
SCHEMATIC DESIGN COST PLAN NO.1 REV A - MAY 2026

98-104 RIVERSDALE ROAD, HAWTHORN (DFP)

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SCHEMATIC DESIGN COST PLAN NO.1 REV A - MAY
2026

PROJECT DETAILS

Introduction

This Concept Design Cost Plan has been prepared for Glenferrie Hill Pty Ltd and is based on the Concept Design Report and Drawings dated April 2026. It indicates the likely construction cost for the proposed development.

This cost plan has been reviewed and authorised by Arif Uzay, a quantity surveyor with the following qualifications:

Academic Qualifications

- Bachelor of Construction Management, Honours, Deakin University

Professional Memberships

- Registered Building Practitioner (QS 34934)
- Fellow Member, Australian Institute of Quantity Surveyors (FAIQS)
- Member, Australian Institute of Company Directors (AICD)

Outline Description

The project comprises:

Apartment

- 2 level of basements carpark (Basement 01 and 02)
- Lower Ground to Level 5 Apartment (7 Storey, 42 No Apartments, RPA: 6,024m²)

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Basis of Cost Plan

This Cost Plan is based upon measured approximate quantities / built-up elemental rates applied to measured areas with rates current as at April 2026.

This Cost Plan has been prepared using limited documentation with no information available for structure, engineering services and other related consultant reports. Accordingly, we recommended that this Cost Plan is reviewed when such information becomes available.

Current Market Conditions

- Material and Labour Cost Fluctuations in the prices of construction materials and availability of labour due to current economic conditions have not been considered in the estimate.

By considering these factors, the cost estimation becomes more accurate and reflective of the real-world conditions that will affect the project.

This Cost Plan has been prepared using limited documentation with no information available for structure and engineering services. Accordingly, we recommended that this Cost Plan is reviewed when such information becomes available.

Escalation

This Cost Plan is based on fixed price market rates prevailing as at April 2026.

Clarifications and Assumptions

The following major assumptions have been made in the preparation of this Cost Plan:

- Rock excavations required to 30% of excavation volume to basement 2
- Bored piles retaining wall system is assumed to basement 1 and 2

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PROJECT DETAILS

- Pad and strip footing is assumed as building foundations
- Dry basement required, with blockwork plenum walls along the perimeter of basements
- Temporary support / bracing is required to basement walls facing existing no. 98 building (covert to medical centre building)
- Demolition of existing buildings and external works within the site is required
- High quality bricks to facade
- Timber oak flooring throughout apartment living areas with stone floor tiling to bathrooms;
- Carpet to remaining bedrooms
- Stone floor tiling to apartment entry threshold;
- Stone wall tiling to bathrooms (full height);
- Stone benchtops to kitchen, kitchen islands, Butlers pantry, vanity basins, laundry and study desk;
- Gaggenau Brand Whitegoods to apartments (Target \$23,200/Apartment)
- Ducted air conditioning system to apartments
- ESD Allowance \$150k
- 3% allowance for builder's risk and latent condition is allowed
- 17.6% Builder's Preliminaries (18 Months) is allowed
- 4% Builder's Overheads and Margin is allowed
- 10% Goods and Services Tax is included

Risk

In preparing the Cost Plan, we have considered the following construction risks that could lead to significant cost impacts and will require careful management.

- Services drawings - RLB has applied a typical benchmark rate, however this will need to be reviewed following receipt of services consultant information & scope (ie. preferred mechanical solution to apartments, hot water system etc.)
- Structure / Foundations - RLB has allowed for pad & strip footings to the building foundations, however this will need to be reviewed following further development of the design by the structural consultant
- Contamination Soils - The site condition is unknow and RLB has made no allowance
- Water Table - The water table is unknow and RLB has made no allowance to deal with in ground water table issue, including but not limited to dewatering, hydrostatic slab and wall design

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Items Specifically Excluded

In compiling this Cost Plan no allowance has been made for the following cost items. Allowances for these items should be added as appropriate to establish the total project cost:

APARTMENTS & CARPARK

- Hydrostatic slab and walls to basement carpark

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- Piled foundations under basement 2 slab;
- Underpinning to adjacent structures;
- Services infrastructure upgrade (except as noted);
- Washing machine and dryers (assumed this to be a Purchaser Option);
- Roller blinds (assumed this to be a Purchaser Option);
- Wall or ceiling paint to fire escape stairs;
- Divider / planter / shelving to kitchen island benchtop,
- FF&E to apartments and outdoor areas;
- Facade / roof lighting and signage;
- Building Maintenance Unit or Ropes and Davits;
- DAS
- Staging costs;
- Escalation to Start on Site;
- Design Consultant Fees;
- Project Contingency;
- Land, legal and development costs;

Documents

The Cost Plan has been prepared using the following documents:

- Plans issued by Tristan Wong Architecture dated 16 April 2026
- Design Report
- GLENFERRIE HILL PRE APP TP - 10.02.26 (2)

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SCHEMATIC DESIGN COST PLAN NO.1 REV A - MAY 2026

LOCATION SUMMARY

GFA: Gross Floor Area
Rates Current At April 2026

Ref	Location	GFA m ²	GFA AUD/m ²	Total Cost AUD
A	APARTMENT			
A1	Site Preparation			25,520
A2	Demolition			Excl.
A3	Hazardous Material Removal			Excl.
A4	Excavation in Rock			147,500
A5	Carpark to Apartments (94 No. Cars)			
A5A	Substructure			3,778,840
A5B	Basement 2 (50 No. Car)	1,755	814	1,428,392
A5C	Basement 1 (44 No. Car, Excl. Commercial Car Space)	1,439	1,205	1,734,448
A5D	Carpark Entry Ramp			157,700
A5E	Basement Lid			314,500
	A5 - Carpark to Apartments (94 No. Cars)	3,194	2,321	7,413,880
A6	Residential Apartments (42 No)			
A6A	Ground Works			1,137,915
A6B	Lower Ground Floor			
A6B1	Apartment	995	3,800	3,781,000
A6B2	Storage Room BOH Bike Store	364	3,000	1,092,000
A6B3	Private Terrace (248m2)			400,397
	A6B - Lower Ground Floor	1,359	3,880	5,273,397
A6C	Ground Floor			
A6C1	Apartment	1,106	3,800	4,202,800
A6C2	Lobby / Lounge	226	4,500	1,017,000
A6C3	Balcony/Terrace	86	3,460	297,590
	A6C - Ground Floor	1,418	3,891	5,517,390
A6D	Level 1			
A6D1	Apartment	1,298	3,800	4,932,400
A6D2	Balcony/Terrace	188	1,985	373,180
	A6D - Level 1	1,486	3,570	5,305,580
A6E	Level 2			
A6E1	Apartment	1,246	3,800	4,734,995
A6E2	Balcony/Terrace	220	1,980	435,547
	A6E - Level 2	1,466	3,527	5,170,542
A6F	Level 3			
A6F1	Apartment	881	3,800	3,347,800
A6F2	Balcony/Terrace	474	1,985	940,890
	A6F - Level 3	1,355	3,165	4,288,690

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LOCATION SUMMARY

GFA: Gross Floor Area
Rates Current At April 2026

Ref	Location	GFA m ²	GFA AUD/m ²	Total Cost AUD
A6G	Level 4			
A6G1	Apartment	664	3,800	2,523,200
A6G2	Balcony/Terrace	249	1,985	494,265
	A6G - Level 4	913	3,305	3,017,465
A6H	Level 5			
A6H1	Apartment	471	3,800	1,789,800
A6H2	Balcony/Terrace	274	1,985	543,890
	A6H - Level 5	745	3,132	2,333,690
A6J	Main Roof & Roof Plant			744,400
A6K	Vertical Transportation			324,800
A6L	ESD Initiatives			150,000
	A6 - Residential Apartments (42 No)	8,742	3,805	33,263,869
A7	Hard & Soft Landscaping			1,279,950
A8	External Services Connections			500,000
A9	Works Outside Site Boundary			Excl.
	A - APARTMENT	11,936	3,572	42,630,719
ESTIMATED NET COST		11,936	3,572	42,630,719
MARGINS & ADJUSTMENTS				
	Allowance for builder's risk and latent condition	3.0%		1,281,735
	Builder's Preliminaries (18 Months)	17.6%		7,737,453
	Builder's Overheads and Margin	4.0%		2,063,320
	Builder's preliminaries, Margin and Risk (Incl. Above)			Incl.
	Estimated Construction Cost at April 2026	11,936	4,500	53,713,227
	Escalation After April 2026			Excl.
	Headworks and Authority Charges			Excl.
	Furniture, Fittings and Equipment			Excl.
	Design Consultants Fees			Excl.
	Project Contingency			Excl.
	GST	10.0%		5,371,336
	ESTIMATED TOTAL COST	11,936	4,950	59,084,563

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LOCATION ELEMENT ITEM
A APARTMENT

A1 Site Preparation

Rates Current At April 2026

Ref	Description	Unit	Qty	Rate AUD	Total Cost AUD
XP	Site Preparation				
220	Allowance for site preparation	m²	2,552	10	25,520
	XP - Site Preparation				25,520
SITE PREPARATION					25,520

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LOCATION ELEMENT ITEM

A APARTMENT

A2 Demolition

Rates Current At April 2026

Ref	Description	Unit	Qty	Rate AUD	Total Cost AUD
AR	Alterations and Renovations				
197	Demolish existing double storey building No.100 (Building foot print area given)	m ²	270		Excl.
198	Demolish existing double storey building No.104 (Building foot print area given)	m ²	308		Excl.
201	Concrete / brick pavement removal	m ²	566		Excl.
208	Asphalt pavement removal	m ²	864		Excl.
212	Extra over for demolition to verandah structure	m ²	85		Excl.
214	Site strip to soft landscaping on site	m ²	647		Excl.
216	Allowance for removal other sundry works and in ground work on site	Item			Excl.
217	Remove picket fence	m	65		Excl.
AR - Alterations and Renovations					Excl.
DEMOLITION					Excl.

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LOCATION ELEMENT ITEM
A APARTMENT
A3 Hazardous Material Removal

Rates Current At April 2026

Ref	Description	Unit	Qty	Rate AUD	Total Cost AUD
AR	Alterations and Renovations				
200	PS allowance for hazardous material removal to building No.100 and No.104 (building foot print area given, subject to division 6 report, potential required)	m ²	578		Excl.
	AR - Alterations and Renovations				Excl.
HAZARDOUS MATERIAL REMOVAL					Excl.

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LOCATION ELEMENT ITEM
A APARTMENT

A4 Excavation in Rock

Rates Current At April 2026

Ref	Description	Unit	Qty	Rate AUD	Total Cost AUD
XP	Site Preparation				
223	Extra over for excavation in Rock (assume 30% of excavations to level B2)	m³	1,475	100	147,500
	XP - Site Preparation				147,500
EXCAVATION IN ROCK					147,500

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LOCATION ELEMENT ITEM

A APARTMENT

A5 Carpark to Apartments (94 No. Cars)

A5A Substructure

Rates Current At April 2026

Ref	Description	Unit	Qty	Rate AUD	Total Cost AUD
SB	Substructure				
180	Single lift pit	No	2	25,000	50,000
244	Bulk excavation	m ³	9,807	80	784,560
245	Allowance for pad & strip footings	m ²	3,194	200	638,800
246	Piling platform	Item			200,000
247	Raft slabs	m ²	54	1,250	67,500
248	Retention system incl. bored piers, strip drain, ground anchors, shotcrete wall and capping beam	m ²	1,236	1,355	1,674,780
249	Sub floor drainage	m ²	1,755	40	70,200
250	Temporary bracing along retaining wall facing medical centre side (double storey)	m ²	293	1,000	293,000
SB - Substructure					3,778,840
SUBSTRUCTURE					3,778,840

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LOCATION ELEMENT ITEM

A APARTMENT

A5 Carpark to Apartments (94 No. Cars)

A5B Basement 2 (50 No. Car)

GFA: 1,755 m² Cost/m²: 814
Rates Current At April 2026

Ref	Description	Unit	Qty	Rate AUD	Total Cost AUD
SB	Substructure				
209	Slab on ground - 125mm thick 32MPa RC slab on ground, including sand bed, waterproof membrane and c/w monolithic finish, sawn construction joints, edge formwork and reinforcement ratio of 80kg/m3	m ²	1,755	181	317,655
276	Hydro Static slab	Item			Excl.
	SB - Substructure			181/m²	317,655
CL	Columns				
210	Concrete columns	m	51	1,103	56,253
	CL - Columns			32/m²	56,253
SC	Staircases				
149	RC fire escape scissor stair	M/R	3	9,000	27,000
	SC - Staircases			15/m²	27,000
NW	Internal Walls				
153	Core walls	m ²	95	820	77,900
154	Speedpanel / riser walls	m ²	19	250	4,750
211	Blockwalls internal walls to basement	m ²	124	280	34,720
275	Blockwork plenum wall to perimeter of carpark to form dry basement wall (assume not required) - VM [More shotcrete with paint]	m ²	511	110	56,210
	NW - Internal Walls			99/m²	173,580
ND	Internal Doors				
190	Single fire rated door to stairs, including frame, paint finish and hardware	No	1	1,800	1,800
191	Services cupboard doors, including frame, paint finish and hardware	No	3	1,850	5,550
218	Single fire rated door to basement, including frame, paint finish and hardware	No	2	1,800	3,600
	ND - Internal Doors			6/m²	10,950
FF	Floor Finishes				
221	Linemarking to carpark	m ²	1,755	3	5,265
222	Floor sealer to carpark	m ²	1,755	15	26,325
224	Carpark numbering	No	50		Included
	FF - Floor Finishes			18/m²	31,590
CF	Ceiling Finishes				
225	Paint to soffits / exposed services	m ²	1,755		Excl.
	CF - Ceiling Finishes				Excl.

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LOCATION ELEMENT ITEM A APARTMENT

A5 Carpark to Apartments (94 No. Cars)
A5B Basement 2 (50 No. Car) (continued)

GFA: 1,755 m² Cost/m²: 814
Rates Current At April 2026

Ref	Description	Unit	Qty	Rate AUD	Total Cost AUD
FT	Fitments				
161	Statutory & wayfinding signage	m ²	1,755	10	17,550
213	Chain mesh enclosure to carpark storage	m	118	420	49,560
215	E/O for gate to chain mesh enclosure	No	22	500	11,000
226	Wheel stops	m ²	50	68	3,400
227	Misc. metalwork and fitments to carpark levels (bollards, corner guards, armco rails etc.)	m ²	1,755	25	43,875
228	Entry boom gates	No	1	6,000	6,000
230	Bike pump/repair station	No	1		Excl.
	FT - Fitments			75/m²	131,385
PD	Sanitary Plumbing				
231	Plumbing & drainage to basement carpark	m ²	1,755	20	35,100
272	Under ground rain water tank with concrete structure, assume 9.7m L x 1.9m W x 1.5m D (assume concrete structure)	No	1	68,655	68,655
	PD - Sanitary Plumbing			59/m²	103,755
VE	Ventilation				
164	Ventilation to basement carpark	m ²	1,755	80	140,400
	VE - Ventilation			80/m²	140,400
FP	Fire Protection				
165	Fire service to basement carparking	m ²	1,755	65	114,075
	FP - Fire Protection			65/m²	114,075
LP	Electric Light and Power				
172	Electrical service to basement carparking	m ²	1,755	130	228,150
232	EV charger (slow charging) - assumed 1 no. per level	No	1	6,000	6,000
	LP - Electric Light and Power			133/m²	234,150
CM	Communications				
173	Comms service to basement carparking	m ²	1,755	10	17,550
	CM - Communications			10/m²	17,550
BW	Builders Work In Connection with Specialist Services				
233	BWIC (1.5%)	Item			10,049
	BW - Builders Work In Connection with Specialist Services			6/m²	10,049

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LOCATION ELEMENT ITEM
A APARTMENT

A5 Carpark to Apartments (94 No. Cars)
A5B Basement 2 (50 No. Car) (continued)

GFA: 1,755 m² Cost/m²: 814
Rates Current At April 2026

Ref	Description	Unit	Qty	Rate AUD	Total Cost AUD
XK	External Stormwater Drainage				
234	2 x 30KL Below Ground Detention Tank	No	2	30,000	60,000
	XK - External Stormwater Drainage			34/m ²	60,000
BASEMENT 2 (50 NO. CAR)				814/m ²	1,428,392

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LOCATION ELEMENT ITEM

A APARTMENT

A5 Carpark to Apartments (94 No. Cars)

A5C Basement 1 (44 No. Car, Excl. Commercial Car Space)

GFA: 1,439 m² Cost/m²: 1,205
Rates Current At April 2026

Ref	Description	Unit	Qty	Rate AUD	Total Cost AUD
CL	Columns				
210	Concrete columns	m	62	1,103	68,386
	CL - Columns			48/m²	68,386
UF	Upper Floors				
148	Apartment suspended concrete slab incl. concrete, reinforcement and formwork	m ²	1,439	535	769,865
	UF - Upper Floors			535/m²	769,865
SC	Staircases				
149	RC fire escape scissor stair	M/R	4	9,000	36,000
	SC - Staircases			25/m²	36,000
NW	Internal Walls				
153	Core walls	m ²	115	820	94,300
154	Speedpanel / riser walls	m ²	24	250	6,000
211	Blockwalls internal walls to basement	m ²	316	280	88,480
275	Blockwork plenum wall to perimeter of carpark to form dry basement wall (assume not required) - VM [More shotcrete with paint]	m ²	472	110	51,920
	NW - Internal Walls			167/m²	240,700
ND	Internal Doors				
190	Single fire rated door to stairs, including frame, paint finish and hardware	No	1	1,800	1,800
191	Services cupboard doors, including frame, paint finish and hardware	No	3	1,850	5,550
218	Single fire rated door to basement, including frame, paint finish and hardware	No	1	1,800	1,800
219	Double fire rated door to basement, including frame, paint finish and hardware	No	3	2,500	7,500
	ND - Internal Doors			12/m²	16,650
FF	Floor Finishes				
221	Linemarking to carpark	m ²	1,439	3	4,317
222	Floor sealer to carpark	m ²	1,439	15	21,585
224	Carpark numbering	No	44		Included
	FF - Floor Finishes			18/m²	25,902
CF	Ceiling Finishes				
225	Paint to soffits / exposed services	m ²	1,439		Excl.
277	Thermal insulation under apartment / above basement 1 ceiling	m ²	896	50	44,800
	CF - Ceiling Finishes			31/m²	44,800

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LOCATION ELEMENT ITEM A APARTMENT

A5 Carpark to Apartments (94 No. Cars)

A5C Basement 1 (44 No. Car, Excl. Commercial Car Space) (continued)

GFA: 1,439 m² Cost/m²: 1,205
Rates Current At April 2026

Ref	Description	Unit	Qty	Rate AUD	Total Cost AUD
FT	Fitments				
161	Statutory & wayfinding signage	m ²	1,439	10	14,390
213	Chain mesh enclosure to carpark storage	m	41	420	17,220
215	E/O for gate to chain mesh enclosure	No	8	500	4,000
226	Wheel stops	m ²	44	68	2,992
227	Misc. metalwork and fitments to carpark levels (bollards, corner guards, armco rails etc.)	m ²	1,439	25	35,975
228	Entry boom gates	No	1	6,000	6,000
230	Bike pump/repair station	No	1		Excl.
	FT - Fitments			56/m²	80,577
PD	Sanitary Plumbing				
231	Plumbing & drainage to basement carpark	m ²	1,439	20	28,780
	PD - Sanitary Plumbing			20/m²	28,780
VE	Ventilation				
164	Ventilation to basement carpark	m ²	1,439	80	115,120
	VE - Ventilation			80/m²	115,120
FP	Fire Protection				
165	Fire service to basement carparking	m ²	1,439	65	93,535
	FP - Fire Protection			65/m²	93,535
LP	Electric Light and Power				
172	Electrical service to basement carparking	m ²	1,439	130	187,070
232	EV charger (slow charging) - assumed 1 no. per level	No	1	6,000	6,000
	LP - Electric Light and Power			134/m²	193,070
CM	Communications				
173	Comms service to basement carparking	m ²	1,439	10	14,390
	CM - Communications			10/m²	14,390
BW	Builders Work In Connection with Specialist Services				
233	BWIC (1.5%)	Item			6,673
	BW - Builders Work In Connection with Specialist Services			5/m²	6,673
BASEMENT 1 (44 NO. CAR, EXCL. COMMERCIAL CAR SPACE)				1,205/m²	1,734,448

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LOCATION ELEMENT ITEM
A APARTMENT
A5 Carpark to Apartments (94 No. Cars)
A5D Carpark Entry Ramp

Rates Current At April 2026

Ref	Description	Unit	Qty	Rate AUD	Total Cost AUD
UF	Upper Floors				
236	Carpark Entry Ramp	m ²	190	830	157,700
	UF - Upper Floors				157,700
CARPARK ENTRY RAMP					157,700

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SCHEMATIC DESIGN COST PLAN NO.1 REV A - MAY
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LOCATION ELEMENT ITEM
A APARTMENT
A5 Carpark to Apartments (94 No. Cars)
A5E Basement Lid

Rates Current At April 2026

Ref	Description	Unit	Qty	Rate AUD	Total Cost AUD
RF	Roof				
235	Concrete basement lid incl. tanking	m²	370	850	314,500
		RF - Roof			314,500
BASEMENT LID					314,500

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LOCATION ELEMENT ITEM
A APARTMENT
A6 Residential Apartments (42 No)
A6A Ground Works

Rates Current At April 2026

Ref	Description	Unit	Qty	Rate AUD	Total Cost AUD
SB	Substructure				
244	Bulk excavation	m ³	8,245	80	659,600
248	Retention system incl. bored piers, strip drain, ground anchors, shotcrete wall and capping beam	m ²	353	1,355	478,315
SB - Substructure					1,137,915
GROUND WORKS					1,137,915

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LOCATION ELEMENT ITEM
A APARTMENT
A6 Residential Apartments (42 No)
A6B Lower Ground Floor
A6B1 Apartment

GFA: 995 m² Cost/m²: 3,800
Rates Current At April 2026

Ref	Description	Unit	Qty	Rate AUD	Total Cost AUD
NA	Not Allocated to Element				
238	Typical Level Apartment	m ²	995	3,800	3,781,000
	NA - Not Allocated to Element			3,800/m ²	3,781,000
APARTMENT				3,800/m ²	3,781,000

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LOCATION ELEMENT ITEM
A APARTMENT

A6 Residential Apartments (42 No)

A6B Lower Ground Floor

A6B2 Storage Room | BOH | Bike Store

GFA: 364 m² Cost/m²: 3,000
Rates Current At April 2026

Ref	Description	Unit	Qty	Rate AUD	Total Cost AUD
NA	Not Allocated to Element				
237	Storage Room BOH Bike Store	m ²	364	3,000	1,092,000
	NA - Not Allocated to Element			3,000/m ²	1,092,000
	STORAGE ROOM BOH BIKE STORE			3,000/m ²	1,092,000

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LOCATION ELEMENT ITEM

A APARTMENT

A6 Residential Apartments (42 No)

A6B Lower Ground Floor

A6B3 Private Terrace (248m2)

Rates Current At April 2026

Ref	Description	Unit	Qty	Rate AUD	Total Cost AUD
UF	Upper Floors				
148	Apartment suspended concrete slab incl. concrete, reinforcement and formwork	m ²	248	535	132,680
	UF - Upper Floors				132,680
FF	Floor Finishes				
203	Membrane and screed on concrete slab	m ²	248	60	14,880
254	Feature pavement to terrace, assume crazy pavement or similar	m ²	248	450	111,600
	FF - Floor Finishes				126,480
FT	Fitments				
241	Outdoor Kitchen / BBQ Set	Item			Excl.
	FT - Fitments				Excl.
PD	Sanitary Plumbing				
205	Drainage to balconies	m ²	248	45	11,160
	PD - Sanitary Plumbing				11,160
LP	Electric Light and Power				
169	Light and power to balcony and terraces	m ²	248	40	9,920
	LP - Electric Light and Power				9,920
BW	Builders Work In Connection with Specialist Services				
233	BWIC (1.5%)	Item			317
	BW - Builders Work In Connection with Specialist Services				317
XN	Boundary Walls, Fencing and Gates				
255	Full height fence to private terrace	m	88	1,230	108,240
257	Access gate to private terrace	No	2	800	1,600
	XN - Boundary Walls, Fencing and Gates				109,840
XL	Landscaping and Improvements				
256	Access steps to private terrace	No	2	5,000	10,000
	XL - Landscaping and Improvements				10,000
PRIVATE TERRACE (248M2)					400,397

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LOCATION ELEMENT ITEM
A APARTMENT
A6 Residential Apartments (42 No)
A6C Ground Floor
A6C1 Apartment

GFA: 1,106 m² Cost/m²: 3,800
Rates Current At April 2026

Ref	Description	Unit	Qty	Rate AUD	Total Cost AUD
NA	Not Allocated to Element				
238	Typical Level Apartment	m ²	1,106	3,800	4,202,800
	NA - Not Allocated to Element			3,800/m ²	4,202,800
APARTMENT				3,800/m ²	4,202,800

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LOCATION ELEMENT ITEM
A APARTMENT

A6 Residential Apartments (42 No)

A6C Ground Floor

A6C2 Lobby / Lounge

GFA: 226 m² Cost/m²: 4,500
Rates Current At April 2026

Ref	Description	Unit	Qty	Rate AUD	Total Cost AUD
NA	Not Allocated to Element				
239	Ground floor lobby / lounge	m ²	226	4,500	1,017,000
	NA - Not Allocated to Element			4,500/m ²	1,017,000
LOBBY / LOUNGE				4,500/m ²	1,017,000

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LOCATION ELEMENT ITEM
A APARTMENT

A6 Residential Apartments (42 No)

A6C Ground Floor

A6C3 Balcony/Terrace

GFA: 86 m² Cost/m²: 3,460
Rates Current At April 2026

Ref	Description	Unit	Qty	Rate AUD	Total Cost AUD
NA	Not Allocated to Element				
253	Typical level balcony / terrace	m ²	86	1,985	170,710
258	Apartment terrace	m ²	80	1,586	126,880
	NA - Not Allocated to Element			3,460/m ²	297,590
BALCONY/TERRACE				3,460/m ²	297,590

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LOCATION ELEMENT ITEM
A APARTMENT
A6 Residential Apartments (42 No)
A6D Level 1
A6D1 Apartment

GFA: 1,298 m² Cost/m²: 3,800
Rates Current At April 2026

Ref	Description	Unit	Qty	Rate AUD	Total Cost AUD
NA	Not Allocated to Element				
238	Typical Level Apartment	m ²	1,298	3,800	4,932,400
	NA - Not Allocated to Element			3,800/m ²	4,932,400
APARTMENT				3,800/m ²	4,932,400

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LOCATION ELEMENT ITEM
A APARTMENT

A6 Residential Apartments (42 No)

A6D Level 1

A6D2 Balcony/Terrace

GFA: 188 m² Cost/m²: 1,985
Rates Current At April 2026

Ref	Description	Unit	Qty	Rate AUD	Total Cost AUD
NA	Not Allocated to Element				
253	Typical level balcony / terrace	m ²	188	1,985	373,180
	NA - Not Allocated to Element			1,985/m ²	373,180
BALCONY/TERRACE				1,985/m ²	373,180

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LOCATION ELEMENT ITEM

A APARTMENT

A6 Residential Apartments (42 No)

A6E Level 2

A6E1 Apartment

GFA: 1,246 m² Cost/m²: 3,800
Rates Current At April 2026

Ref	Description	Unit	Qty	Rate AUD	Total Cost AUD
CL	Columns				
147	Columns to apartment	m ²	1,246	45	56,070
	CL - Columns			45/m²	56,070
UF	Upper Floors				
148	Apartment suspended concrete slab incl. concrete, reinforcement and formwork	m ²	1,246	535	666,610
	UF - Upper Floors			535/m²	666,610
SC	Staircases				
149	RC fire escape scissor stair	M/R	4	9,000	36,000
	SC - Staircases			29/m²	36,000
EW	External Walls				
1	Windows to apartments	m ²	411	900	369,900
138	Brickwork facade incl. full height brickwork wall and brick embellishment to slab edge vertical face (BW01/BW02)	m ²	87	750	65,250
139	Precast concrete external wall with finish (assume textured render)	m ²	154	810	124,740
140	External wall cladding facing to balcony / terrace side (assume equitone or similar product quality level)	m ²	83	350	29,050
141	Lightweight internal walls with insulation, lining and paint finish to internal side of facade	m ²	323	131	42,313
142	Extra over for 400mm deep brick embellishment to slab edge top and bottom	m	56	600	33,600
143	Extra over for curved vertical facade embellishment columns / moulding (architectural columns only)	m	72	1,500	108,000
145	Extra over for 250mm deep brick embellishment to window recessed vertical face	m	27	188	5,076
144	Scaffold for facade	m ²	734	150	110,100
	EW - External Walls			713/m²	888,029
ED	External Doors				
146	E/O glazed facade for double sliding door to balconies (additional hardware cost)	No	9	1,500	13,500
	ED - External Doors			11/m²	13,500
NW	Internal Walls				
2	Internal apartment walls comprising stud frame, plasterboard, insulation and paint	m ²	400	180	72,000
3	Internal apartment walls comprising stud frame, plasterboard, insulation and paint	m ²	929	169	157,001

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LOCATION ELEMENT ITEM

A APARTMENT

A6 Residential Apartments (42 No)

A6E Level 2

A6E1 Apartment (continued)

GFA: 1,246 m² Cost/m²: 3,800
Rates Current At April 2026

Ref	Description	Unit	Qty	Rate AUD	Total Cost AUD
4	E/O plasterboard wall for moisture resistant plasterboard to bathrooms	m ²	172	5	860
5	E/O plasterboard wall for moisture resistant plasterboard to bathrooms	m ²	309	5	1,545
152	Shear walls (assume 30% of corridor wall / intertenancy wall area)	m ²	149	800	119,200
153	Core walls	m ²	144	820	118,080
154	Speedpanel / riser walls	m ²	87	250	21,750
183	Corridor walls comprising stud frame, plasterboard, insulation and paint	m ²	220	226	49,720
184	Intertenancy walls comprising stud frame, plasterboard, insulation and paint	m ²	277	258	71,466
NW - Internal Walls				491/m²	611,622
NS	Internal Screens and Borrowed Lights				
39	Semi frameless single glazed shower/toilet screen 2400 mm high to apartments	m ²	42	400	16,800
40	E/O shower screen for door to apartments	No	12	400	4,800
79	Semi frameless single glazed shower screen 2400 mm high to apartments	m ²	29	400	11,600
129	E/O shower screen for door to apartments	No	8	400	3,200
NS - Internal Screens and Borrowed Lights				29/m²	36,400
ND	Internal Doors				
24	Single fire rated apartment entry door, including frame, paint finish and hardware	No	5	1,850	9,250
25	Single hinged door to apartment, including frame, paint finish and hardware	No	25	1,000	25,000
26	Cavity sliding door to apartment, including frame, paint finish and hardware	No	14	1,600	22,400
80	Single fire rated apartment entry door, including frame, paint finish and hardware	No	4	1,850	7,400
81	Single hinged door to apartment, including frame, paint finish and hardware	No	12	1,000	12,000
175	Bi-fold door to laundry, 1200mm wide	No	7	1,200	8,400
190	Single fire rated door to stairs, including frame, paint finish and hardware	No	2	1,800	3,600
191	Services cupboard doors, including frame, paint finish and hardware	No	4	1,850	7,400
ND - Internal Doors				77/m²	95,450
WF	Wall Finishes				
41	Stone wall tiling to bathrooms (PC supply cost \$90/m ²)	m ²	309	260	80,340
42	Kitchen splashback in natural stone slab to apartments, 600 mm high	m	23	650	14,950

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LOCATION ELEMENT ITEM

A APARTMENT

A6 Residential Apartments (42 No)

A6E Level 2

A6E1 Apartment (continued)

GFA: 1,246 m² Cost/m²: 3,800
Rates Current At April 2026

Ref	Description	Unit	Qty	Rate AUD	Total Cost AUD
43	Reconstituted stone splashback to laundry room to apartments (PC supply cost \$170/m ²)	m	8	270	2,160
82	Waterproof membrane to shower / bath walls	m ²	111	45	4,995
83	Porcelain tile walls to shower and bathrooms, 2400mm high	m ²	185	200	37,000
84	Porcelain tile splashback to laundry, 600mm high	m	12	120	1,440
85	Porcelain tile splashback to kitchen, 600mm high	m	6	120	720
189	Lift reveals	No	2	1,500	3,000
199	Misc wall finishes to circulation	m ²	100	100	10,000
WF - Wall Finishes				124/m²	154,605
FF	Floor Finishes				
29	Carpet to apartment bedrooms	m ²	221	70	15,470
30	Floor tiling to bathrooms	m ²	76	280	21,280
31	Cementitious sand screed to bathroom floors	m ²	76	30	2,280
32	Waterproof membrane to bathroom floors	m ²	76	35	2,660
74	Skirting to apartments incl. paint finish (assume high skirting)	m	443	25	11,075
87	Waterproof membrane to bathroom floors	m ²	50	35	1,750
88	Porcelain tiles to bathroom floors	m ²	50	180	9,000
89	Carpet to apartment bedrooms	m ²	124	70	8,680
90	Skirting to apartments incl. paint finish (assume high skirting)	m	240	30	7,200
130	Cementitious sand screed to bathroom floors	m ²	50	30	1,500
158	Floor finishes to circulation, assumed carpet	m ²	100	70	7,000
185	Timber flooring incl. acoustic underlay to apartments (PC supply \$60/m ²)	m ²	677	180	121,860
187	Skirting to apartment corridor	m	65	25	1,625
FF - Floor Finishes				170/m²	211,380
CF	Ceiling Finishes				
44	E/O for moisture resistant plasterboard to wet areas	m ²	76	5	380
45	E/O for plasterboard pelmet to glazing line for provision of blinds	m	84	120	10,080
46	Access panels to apartments	No	12	250	3,000
91	E/O plasterboard ceilings for moisture resistant plasterboard to bathrooms	m ²	50	5	250
92	Access panels to apartments	No	8	250	2,000
93	E/O for plasterboard pelmet to glazing line for provision of blinds	m	29	120	3,480
160	Allowance for bulkheads	m ²	1,246	15	18,690

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LOCATION ELEMENT ITEM A APARTMENT

A6 Residential Apartments (42 No)

A6E Level 2

A6E1 Apartment (continued)

GFA: 1,246 m² Cost/m²: 3,800
Rates Current At April 2026

Ref	Description	Unit	Qty	Rate AUD	Total Cost AUD
188	Plasterboard ceiling to apartments incl. paint finish	m ²	1,246	130	161,980
CF - Ceiling Finishes				160/m²	199,860
FT	Fitments				
6	Apartment entry door number	No	5	300	1,500
7	Kitchen underbench joinery to apartments, in timber look laminate (stone msd sep)	m	26	2,000	52,000
8	Kitchen overhead joinery to apartments, in timber look laminate	m	26	1,300	33,800
9	Kitchen island underbench joinery incl. pull out bin draws & cupboards (stone msd sep)	m	29	2,000	58,000
10	Pantry cupboard integrated pull out shelving to apartments	No	10		Incl.
11	Integrated fridge cupboard	No	5		Incl.
13	Vanity underbench drawer unit to apartments, in timber look laminate (stone msd sep)	m	14	1,800	25,200
14	Laundry joinery unit incl. overhead cupboards to apartments, in plain laminate (stone msd sep)	m	8	1,800	14,400
15	Full height built in timber look laminate robes, including drawer unit, hanging rail and fixed overhead shelf (excl. drawers unit)	m	27	1,650	44,550
17	Built-in study desk comprised of laminate benchtop, open melamine shelving above	m	5	700	3,500
19	TV joinery unit to apartments - excluded	m	15		Excl.
20	800mm wide kitchen natural stone benchtop to apartments (PC supply cost \$300/m2)	m	28	480	13,440
21	1200mm wide kitchen island natural stone benchtop to apartments incl. waterfalls to one side (PC supply cost \$300/m2)	m	17	960	16,320
27	500mm wide vanity benchtop in natural stone to apartments (PC supply cost \$300/m2)	m	14	300	4,200
33	Toilet roll holder to apartments (PC supply cost \$78)	No	12	95	1,140
34	Mirrored cabinet above vanity to apartment	m	14	1,000	14,000
35	Double robe hook (PC supply cost \$36)	No	12	55	660
36	Hand towel hook (PC supply cost \$38)	No	12	60	720
37	Shower shelves - assume niches	No	12	500	6,000
38	Towel rail (PC supply cost \$123)	No	12	150	1,800
48	Roller blinds to apartments	m	84		Excl.
94	Apartment entry door number	No	4	300	1,200

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LOCATION ELEMENT ITEM

A APARTMENT

A6 Residential Apartments (42 No)

A6E Level 2

A6E1 Apartment (continued)

GFA: 1,246 m² Cost/m²: 3,800
Rates Current At April 2026

Ref	Description	Unit	Qty	Rate AUD	Total Cost AUD
95	Kitchen joinery in timber look laminate comprising underbench cupboards, overhead cupboards, 1 No. Pantry cupboard and 1 No. Fridge cupboard, 800mm deep (stone msd. sep)	m	12	2,900	34,800
96	Bathroom vanity unit in timber look laminate, 500mm deep (stone msd. sep)	m	10	1,000	10,000
97	Laundry joinery unit in plain laminate, 800mm deep (stone msd sep)	m	5	1,000	5,000
98	Full height built in timber look laminate robes, including hanging rail and fixed overhead shelf (excl. drawers unit), 600mm deep to bedrooms	m	28	1,350	37,800
99	Storage cupboard w/ single swing door, in timber look laminate, 2400mm high	No	39	1,800	70,200
100	Linen cupboard w/ single swing door, in timber look laminate, 2400mm high	No	4	900	3,600
101	Porcelain stone benchtop to kitchen underbench joinery	m	6	360	2,160
102	Porcelain stone benchtop to vanity to apartments	m	10	225	2,250
103	Porcelain stone benchtop to laundry to apartments	m	5	360	1,800
104	Mirrored cabinet above vanity to apartment	m	10	1,000	10,000
105	Stainless steel shower shelf	No	8	250	2,000
106	Towel rail	No	8	150	1,200
107	Double robe hook	No	8	55	440
108	Toilet roll holder to apartments	No	8	95	760
131	Hand towel hook	No	8	60	480
132	Roller blinds to apartments	m	29		Excl.
133	TV joinery unit to apartments - excluded	m	15		Excl.
161	Statutory & wayfinding signage	m ²	1,246	10	12,460
177	900mm wide kitchen island natural stone benchtop to apartments incl. waterfalls to one side (PC supply cost \$300/m2)	m	13	806	10,478
FT - Fitments				400/m²	497,858
SE	Special Equipment				
49	Built in cooktop - assume Gaggenau or similar	No	9	3,000	27,000
50	Built in oven to apartments - assume Gaggenau or similar	No	9	5,000	45,000
51	Built in microwave oven - assume Gaggenau or similar	No	9	5,000	45,000
52	Dishwasher to apartments - assume Gaggenau or similar	No	9	3,000	27,000
53	Fridge to apartments - assume Gaggenau or similar	No	9	5,000	45,000
54	Integrated rangehood - assume Gaggenau or similar	No	9	2,200	19,800
55	Under Bar/wine fridge - assume purchase option	No	9		Excl.

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LOCATION ELEMENT ITEM A APARTMENT

A6 Residential Apartments (42 No)

A6E Level 2

A6E1 Apartment (continued)

GFA: 1,246 m² Cost/m²: 3,800
Rates Current At April 2026

Ref	Description	Unit	Qty	Rate AUD	Total Cost AUD
75	Washing machine and dryers to apartments	No	9		Excl.
195	Garbage chute + Recycle waste chute	M/R	4	1,200	4,800
196	Stair pressurisation	No	1	5,000	5,000
SE - Special Equipment				175/m²	218,600
SF	Sanitary Fixtures				
56	Single undermount kitchen sink (PC supply cost \$750)	No	10	830	8,300
57	Kitchen sink mixer (PC supply cost \$340)	No	5	450	2,250
58	Single stainless steel sink incl. mixer to laundry (PC supply cost \$430)	No	5	550	2,750
59	Stone basin to apartments	No	14	1,000	14,000
60	Vanity basin mixer to apartments (PC supply cost \$264)	No	14	350	4,900
61	Vanity basin pop up waste (PC supply cost \$77)	No	14	95	1,330
62	Rail shower with tap (PC supply cost \$397)	No	12	470	5,640
63	Bath (PC sum supply cost \$2,500)	No	2	3,000	6,000
64	Bath spout & mixer (PC supply cost \$1,300)	No	2	1,450	2,900
65	WC pan and cistern including flush plate to apartments; (PC supply cost \$850)	No	12	1,140	13,680
66	Floor waste to showers - assume linear grate	No	12	250	3,000
68	Floor waste to laundry	No	5	150	750
69	Washing machine tapset to apartments (PC supply cost \$22)	No	5	150	750
109	Single undermount kitchen sink	No	4	830	3,320
110	Kitchen sink mixer	No	4	450	1,800
111	Vanity undermount basin and pop up waste	No	12	450	5,400
112	Vanity basin mixer	No	12	350	4,200
113	Rail shower with tap	No	8	460	3,680
114	Floor waste to showers - assume linear grate	No	8	250	2,000
115	WC pan and cistern including flush plate to apartments	No	8	1,140	9,120
117	Single stainless steel sink incl. mixer to laundry	No	4	550	2,200
118	Washing machine stops	No	4	50	200
119	Floor waste to laundry	No	4	40	160
120	Allowance for installation of sanitary fixtures to apartment (WC, Vanity basin, Shower, Sinks, Floor Waste etc.)	No	52		Incl.
137	Allowance for installation of sanitary fixtures to apartment (WC, Vanity basin, Shower, Sinks, Bath, Floor Waste etc.)	No	36		Incl.
SF - Sanitary Fixtures				79/m²	98,330

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SCHEMATIC DESIGN COST PLAN NO.1 REV A - MAY 2026

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LOCATION ELEMENT ITEM A APARTMENT

A6 Residential Apartments (42 No)

A6E Level 2

A6E1 Apartment (continued)

GFA: 1,246 m² Cost/m²: 3,800
Rates Current At April 2026

Ref	Description	Unit	Qty	Rate AUD	Total Cost AUD
PD	Sanitary Plumbing				
67	Plumbing points incl. fitout	No	60	2,250	135,000
121	Dishwasher point	No	4	700	2,800
123	Plumbing points incl. fitout	No	56	2,250	126,000
124	HW Unit & circulation pumps servicing all Apartments	No	4	1,500	6,000
134	HW Unit & circulation pumps servicing all Apartments	No	3	1,500	4,500
135	Dishwasher point	No	3	700	2,100
	PD - Sanitary Plumbing			222/m²	276,400
VE	Ventilation				
70	Ventilation to bathroom	No	12	1,200	14,400
71	Ventilation to laundry	No	5	1,050	5,250
72	Ventilation to kitchen	No	5	1,500	7,500
125	Ventilation to apartment bathroom, laundry and kitchen (2 Bedroom 2 Bathroom) ducted to facade	No	4	4,500	18,000
	VE - Ventilation			36/m²	45,150
AC	Air Conditioning				
77	Airconditioning to 3 Bedroom Apartment (Assume ducted system)	No	5	25,000	125,000
126	Airconditioning to 2 Bedroom Apartment (Assume ducted system)	No	4	20,000	80,000
274	Mechanical services to corridors	m ²	100	180	18,000
	AC - Air Conditioning			179/m²	223,000
FP	Fire Protection				
166	Fire sprinklers and detection to apartment levels	m ²	1,246	75	93,450
	FP - Fire Protection			75/m²	93,450
LP	Electric Light and Power				
22	Concealed led strip to Kitchen unit/Butlers Kitchen/ Laundry unit	m	50		Incl.
23	Light & power to 3 Bedroom Apartment	No	5	18,000	90,000
127	Light & power to 2 Bedroom Apartment	No	4	17,000	68,000
168	Light & power to apartment corridors	m ²	100	140	14,000
170	Infrastructure incl. DB's, submains etc.	m ²	1,246	50	62,300
	LP - Electric Light and Power			188/m²	234,300
CM	Communications				
78	Security and communications to 3 Bedroom Apartment	No	5	3,000	15,000
128	Security and communications to 2 Bedroom Apartment	No	4	1,500	6,000

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LOCATION ELEMENT ITEM

A APARTMENT

A6 Residential Apartments (42 No)

A6E Level 2

A6E1 Apartment (continued)

GFA: 1,246 m² Cost/m²: 3,800
Rates Current At April 2026

Ref	Description	Unit	Qty	Rate AUD	Total Cost AUD
171	NBN conduits to apartments	No	9	500	4,500
174	Communications sitewide (Excl carparking)	m ²	1,246	30	37,380
CM - Communications				50/m ²	62,880
BW Builders Work In Connection with Specialist Services					
233	BWIC (1.5%)	Item			15,501
BW - Builders Work In Connection with Specialist Services				12/m ²	15,501
FU Furniture, Fittings and Equipment					
73	Loose furniture (i.e. desk chairs, dining chairs, tables etc.)	No	5		Excl.
136	Loose furniture (i.e. dining chairs, tables etc.)	No	4		Excl.
FU - Furniture, Fittings and Equipment					Excl.
APARTMENT				3,800/m ²	4,734,995

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SCHEMATIC DESIGN COST PLAN NO.1 REV A - MAY 2026

ADVERTISED PLAN

LOCATION ELEMENT ITEM A APARTMENT

A6 Residential Apartments (42 No)

A6E Level 2

A6E2 Balcony/Terrace

GFA: 220 m² Cost/m²: 1,980
Rates Current At April 2026

Ref	Description	Unit	Qty	Rate AUD	Total Cost AUD
CL	Columns				
147	Columns to apartment	m ²	220	45	9,900
	CL - Columns			45/m²	9,900
UF	Upper Floors				
148	Apartment suspended concrete slab incl. concrete, reinforcement and formwork	m ²	220	535	117,700
	UF - Upper Floors			535/m²	117,700
EW	External Walls				
240	750-800mm high brick wall to balcony / terrace with lining facing internal side	m	91	1,032	93,912
242	750-800mm high Blockwork planter box walls	m	38	464	17,632
243	250mm high glazed upstand incl. recessing channel	m	91	425	38,675
252	Full height balcony dividing walls	m	2	1,200	2,400
	EW - External Walls			694/m²	152,619
FF	Floor Finishes				
202	Slip resistant pavers on pods to balcony / terraces	m ²	161	310	49,910
203	Membrane and screed on concrete slab	m ²	220	60	13,200
	FF - Floor Finishes			287/m²	63,110
CF	Ceiling Finishes				
204	Soffit finish to balconies, rendered only	m ²	220	100	22,000
	CF - Ceiling Finishes			100/m²	22,000
FT	Fitments				
241	Outdoor Kitchen / BBQ Set	Item			Excl.
	FT - Fitments				Excl.
PD	Sanitary Plumbing				
205	Drainage to balconies	m ²	220	45	9,900
	PD - Sanitary Plumbing			45/m²	9,900
FP	Fire Protection				
167	Fire protection to balcony and terraces	m ²	220	40	8,800
	FP - Fire Protection			40/m²	8,800
LP	Electric Light and Power				
169	Light and power to balcony and terraces	m ²	220	40	8,800

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LOCATION ELEMENT ITEM

A APARTMENT

A6 Residential Apartments (42 No)

A6E Level 2

A6E2 Balcony/Terrace (continued)

GFA: 220 m² Cost/m²: 1,980
Rates Current At April 2026

Ref	Description	Unit	Qty	Rate AUD	Total Cost AUD
170	Infrastructure incl. DB's, submains etc.	m ²	220	50	11,000
	LP - Electric Light and Power			90/m²	19,800
BW	Builders Work In Connection with Specialist Services				
233	BWIC (1.5%)	Item			578
	BW - Builders Work In Connection with Specialist Services			3/m²	578
XL	Landscaping and Improvements				
206	Soft landscaping to balconies incl. infill soils, additional membrane, irrigation and drainage	m ²	60	475	28,500
251	Waterproofing membrane to internal side of feature brick wall	m ²	33	80	2,640
	XL - Landscaping and Improvements			142/m²	31,140
BALCONY/TERRACE				1,980/m²	435,547

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LOCATION ELEMENT ITEM
A APARTMENT

A6 Residential Apartments (42 No)

A6F Level 3

A6F1 Apartment

GFA: 881 m² Cost/m²: 3,800
Rates Current At April 2026

Ref	Description	Unit	Qty	Rate AUD	Total Cost AUD
NA	Not Allocated to Element				
238	Typical Level Apartment	m ²	881	3,800	3,347,800
	NA - Not Allocated to Element			3,800/m ²	3,347,800
APARTMENT				3,800/m ²	3,347,800

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LOCATION ELEMENT ITEM
A APARTMENT

A6 Residential Apartments (42 No)

A6F Level 3

A6F2 Balcony/Terrace

GFA: 474 m² Cost/m²: 1,985
Rates Current At April 2026

Ref	Description	Unit	Qty	Rate AUD	Total Cost AUD
NA	Not Allocated to Element				
253	Typical level balcony / terrace	m ²	474	1,985	940,890
	NA - Not Allocated to Element			1,985/m ²	940,890
BALCONY/TERRACE				1,985/m ²	940,890

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LOCATION ELEMENT ITEM
A APARTMENT

A6 Residential Apartments (42 No)

A6G Level 4

A6G1 Apartment

GFA: 664 m² Cost/m²: 3,800
Rates Current At April 2026

Ref	Description	Unit	Qty	Rate AUD	Total Cost AUD
NA	Not Allocated to Element				
238	Typical Level Apartment	m ²	664	3,800	2,523,200
	NA - Not Allocated to Element			3,800/m ²	2,523,200
APARTMENT				3,800/m ²	2,523,200

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LOCATION ELEMENT ITEM
A APARTMENT
A6 Residential Apartments (42 No)
A6G Level 4
A6G2 Balcony/Terrace

GFA: 249 m² Cost/m²: 1,985
Rates Current At April 2026

Ref	Description	Unit	Qty	Rate AUD	Total Cost AUD
NA	Not Allocated to Element				
253	Typical level balcony / terrace	m ²	249	1,985	494,265
	NA - Not Allocated to Element			1,985/m ²	494,265
BALCONY/TERRACE				1,985/m ²	494,265

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LOCATION ELEMENT ITEM
A APARTMENT
A6 Residential Apartments (42 No)
A6H Level 5
A6H1 Apartment

GFA: 471 m² Cost/m²: 3,800
Rates Current At April 2026

Ref	Description	Unit	Qty	Rate AUD	Total Cost AUD
NA	Not Allocated to Element				
238	Typical Level Apartment	m ²	471	3,800	1,789,800
	NA - Not Allocated to Element			3,800/m ²	1,789,800
APARTMENT				3,800/m ²	1,789,800

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LOCATION ELEMENT ITEM
A APARTMENT

A6 Residential Apartments (42 No)

A6H Level 5

A6H2 Balcony/Terrace

GFA: 274 m² Cost/m²: 1,985
Rates Current At April 2026

Ref	Description	Unit	Qty	Rate AUD	Total Cost AUD
NA	Not Allocated to Element				
253	Typical level balcony / terrace	m ²	274	1,985	543,890
	NA - Not Allocated to Element			1,985/m ²	543,890
BALCONY/TERRACE				1,985/m ²	543,890

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LOCATION ELEMENT ITEM
A APARTMENT

A6 Residential Apartments (42 No)
A6J Main Roof & Roof Plant

Rates Current At April 2026

Ref	Description	Unit	Qty	Rate AUD	Total Cost AUD
RF	Roof				
259	Insulation under roof slab / below habitable area	m²	503	60	30,180
260	Main roof structure incl. tanking, drainage	m²	503	800	402,400
261	Raised plant deck	m²	124	500	62,000
262	2,100mm high acoustic louvres to plant deck	m²	103	1,100	113,300
263	400mm high roof slab edge brickwork embellishment	m	96	320	30,720
264	Lift and stair ocre over run	m²	48	850	40,800
265	Access hatch and roof ladder	No	1	15,000	15,000
266	Allowance for roof safety system	Item			50,000
RF - Roof					744,400
MAIN ROOF & ROOF PLANT					744,400

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LOCATION ELEMENT ITEM
A APARTMENT
A6 Residential Apartments (42 No)
A6K Vertical Transportation

Rates Current At April 2026

Ref	Description	Unit	Qty	Rate AUD	Total Cost AUD
TS	Transportation Systems				
176	Lift access from basement 2 to Level 5 (serving 9 levels)	No	2	160,000	320,000
	TS - Transportation Systems				320,000
BW	Builders Work In Connection with Specialist Services				
233	BWIC (1.5%)	Item			4,800
	BW - Builders Work In Connection with Specialist Services				4,800
VERTICAL TRANSPORTATION					324,800

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LOCATION ELEMENT ITEM
A APARTMENT
A6 Residential Apartments (42 No)
A6L ESD Initiatives

Rates Current At April 2026

Ref	Description	Unit	Qty	Rate AUD	Total Cost AUD
NA	Not Allocated to Element				
267	Allowance for ESD Initiatives	Item			150,000
	NA - Not Allocated to Element				150,000
ESD INITIATIVES					150,000

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SCHEMATIC DESIGN COST PLAN NO.1 REV A - MAY 2026

LOCATION ELEMENT ITEM

A APARTMENT

A7 Hard & Soft Landscaping

Rates Current At April 2026

Ref	Description	Unit	Qty	Rate AUD	Total Cost AUD
XN	Boundary Walls, Fencing and Gates				
288	2,100mm high double skin feature brick fence with footings. facing riversdale road and glen street	m	79	2,760	218,040
289	2,100mm high single skin brick fence with paint finish and footings	m	298	1,175	350,150
	XN - Boundary Walls, Fencing and Gates				568,190
XL	Landscaping and Improvements				
268	Allowance for external soft and hard landscaping - Assume 60% hard landscaping, 40% soft landscaping with deep soil	m ²	1,148	620	711,760
	XL - Landscaping and Improvements				711,760
HARD & SOFT LANDSCAPING					1,279,950

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LOCATION ELEMENT ITEM
A APARTMENT
A8 External Services Connections

Rates Current At April 2026

Ref	Description	Unit	Qty	Rate AUD	Total Cost AUD
NA	Not Allocated to Element				
269	External Services Works to Apartment	Item			500,000
	NA - Not Allocated to Element				500,000
EXTERNAL SERVICES CONNECTIONS					500,000

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LOCATION ELEMENT ITEM
A APARTMENT
A9 Works Outside Site Boundary

Rates Current At April 2026

Ref	Description	Unit	Qty	Rate AUD	Total Cost AUD
NA	Not Allocated to Element				
270	Works Outside Site Boundary	Item			Excl.
	NA - Not Allocated to Element				Excl.
WORKS OUTSIDE SITE BOUNDARY					Excl.
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