

PROJECT : Arcare Brighton 85 - 93 Wilson Street Brighton



DESCRIPTION: This project comprises a 176 no. total bed luxury residential aged care development with 67 no. standard rooms, 30 no. small suites, 43 no. medium suites and 36 no. large suites , Communal areas including community, cafe, sitting, lounge and dining areas with basement carparking, internal landscaped courtyard, roof top and outdoor gardens, soft and hard landscaping and associated site works.

LOCATION: 85 - 93 Wilson Street VIC 3186

Date: 7-Nov-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	████	████	████
RACF - Residential	████	████	████
RACF - Circulation	████	████	████
RACF - BOH	████	████	████
Services and Core (Incl. lift and stair)	████	████	████
Balconies / Terraces (Incl UUCA areas)	████	████	████
RACF - Recreation/ Community	████	████	████
Extra Over Allowances (Refer separate breakdown)			€ █████
████████████████████	████	████	████
SITE WORKS & INFRASTRUCTURE			
Demolition	██	████	████
External works and Landscaping	██	████	████
External Services	██	████	████
████████████████████	████	████	████
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TOTAL ESTIMATED CONSTRUCTION COST (excl GST) AS AT NOVEMBER 2025			96,572,000

ON COSTS			
Construction Contingency (Assume 5%)			████
Headwork's (Based on 2.0% of Construction costs)			████
Cladding rectification levy (Based on 0.82% of Construction costs)			████
<u>FF&E - Aged care</u>			████
FF&E - Communal Areas			████
Consultants Fees (As advised)			████
Staging / Temporary Works			Excluded
Location Allowance			Excluded
GST			Excluded

SUBTOTAL ESTIMATED DEVELOPMENT COST (excl GST) AS AT NOVEMBER 2025			111,214,000
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PLAN**

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