00	65,800.00
<b>BASEMENT LEVEL 1 Total :</b>					<b>2,584,900.00</b>
<i>Trade :</i> <b>7</b> <u><b>STATION STEET LEVEL</b></u>					
1	Car ramp driveway area	141.00	m2	1,350.00	190,350.00
2	Stormwater tank area	223.00	m2	1,000.00	223,000.00
3	Lift and stairs inc. services area	132.00	m2	1,000.00	132,000.00
4	Retail area	295.00	m2	1,800.00	531,000.00
5	Lobby / Foyer area	78.00	m2	1,500.00	117,000.00
6	External paving area	207.00	m2	600.00	124,200.00
<b>STATION STEET LEVEL Total :</b>					<b>1,317,550.00</b>
<i>Trade :</i> <b>8</b> <u><b>PRITCHARD STREET</b></u>					
1	Lift and stairs inc. services area	115.00	m2	1,000.00	115,000.00
2	Plant room area	53.00	m2	1,350.00	71,550.00



# 181006 WENTWORTHVILLE\_CS - Trade Breakup

<b>Job Name :</b> <u>181006 WENTWORTH_CS</u>	<b>Job Description</b>
<b>Client's Name:</b>	Compliance Scheme - Proposed mixed use development of 74 units with 3 levels of basement carparking and associated exter

Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> <b>8</b> <u><b>PRITCHARD STREET</b></u> <span style="float: right;"><i>(Continued)</i></span>					
<b>3</b>	Retail area	351.00	m2	1,800.00	631,800.00
<b>4</b>	Tenant Gym area	87.00	m2	1,800.00	156,600.00
<b>5</b>	Lobby / Foyer area	39.00	m2	1,500.00	58,500.00
<b>6</b>	External paving area	121.00	m2	600.00	72,600.00
<b><u>PRITCHARD STREET</u> Total :</b>					<b>1,106,050.00</b>
<i>Trade :</i> <b>9</b> <u><b>LEVEL 1 PODIUM</b></u>					
<b>1</b>	Lobby / common corridor	73.00	m2	1,200.00	87,600.00
<b>2</b>	Common & meeting room area	53.00	m2	1,500.00	79,500.00
<b>3</b>	Lift and stairs inc. services area	81.00	m2	1,000.00	81,000.00
<b>4</b>	Residential living area	449.00	m2	1,500.00	673,500.00
<b>5</b>	Residential wet area	64.00	m2	1,800.00	115,200.00
<b>6</b>	Balcony area (UCA)	191.00	m2	650.00	124,150.00
<b>7</b>	Common Outdoor Area	330.00	m2	650.00	214,500.00
<b><u>LEVEL 1 PODIUM</u> Total :</b>					<b>1,375,450.00</b>
<i>Trade :</i> <b>10</b> <u><b>LEVEL 2</b></u>					
<b>1</b>	Lobby / common corridor	72.00	m2	1,200.00	86,400.00
<b>2</b>	Lift and stairs inc. services area	75.00	m2	1,000.00	75,000.00
<b>3</b>	Residential living area	580.00	m2	1,500.00	870,000.00
<b>4</b>	Residential wet area	85.00	m2	1,800.00	153,000.00
<b>5</b>	Balcony area (UCA)	124.00	m2	650.00	80,600.00
<b><u>LEVEL 2</u> Total :</b>					<b>1,265,000.00</b>
<i>Trade :</i> <b>11</b> <u><b>LEVEL 3</b></u>					
<b>1</b>	Lobby / common corridor	72.00	m2	1,200.00	86,400.00
<b>2</b>	Lift and stairs inc. services area	75.00	m2	1,000.00	75,000.00

# 181006 WENTWORTHVILLE\_CS - Trade Breakup

**Job Name :** 181006 WENTWORTH\_CS

**Job Description**

**Client's Name:**

Compliance Scheme - Proposed mixed use development of 74 units with 3 levels of basement carparking and associated exter

Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> <b>11</b> <u><b>LEVEL 3</b></u> <span style="float: right;"><i>(Continued)</i></span>					
3	Residential living area	580.00	m2	1,500.00	870,000.00
4	Residential wet area	85.00	m2	1,800.00	153,000.00
5	Balcony area (UCA)	124.00	m2	650.00	80,600.00
<b>LEVEL 3 Total :</b>					<b>1,265,000.00</b>
<i>Trade :</i> <b>12</b> <u><b>LEVEL 4</b></u>					
1	Lobby / common corridor	72.00	m2	1,200.00	86,400.00
2	Lift and stairs inc. services area	75.00	m2	1,000.00	75,000.00
3	Residential living area	580.00	m2	1,500.00	870,000.00
4	Residential wet area	85.00	m2	1,800.00	153,000.00
5	Balcony area (UCA)	124.00	m2	650.00	80,600.00
<b>LEVEL 4 Total :</b>					<b>1,265,000.00</b>
<i>Trade :</i> <b>13</b> <u><b>LEVEL 5</b></u>					
1	Lobby / common corridor	44.00	m2	1,200.00	52,800.00
2	Lift and stairs inc. services area	57.00	m2	1,000.00	57,000.00
3	Residential living area	500.00	m2	1,500.00	750,000.00
4	Residential wet area	64.00	m2	1,800.00	115,200.00
5	Balcony area (UCA)	122.00	m2	650.00	79,300.00
<b>LEVEL 5 Total :</b>					<b>1,054,300.00</b>
<i>Trade :</i> <b>14</b> <u><b>LEVEL 6</b></u>					
1	Lobby / common corridor	44.00	m2	1,200.00	52,800.00
2	Lift and stairs inc. services area	57.00	m2	1,000.00	57,000.00
3	Residential living area	500.00	m2	1,500.00	750,000.00
4	Residential wet area	64.00	m2	1,800.00	115,200.00
5	Balcony area (UCA)	92.00	m2	650.00	59,800.00

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**Job Name :** 181006 WENTWORTH\_CS

**Job Description**

**Client's Name:**

Compliance Scheme - Proposed mixed use development of 74 units with 3 levels of basement carparking and associated exter

Item No.	Item Description	Quantity	Unit	Rate	Amount
<b>LEVEL 6 Total :</b>					<b>1,034,800.00</b>
<i>Trade :</i> <b>15</b> <u><b>LEVEL 7</b></u>					
<b>1</b>	Lobby / common corridor	44.00	m2	1,200.00	52,800.00
<b>2</b>	Lift and stairs inc. services area	57.00	m2	1,000.00	57,000.00
<b>3</b>	Residential living area	500.00	m2	1,500.00	750,000.00
<b>4</b>	Residential wet area	64.00	m2	1,800.00	115,200.00
<b>5</b>	Balcony area (UCA)	92.00	m2	650.00	59,800.00
<b>LEVEL 7 Total :</b>					<b>1,034,800.00</b>
<i>Trade :</i> <b>16</b> <u><b>LEVEL 8</b></u>					
<b>1</b>	Lobby / common corridor	44.00	m2	1,200.00	52,800.00
<b>2</b>	Lift and stairs inc. services area	57.00	m2	1,000.00	57,000.00
<b>3</b>	Residential living area	500.00	m2	1,500.00	750,000.00
<b>4</b>	Residential wet area	64.00	m2	1,800.00	115,200.00
<b>5</b>	Balcony area (UCA)	92.00	m2	650.00	59,800.00
<b>LEVEL 8 Total :</b>					<b>1,034,800.00</b>
<i>Trade :</i> <b>17</b> <u><b>LEVEL 9</b></u>					
<b>1</b>	Lobby / common corridor	44.00	m2	1,200.00	52,800.00
<b>2</b>	Lift and stairs inc. services area	57.00	m2	1,000.00	57,000.00
<b>3</b>	Residential living area	500.00	m2	1,500.00	750,000.00
<b>4</b>	Residential wet area	64.00	m2	1,800.00	115,200.00
<b>5</b>	Balcony area (UCA)	92.00	m2	650.00	59,800.00
<b>LEVEL 9 Total :</b>					<b>1,034,800.00</b>
<i>Trade :</i> <b>18</b> <u><b>LEVEL 10</b></u>					
<b>1</b>	Lobby / common corridor	44.00	m2	1,200.00	52,800.00
<b>2</b>	Common room area	29.00	m2	1,500.00	43,500.00

# 181006 WENTWORTHVILLE\_CS - Trade Breakup

**Job Name :** 181006 WENTWORTH\_CS

**Job Description**

**Client's Name:**

Compliance Scheme - Proposed mixed use development of 74 units with 3 levels of basement carparking and associated exter

Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> <b>18</b> <u><b>LEVEL 10</b></u> <span style="float: right;"><i>(Continued)</i></span>					
3	Lift and stairs inc. services area	57.00	m2	1,000.00	57,000.00
4	Residential living area	247.00	m2	1,500.00	370,500.00
5	Residential wet area	32.00	m2	1,800.00	57,600.00
6	Balcony area (UCA)	43.00	m2	650.00	27,950.00
7	Common Outdoor Area	302.00	m2	650.00	196,300.00
<b>LEVEL 10 Total :</b>					<b>805,650.00</b>
<i>Trade :</i> <b>19</b> <u><b>PLANT ROOM LEVEL</b></u>					
1	Plant room area (based on Elevation & Section plans)	409.00	m2	1,000.00	409,000.00
<b>PLANT ROOM LEVEL Total :</b>					<b>409,000.00</b>
<i>Trade :</i> <b>20</b> <u><b>ROOF</b></u>					
1	Roof Area	570.00	m2	1,000.00	570,000.00
<b>ROOF Total :</b>					<b>570,000.00</b>
<i>Trade :</i> <b>21</b> <u><b>LIFT</b></u>					
1	Passenger Lift (Servicing 16 Levels )	3.00	No	320,000.00	960,000.00
2	Passenger Lift (Servicing 3 Levels )	1.00	No	60,000.00	60,000.00
<b>LIFT Total :</b>					<b>1,020,000.00</b>
<i>Trade :</i> <b>22</b> <u><b>EXTERNAL WORKS</b></u>					
<u>External Works - surround building</u>					
1	Landscaping area	102.00	m2	200.00	20,400.00
<b>EXTERNAL WORKS Total :</b>					<b>20,400.00</b>
<i>Trade :</i> <b>23</b> <u><b>Subtotal</b></u>					

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<b>Job Name :</b> <u>181006 WENTWORTH_CS</u>	<b>Job Description</b>
<b>Client's Name:</b>	Compliance Scheme - Proposed mixed use development of 74 units with 3 levels of basement carparking and associated exter

Item No.	Item Description	Quantity	Unit	Rate	Amount
<b>Subtotal Total :</b>					
<i>Trade :</i> <b>24</b> <b><u>PROFESSIONAL FEES</u></b>					
1	Professional Fees (say 2%)	0.02	%	22,509,750.00	450,195.00
2		1.00	Item		
<b>PROFESSIONAL FEES Total :</b>					<b>450,195.00</b>
<i>Trade :</i> <b>25</b> <b><u>Subtotal</u></b>					
<b>Subtotal Total :</b>					
<i>Trade :</i> <b>26</b> <b><u>GOODS &amp; SERVICES TAX</u></b>					
1	Goods and services tax (10%)	0.10	%	22,959,945.00	2,295,994.50
2		1.00	item		
<b>GOODS &amp; SERVICES TAX Total :</b>					<b>2,295,994.50</b>
<i>Trade :</i> <b>27</b> <b><u>Subtotal - BUILDING WORKS</u></b>					
<b>Subtotal - BUILDING WORKS Total :</b>					
<i>Trade :</i> <b>28</b>					
1					
<b>Total :</b>					
<i>Trade :</i> <b>29</b>					
1					
<b>Total :</b>					
<i>Trade :</i> <b>30</b> <b><u>FRIEND PARK</u></b>					

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<b>Job Name :</b> <u>181006 WENTWORTH_CS</u>	<b>Job Description</b>
<b>Client's Name:</b>	Compliance Scheme - Proposed mixed use development of 74 units with 3 levels of basement carparking and associated exter

Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> <b>30</b> <u><b>FRIEND PARK</b></u>					
<b>1</b>					
<b><u>FRIEND PARK</u> Total :</b>					
<i>Trade :</i> <b>31</b> <u><b>EXTERNAL WORKS</b></u>					
	<u>External Works - Parkland adjacent to building access from Prichard Street.</u>				
<b>1</b>	Concrete path (Primary Path)	32.00	m2	300.00	9,600.00
<b>2</b>	Paving path (SecondaryPath)	38.00	m2	300.00	11,400.00
<b>3</b>	Turf area	171.00	m2	75.00	12,825.00
<b>4</b>	Garden area	76.00	m2	150.00	11,400.00
<b>5</b>	Trees	10.00	no	850.00	8,500.00
<b>6</b>	Seating	4.00	no	1,500.00	6,000.00
<b>7</b>					
	<u>External Works - Friend Park access from Station Street.</u>				
<b>8</b>	Concrete path	92.00	m2	300.00	27,600.00
<b>9</b>	Paving area	26.00	m2	300.00	7,800.00
<b>10</b>	Turf area	206.00	m2	75.00	15,450.00
<b>11</b>	Mulched area	32.00	m2	30.00	960.00
<b>12</b>	Garden area	64.00	m2	150.00	9,600.00
<b>13</b>	Wetpour rubber playground surface area	54.00	m2	450.00	24,300.00
<b>14</b>	Retain existing garden bed area	7.00	m2	50.00	350.00
<b>15</b>	Retain existing stone walls	24.00	m2	100.00	2,400.00
<b>16</b>	Retain existing trees - allow for protection	7.00	no	300.00	2,100.00
<b>17</b>	Retain existing information booth	1.00	no	1,000.00	1,000.00
<b>18</b>	Re-installed existing play equipment	1.00	Item	10,000.00	10,000.00
<b>19</b>	Seating	7.00	no	1,500.00	10,500.00
<b>20</b>	Picnic tables	4.00	no	3,000.00	12,000.00
<b>21</b>	BBQ stoves	2.00	no	10,000.00	20,000.00

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<b>Client's Name:</b>	Compliance Scheme - Proposed mixed use development of 74 units with 3 levels of basement carparking and associated exter

Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> <b>31</b> <u><b>EXTERNAL WORKS</b></u> <span style="float: right;"><i>(Continued)</i></span>					
22	Shade sails over BBQ area	25.00	m2	300.00	7,500.00
<b>EXTERNAL WORKS Total :</b>					<b>211,285.00</b>
<i>Trade :</i> <b>32</b> <u><b>Subtotal</b></u>					
<b>Subtotal Total :</b>					
<i>Trade :</i> <b>33</b> <u><b>PROFESSIONAL FEES</b></u>					
1	Professional Fees (say 2%)	0.02	%	211,286.00	4,225.72
2		1.00	Item		
<b>PROFESSIONAL FEES Total :</b>					<b>4,225.72</b>
<i>Trade :</i> <b>34</b> <u><b>Subtotal</b></u>					
<b>Subtotal Total :</b>					
<i>Trade :</i> <b>35</b> <u><b>GOODS &amp; SERVICES TAX</b></u>					
1	Goods and services tax (10%)	0.10	%	215,512.00	21,551.20
2		1.00	item		
<b>GOODS &amp; SERVICES TAX Total :</b>					<b>21,551.20</b>
<i>Trade :</i> <b>36</b> <u><b>Subtotal - FRIEND PARK</b></u>					
<b>Subtotal - FRIEND PARK Total :</b>					
<i>Trade :</i> <b>37</b>					
1					

# 181006 WENTWORTHVILLE\_CS - Trade Breakup

<b>Job Name :</b> <u>181006 WENTWORTH_CS</u>	<b>Job Description</b>
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Item No.	Item Description	Quantity	Unit	Rate	Amount
<b>Total :</b>					
<i>Trade :</i> <b>38</b>					
<b>1</b>					
<b>Total :</b>					
<i>Trade :</i> <b>39</b> <u>DEMOLITION (INCL. SITE DECONTAMINATION AND REMEDIATION)</u>					
<b>1</b>					
<u>DEMOLITION (INCL. SITE DECONTAMINATION AND REMEDIATION)</u> <b>Total :</b>					
<i>Trade :</i> <b>40</b> <u>DEMOLITION</u>					
<b>1</b>	Structure (two shops and one factory based on google map)	1.00	item	100,000.00	100,000.00
<b>2</b>	Site decontamination and remediation work	396.00	m2	300.00	118,800.00
<b>3</b>	Site clearance	2,741.00	m2	25.00	68,525.00
<u>DEMOLITION</u> <b>Total :</b> <b>287,325.00</b>					
<i>Trade :</i> <b>41</b> <u>Subtotal</u>					
<u>Subtotal</u> <b>Total :</b>					
<i>Trade :</i> <b>42</b> <u>PROFESSIONAL FEES</u>					
<b>1</b>	Professional Fees (say 2%)	0.02	%	287,325.00	5,746.50
<b>2</b>		1.00	Item		
<u>PROFESSIONAL FEES</u> <b>Total :</b> <b>5,746.50</b>					
<i>Trade :</i> <b>43</b> <u>Subtotal</u>					
<u>Subtotal</u> <b>Total :</b>					



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<b>Job Name :</b> <u>181006 WENTWORTH_CS</u>	<b>Job Description</b>
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Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> <b>44</b> <u><b>GOODS &amp; SERVICES TAX</b></u>					
<b>1</b>	Goods and services tax (10%)	0.10	%	293,072.00	29,307.20
<b>2</b>		1.00	item		
<b><u>GOODS &amp; SERVICES TAX</u></b> Total :					<b>29,307.20</b>
<i>Trade :</i> <b>45</b> <u><b>Subtotal - DEMOLITION (INCL. SITE DECONTAMINATION &amp; REMEDIATION)</b></u>					
<b><u>Subtotal - DEMOLITION (INCL. SITE DECONTAMINATION &amp; REMEDIATION)</u></b> Total :					