

PROJECT : Arcare Mitcham 8 Witt Street Mitcham



DESCRIPTION: This project comprises a residential aged care development with 109 No. standard rooms, 18 No. small suites, and 6 No. DDA suites, Communal areas including community, cafe, sitting, lounge and dining areas with basement and ground level carparking, outdoor courtyears and gardens, soft and hard landscaping and associated site works.

LOCATION: 8 Witt Street Mitcham

Date: 6-Jun-25

Please find below our Functional Area estimate Summary. We highlight that the associated pages and any accompanying cover letter provide details of the documentation used and Assumptions and Exclusions. These form an integral part of the estimate advice.

FUNCTIONAL AREA ESTIMATE SUMMARY

	Area m2	\$/ m2	Total Amount (\$)
RESIDENTIAL AGED CARE			
Car Parking	[REDACTED]	[REDACTED]	[REDACTED]
RACF - Residential	[REDACTED]	[REDACTED]	[REDACTED]
RACF - Circulation	[REDACTED]	[REDACTED]	[REDACTED]
RACF - BOH	[REDACTED]	[REDACTED]	[REDACTED]
Services and Core (Incl. lift and stair)	[REDACTED]	[REDACTED]	[REDACTED]
Balconies / Terraces	[REDACTED]	[REDACTED]	[REDACTED]
RACF - Recreation/ Community	[REDACTED]	[REDACTED]	[REDACTED]

Extra Over Allowances (Refer separate breakdown)
 [REDACTED] [REDACTED] [REDACTED] 53,940,000

SITE WORKS & INFRASTRUCTURE			
Demolition	[REDACTED]	[REDACTED]	[REDACTED]
External works and Landscaping	[REDACTED]	[REDACTED]	[REDACTED]
External Services	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

TOTAL ESTIMATED CONSTRUCTION COST (excl GST) AS AT MAY 2025 [REDACTED] [REDACTED] 60,002,000

ON COSTS			
Construction Contingency (Assume 5%)			[REDACTED]
Headwork's (Based on 2.0% of Construction costs)			[REDACTED]
Cladding rectification levy (Based on 0.82% of Construction costs)			[REDACTED]
FF&E - Aged care (Assume \$20,000/bed)			[REDACTED]
FF&E - Communal Areas (Assume \$300/m2)			[REDACTED]
Consultants Fees (Assume 7%)			[REDACTED]
Staging / Temporary Works			Excluded
Location Allowance			Excluded
GST			Excluded

SUBTOTAL ESTIMATED DEVELOPMENT COST (excl GST) AS AT JUNE 2025 [REDACTED] [REDACTED] 71,965,000

ADVERTISED PLAN

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