ADVERTISED PLAN

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Construction Consultant

PPM Group Australasia

Preliminary Cost Plan Report (Revision 4) for

55-61 Atherton Road, Oakleigh VIC

02 June 2026

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1.0 Introduction

This report has been prepared in response to PPM Group Australasia's request for a revised cost plan for the construction of a 15-storey apartment building at 55-61 Atherton Road, Oakleigh VIC.

The following sections describe Northcroft's methodology in preparing the cost plan including definitions of the inclusions and specific limitations within estimates.

Should any further information regarding this report be required, please do not hesitate to contact:

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2.0 Summary of Estimated Costs

The following table outlines the current forecast costs (GST exclusive) based on the information provided to us at the time of estimate preparation. A detailed breakdown of these costs is provided in Appendix A of this report.

No.	Description	Total ($)
1	BUILDING COST	51,535,505
2	LIFT	1,300,000
3	DEMOLITION	98,800
4	EXTERNAL WORKS AND SERVICES	1,157,563
	SUBTOTAL CONSTRUCTION WORKS	**54,091,868**
5	DESIGN CONTINGENCY - EXCLUDED	Excluded
6	PRELIMINARIES	9,736,536
7	MARGIN	4,467,988
	TOTAL CONSTRUCTION COSTS (EXCL GST)	**68,296,392**
8	CONTINGENCY - EXCLUDED	Excluded
	TOTAL CONSTRUCTION COSTS (EXCL GST)	**68,296,392**

The calculated GFA is 23,237m2 (20,045m2 Fully Enclosed Covered Area + 3,192m2 Unenclosed Covered Area).

The cost estimate has been based on the following assumptions:

1. Carpet finish to all bedrooms
2. Floor tiles in bathrooms
3. Wall tiles to 2700 AFL to bathrooms
4. Tenant cold shell allowance only
5. No allowance for feature wall and ceiling to lobby and communal areas
6. No allowance for solar system or car charging station
7. No allowance to accommodate additional stormwater management required for flooding

3.0 Scope of Estimate

General scope of work allows for all building-related works including:

1. Site demolition (provisional sum $98.8k)
2. Excavation for new basement
3. Superstructure in precast concrete frame construction, including concrete roof
4. General finishes, windows, doors and all architectural works. Cold shell fit out to tenancy with base build services rough in only
5. Hydraulic installation, including plumbing and drainage, sanitary fixtures and fittings
6. Electrical installation including power & light, data, security and telephone
7. Fire services, including hydrant and hose reel systems
8. Mechanical services
9. Lifts
10. Equipment allowance for kitchen appliances (cooktop/ rangehood/ oven/ dishwasher)
11. External works, including landscaping work
12. Public works allowance $43k (provisional) - reinstatement of bluestone paving and bitumen paving only
13. Provisional allowances for all external services

PC Supply Rates include:

1. Stone tiling to Ground Lobby ($90/m2 supply)
2. Ceramic tiles to walls ($45/m2 supply)
3. Floor tiles to bathroom ($55/m2 supply)
4. External floor tiles to balconies ($90/m2 supply)
5. Engineered timber floors to units living area ($120/m2 supply)
6. Carpet to walkways and bedrooms ($45/m2 supply)

The estimate is based on Concept Architectural Drawings by Peddle Thorp, received on 8th October 2025 (24 pages).

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4.0 Limitations

The estimate excludes:

1. Removal of contaminated material/ asbestos
2. Dewatering work
3. Underpinning works
4. Rock excavation
5. Latent condition
6. Work outside normal working hours
7. Feature wall and ceiling
8. Loose FF&E
9. Blinds
10. Balcony privacy screens
11. Building proprietary signage
12. Tenancy fit out - cold shell only
13. Escalation beyond Ocotber 2025
14. Authority Fees
15. Consultants and Project Management Fees
16. Land Costs
17. Diversion of existing utilities or services
18. Finance and legal expenses
19. GST

The estimate is based on rates CURRENT at 13 October 2025 obtained by competitive tendering for lump sum fixed price contract with a normal contract period. No provision has been made for possible future fluctuations in tender prices occurring between the time of preparing the estimate and the time of calling tenders.

Allowance for site formation works, sub-structural elements are Northcroft's preliminary approximation and assumption only and are subject to further review and Engineering Design.

All services installations and incoming supply costs are subject to further review when detailed information is available from the M+E Engineers and the Local Authorities.

The information and findings provided by this report are privileged and confidential information intended for the Addressee. This report shall not be copied, published, redistributed, or relied upon (in part or whole) by any other third party unless permitted otherwise by the agreed terms or required by law, and then only in connection with the purpose in respect of which this report is prepared and provided.

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This report is based on estimates, assumptions and other information that was obtained on or before the date in which this report was prepared.

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Northcroft assume no responsibility and make no representation to the adequacy, accuracy or completeness of any information that was provided by the Addressee or by other stakeholders in the formulation and preparation of this report.

The findings of this report must be viewed in the context of the entire report including, without limitation, any assumptions made, and disclaimers provided.

5.0 Methodology

Measurement of the scope of work was undertaken, including design specifications available, generally in accordance with the principles detailed in the Australian Cost Management Manual Volume 1, published by the Australian Institute of Quantity Surveyors, July 2000, modified as considered appropriate for the particular portion of work.

Pricing of the quantities prepared was completed using internal data and Rawlinsons Australian Construction Handbook, 43rd Edition (2025) where necessary, as a pricing guide with escalation of pricing to reflect forecast and overall margins reflective of the construction market environment in Melbourne at the time.

6.0 Definitions

Design Contingency – an allowance for possible future changes in design for an already established scope of works. As the documentation becomes more detailed this figure is reduced to zero. These changes are generally due to more information becoming available. If the earlier assumptions regarding structure, finishes and services are proven to be correct then this contingency may be removed completely resulting in a reduction to the overall budget. If assumptions prove to be lower than required once the detail is known then the design contingency will be used as much as possible to accommodate increases within the budget.

Preliminaries – the builder's site and head office overheads and profit to complete the scope of works. These costs include insurances, project/construction management, site supervision, scaffolding, cranage, amenities and the like as required. Preliminaries may be based on a percentage of the overall costs until more detailed information is available and a detailed breakdown is provided. On this project we have allowed for considerable site constraints including maintaining hospital operations, hoardings, dust screens and additional cranage requirements due to limited access along the side of the site. We have also taken into account a reduced margin due to proposed contractual arrangements lowering risk to the builder.

Contract Contingency – an allowance for client initiated variations and changes made after the initial scope has been established and tendered; sometimes the result of latent conditions.

Locality Allowance – the increase in cost of all works associated with the project site location in an area remote to the location of price basis. Represented as a factor where 100 is the base such that a 5% increase is indicated as a factor of 105.

GFA – Gross Floor Area is the addition of FECA (Fully Enclosed Covered Area) and UCA (Unenclosed Covered Area). Often measured differently by various professionals, we follow the Australian Institute of Quantity Surveyors standard as published in the Australian Cost Management Manual. It is basically the covered floor areas for estimating purposes and are measured to the inside face of external walls (or in the absence of such walls, the external perimeter) of the building and including basements, floored roof spaces and attics, enclosed/open covered porches/verandahs and attached covered ways alongside building, equipment rooms, stair wells, lift shaft, vertical ducts, undercrofts and any other covered trafficable and usable areas of the building.

Notes – This very important section of the report is the first "trade" in our breakdown. It contains important information with regard to documentation used as the basis for the estimate and report as well as specific exclusions from the estimate that may require the input of others including design professionals in order to determine their necessity for your project. We recommend that you read and take time to understand the implications and possible risks associated with the project exclusions. If you need assistance with this section please contact our office to discuss your project requirements.

6.1 Symbols and Abbreviations

The following symbols and abbreviations may be used in this report:
SK.00 = [drawing number]/[sheet detail]
no = number
m = lineal metres
m2 = square metres
m3 = cubic metres
MPa = megapascal
t = tonne weight
approx = approximately
AS = Australian standard
ave = average
BWIC = builder's work in connection
cts = centre to centre
c/w = complete with
deg = degrees
dia = diameter
dwg = drawing
E/O = extra over
galv = galvanised
HDG = hot dipped galvanised
max = maximum
min = minimum
msd = measured
NB = nominal bore
NE = not exceeding
nom = nominal
OTR = other than rock
r/o = round off to whole, tens, hundreds or thousands as required
SCP = satin chromium plate
SS = stainless steel
ref = reference
UNO = unless noted otherwise

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Appendix A - Estimate Details

ADVERTISED PLAN

Project Cost Summary

Project: 55- 61 Atherton Road, Oakleigh	Details: CPNO4.1 - Feasibility Cost Estimate
Building: 15-storey apartment and 4 basement levels	

Code	Description	Quantity	Unit	Rate	Total
1	Basement Level (4 levels)	5,990	m2	1,809	10,833,865
2	Ground Level	1,467	m2	2,189	3,211,373
3	Level 1	972	m2	3,243	3,152,203
4	Level 2 - 14 (13 apartment levels)	11,618	m2	2,868	33,318,767
5	Roof	997	m2	1,022	1,019,298
6	Lift	1	Item		1,300,000
	BUILD COST	**20,045**	**m2**	**2,636**	**52,835,505**
7	Demolition Works	1	Item		98,800
8	External Works	1	Item		162,235
9	External Services	1	Item		952,138
10	Work Outside Boundary	1	Item		43,190
	SUBTOTAL	**20,045**	**m2**	**2,699**	**54,091,868**
11	Design Contingency	1	Item		Excluded
12	Preliminaries	1	Item		9,736,536
13	Margins	1	Item		4,467,988
	TOTAL CONSTRUCTION COST	**20,045**	**m2**	**3,407**	**68,296,392**
14	Construction Contingency	1	Item		Excluded
	TOTAL CONSTRUCTION COST AS AT OCTOBER 2025 (EXCL GST)	**20,045**	**m2**	**3,407**	**68,296,392**
	Notes				
15	This cost estimate represents an order of probable cost		Note		
16	Cost estimate remains indicative and subject to final design		Note		
17	Cost estimate has been updated based on design drawings by Peddle Thorp, received 8/10/2025		Note		
18	Apartment units - 122 No		Note		
	Exclusions:				
19	Removal of contaminated material/ asbestos		Note		
20	Dewatering work		Note		
21	Underpinning works		Note		
22	Rock excavation		Note		
23	Latent condition		Note		
24	Working outside normal working hours		Note		
25	Feature wall and ceiling		Note		
26	Whitegoods - microwave, dishwasher, etc		Note		
27	FFE & Loose Furniture to units - Mattress, pillows, TV, chairs, washing machine, dryer, fridge, etc		Note		

Project Cost Summary

Project:	55- 61 Atherton Road, Oakleigh	Details:	CPNO4.1 - Feasibility Cost Estimate
Building:	15-storey apartment and 4 basement levels		

Code	Description	Quantity	Unit	Rate	Total
28	FFE & Loose Furniture to communal area - meeting tables, chairs, games, lounge, etc		Note		
29	FFE & Loose Furniture to L1 external terrace - loose furniture, BBQ equipment, etc		Note		
30	Blinds		Note		
31	Balcony privacy screens		Note		
32	Building proprietary signage (assumed by client)		Note		
33	Retail fit out - Cold Shell only		Note		
34	Tenant's fitout		Note		
35	ESD cost		Note		
36	Escalation beyond October 2025		Note		
37	Consultants and Project Management Fees		Note		
38	GST		Note		

Elemental Breakdown

Project: 55- 61 Atherton Road, Oakleigh
Details: CPNO4.1 - Feasibility Cost Estimate
Building: 15-storey apartment and 4 basement levels

Code	Description	Quantity	Unit	Rate	Total
1	Demolition	20,045	m2	5	98,800
2	Substructure	20,045	m2	226	4,535,278
3	Columns	20,045	m2	77	1,549,947
4	Upper Floors	20,045	m2	462	9,269,490
5	Staircases	20,045	m2	14	283,500
6	Roof	20,045	m2	74	1,491,210
7	External Walls	20,045	m2	325	6,523,170
8	External Doors	20,045	m2		Incl. in External Walls
9	Internal Walls	20,045	m2	269	5,389,228
10	Internal Screen	20,045	m2	19	381,900
11	Internal Doors	20,045	m2	55	1,096,900
12	Wall Finishes	20,045	m2	93	1,872,631
13	Floor Finishes	20,045	m2	96	1,921,525
14	Ceiling	20,045	m2	55	1,093,010
15	Fitment	20,045	m2	114	2,281,788
16	Special Equipment	20,045	m2		Incl. in Fitment
17	Hydraulics	20,045	m2	166	3,328,900
18	Mechanical Service	20,045	m2	143	2,871,480
19	Electrical Service	20,045	m2	261	5,239,790
20	Fire Services	20,045	m2	120	2,405,760
21	Lift	20,045	m2	65	1,300,000
22	External Works	20,045	m2	10	205,425
23	External Services	20,045	m2	48	952,138
	SUBTOTAL	**20,045**	**m2**	**2,699**	**54,091,868**
24	Design Contingency	1	Item		Excluded
25	Preliminaries	1	Item		9,736,536
26	Margins	1	Item		4,467,988
	TOTAL CONSTRUCTION COST	**20,045**	**m2**	**3,407**	**68,296,392**
27	Construction Contingency	1	Item		Excluded
	TOTAL CONSTRUCTION COST AS AT OCTOBER 2025 (EXCL GST)	**20,045**	**m2**	**3,407**	**68,296,392**

Detailed Items

Project: 55- 61 Atherton Road, Oakleigh **Details:** CPNO4.1 - Feasibility Cost Estimate
Building: 15-storey apartment and 4 basement levels

Code	Description	Quantity	Unit	Rate	Total
1	Demolition				
1.1	Demolish single storey retail	686	m2	125	85,750
1.2	Demolish concrete driveway/ ramp/ pavement	870	m2	15	13,050
	Demolition				98,800
2	Substructure				
2.1	Bulk Excavation				
2.2	Bulk excavation	17,972	m3	55	988,460
2.3	Pit Construction				
2.4	Lift pit construction - assumed 2500 deep (43m2)	1	Item	38,000	38,000
2.5	Concrete base for staircase - assumed 1500mm deep	1	Item	51,000	51,000
2.6	Allowance for services pits (provisional)	1	Item		25,000
2.7	SOG				
2.8	Allowance for bored piers	1,498	m2	150	224,700
2.9	Concrete slab on ground assumed 200mm thick PT on waterproof membrane over prep surface; incl. mesh top	1,498	m2	170	253,978
2.10	Allowance for edge beams or strip footings to slab edge	155	m	350	54,249
2.11	Allowance for ground beams (provisional)	342	m	260	88,920
2.12	Termite Treatment (provisional)	1,498	m2	15	22,470
2.13	Retaining wall				
2.14	Retention of bank walls	1,859	m2	1,500	2,788,500
	Substructure				4,535,278
3	Columns				
3.1	Concrete Column				
3.2	1000x350 concrete column	312	m	1,500	468,000
3.3	Allowance for concrete columns to apartment floors				part of precast panel
3.4	Blade wall columns				
3.5	Precast wall blade/ columns	2,407	m2	450	1,081,947
	Columns				1,549,947
4	Upper Floors				
4.1	Suspended Slab				
4.2	40MPa Reinforced Concrete suspended slab to upper floors	18,489	m2	430	7,950,270
4.3	EO for suspended concrete ramps	318	m2	100	31,800
4.4	Balconies				
4.5	40MPa Reinforced Concrete suspended slab to balconies	2,994	m2	430	1,287,420
	Upper Floors				9,269,490
5	Staircases				
5.1	Fire staircase in complete including handrails/ balustrades, concrete finish, tactile indicators, etc	63	rise/ m	4,500	283,500
	Staircases				283,500

Detailed Items

Project:	55- 61 Atherton Road, Oakleigh	**Details:**	CPNO4.1 - Feasibility Cost Estimate
Building:	15-storey apartment and 4 basement levels		

Code	Description	Quantity	Unit	Rate	Total
6	Roof				
6.1	<u>Concrete Roof terrace</u>				
6.2	40MPa Reinforced Concrete suspended slab to roof terrace	1,517	m2	680	1,031,560
6.3	<u>Screed and tanking</u>				
6.4	Screed and tanking	1,517	m2	75	113,775
6.5	<u>Precast roof slab</u>				
6.6	Precast roof slab to lift and stair core	59	m2	350	20,650
6.7	Screed and tanking to precast roof slab	59	m2	75	4,425
6.8	<u>Canopy</u>				
6.9	Glass canopy to Ground	138	m2	1,600	220,800
6.10	<u>Roof Stormwater</u>				
6.11	Included in Stormwater Management		Note		
6.12	<u>Roof plant room</u>				
6.13	Roof plant room allowance	1	Item		100,000
	Roof				1,491,210
7	External Walls				
7.1	**FACADE**				
7.2	Total External Wall Area	9,628	m2		reference
7.3	<u>Basement wall</u>				
7.4	Allowance for blockwall facade to basement - single skin 230 wide, load bearing	1,834	m2	380	696,920
7.5	<u>External lift/ stair core wall</u>				
7.6	Assumed concrete wall - msd in int. wall		Note		
7.7	<u>Balustrade</u>				
7.8	Allowance for glazed balustrade to balconies assumed 1-1.2m high	134	m	800	107,200
7.9	Allowance for glazed balustrade to balconies assumed 0.4-0.6m high	845	m	600	507,000
7.10	Allowance for metal batten balustrade to balconies assumed 1.2m high	361	m	500	180,500
7.11	Allowance for blockwall balustrade to balconies assumed 0.9m high	955	m	380	362,900
7.12	<u>Precast Concrete</u>				
7.13	Precast panel to facade (provisional) - scope of work TBC, incl. wall lining	3,603	m2	420	1,513,260
7.14	Precast concrete band (assumed)				Excl
7.15	<u>Metal Cladding</u>				
7.16	Metal cladding to facade (provisional) - scope of work TBC, incl. internal wall lining	1,150	m2	340	391,000
7.17	<u>Glazed panel</u>				
7.18	Shopfront clear glazed panel	277	m2	1,200	332,400
7.19	Glazed panel to L1 external space	82	m2	1,500	123,000
7.20	Clear glazed windows/ panel to facade	2,684	m2	550	1,476,200
7.21	<u>Planter Box</u>				
7.22	Blockwall planter box - assumed 1200mm high, incl. tanking, render and paint	638	m2	380	242,440

Detailed Items

Project:	55- 61 Atherton Road, Oakleigh	Details:	CPNO4.1 - Feasibility Cost Estimate
Building:	15-storey apartment and 4 basement levels		

Code	Description	Quantity	Unit	Rate	Total
7	External Walls				*(Continued)*
7.23	Soft landscaping - incl. in Ext. Works		Note		
7.24	**PLANT ROOM**				
7.25	Steel platform, mesh screen, etc		Note		Excl
7.26	**EXTERNAL DOORS**				
7.27	Glazed doors				
7.28	Sliding door to entrance lobby 2500 wide x 2400 high	1	No	3,500	3,500
7.29	Double hinged glazed doors to shopfront 2/960 x 2400 high	3	No	2,500	7,500
7.30	Sliding door to balconies 2000-2300 wide x 2400 high	260	No	2,000	520,000
7.31	Single hinged glazed doors 920 x 2400 high	29	No	1,200	34,800
7.32	Fire rated doors incl. frame and hardware				
7.33	Single hinged 920-1150mm wide x 2000mm high	3	No	1,800	5,400
7.34	Double hinged 2/1150 wide x 2000mm high	2	No	2,500	5,000
7.35	Services maintenance doors 2/500mm wide x 2000mm high	2	No	2,000	4,000
7.36	Carpark Entry door				
7.37	Entry garage to basement/ ramp - assumed metal garage door with automatic system(provisional)	29	m2	350	10,150
7.38	Boom gate - excl				Excl
	External Walls				6,523,170
8	Internal Walls				
8.1	Lift/ staircase core wall				
8.2	Concrete wall	3,724	m2	380	1,415,120
8.3	Speed panel wall				
8.4	Speed panel wall	958	m2	280	268,240
8.5	Precast blade wall/ columns				
8.6	Lining to both sides of precast blade wall/ column - assumed 13 firechek pb lining/ insulation/ 13 firechek pb lining	2,366	m2	180	425,880
8.7	Masonry wall				
8.8	Blockwall, non-load bearing, assumed paint finish (msd separately)	1,415	m2	250	353,750
8.9	Blockwall, non-load bearing, to basement levels	545	m2	250	136,250
8.10	Stud wall partition				
8.11	Party wall - assumed 2 x 9 fire pb/ precast wall (msd separately)/ 2 x 9 fire pb, incl. insulation	965	m2	240	231,962
8.12	Common walls - assumed 1x 9 fire pb/ 90 stud/ 2x 9 fire pb, incl. insulation and skirting	2,771	m2	240	666,079
8.13	Unit walls (ceiling height) - assumed 13 pb/ 90 stud/ 13 pb, incl. insulation, up to 3000 AFL	9,938	m2	190	1,891,947
	Internal Walls				5,389,228
9	Internal Screen				
9.1	Shower Screen				
9.2	Shower screen including single hinged glazed door to units	229	No	1,500	343,500
9.3	Glazed Screen Panel				

Detailed Items

Project:	55- 61 Atherton Road, Oakleigh	Details:	CPNO4.1 - Feasibility Cost Estimate
Building:	15-storey apartment and 4 basement levels		

Code	Description	Quantity	Unit	Rate	Total
9	Internal Screen				*(Continued)*
9.4	Glazed screen panel to FOH/ retail, up to 3500 AFL	23	m2	650	14,950
9.5	Glazed panel to lobby partition up to 3000 AFL	29	m2	550	15,950
9.6	Toilet Cubicles				
9.7	Base build toilets	5	No	1,500	7,500
	Internal Screen				381,900
10	Internal Doors				
10.1	Glazed door				
10.2	EO for glazed single hinged door 920 x 2100 high	11	No	2,200	24,200
10.3	EO for glazed double sliding door 2/1400 x 2100 high	1	No	5,000	5,000
10.4	Timber door				
10.5	Single hinged timber door 920 wide x 2100 high to entrance units	122	No	2,000	244,000
10.6	Single hinged timber door 920 wide x 2100 high	502	No	1,350	677,700
10.7	Fire rated door				
10.8	Fire rated door 920 wide x 2100 high	67	No	2,000	134,000
10.9	Fire rated double door 420/970 wide x 2100 high	5	No	2,400	12,000
	Internal Doors				1,096,900
11	Wall Finishes				
11.1	Pb wall lining on and including battens over masonry wall (msd separately)				
11.2	To lift/ stair core wall	3,724	m2	75	280,231
11.3	Tiling				
11.4	Ceramic tiles (PC supply $45/m2) to WC incl. tanking, assumed 2700 ceiling high	6,266	m2	100	626,600
11.5	Paint				
11.6	No paint allowance to basement carpark levels		Note		Excl
11.7	Paint to masonry wall	3,919	m2	20	78,380
11.8	Paint to plasterboard wall lining to 2700 AFL	44,371	m2	20	887,420
	Wall Finishes				1,872,631
12	Floor Finishes				
12.1	Basement				
12.2	Concrete sealer to basement levels	5,991	m2	15	89,865
12.3	Parking lines	1,758	m	20	35,160
12.4	Yellow line paint	61	m2	50	3,050
12.5	Directional lines	24	No	350	8,400
12.6	Disabled stencile paint	1	No	500	500
12.7	Ground				
12.8	Ground retail - no allowance for floor finishes	528	m2		N/A
12.9	Ground Lobby/ office (PC supply $90/m2)	144	m2	160	23,040
12.10	Epoxy flooring to Ground storage/ BOH	760	m2	55	41,800
12.11	Tiles to Ground base build Toilets (PC supply $55/m2) incl. tanking	36	m2	120	4,320

Detailed Items

Project:	55- 61 Atherton Road, Oakleigh	Details:	CPNO4.1 - Feasibility Cost Estimate
Building:	15-storey apartment and 4 basement levels		

Code	Description	Quantity	Unit	Rate	Total
12	Floor Finishes				*(Continued)*
12.12	Level 1				
12.13	Carpet to common walkways	145	m2	55	7,975
12.14	Tiles to communal spaces (PC supply $90/m2) incl. tanking	64	m2	160	10,240
12.15	Tiles to DDA WC (PC supply $90/m2) incl. tanking	7	m2	160	1,120
12.16	Epoxy flooring to storage/ services	100	m2	55	5,500
12.17	Carpet to cinema/ meeting rm/ coworking	81	m2	65	5,265
12.18	Tiles to apartment unit Toilets (PC supply $55/m2) incl. tanking	69	m2	120	8,280
12.19	Timber flooring to Apartment Living area	354	m2	120	42,480
12.20	Carpet to Apartment Bedrooms	155	m2	55	8,525
12.21	Level 2 - 14 apartment levels				
12.22	Carpet to common walkways	956	m2	55	52,580
12.23	Epoxy flooring to storage/ services	1,044	m2	55	57,420
12.24	Tiles to apartment unit Toilets (PC supply $55/m2) incl. tanking	1,190	m2	120	142,800
12.25	Timber flooring to Apartment Living area	5,151	m2	120	618,120
12.26	Carpet to Apartment Bedrooms	3,279	m2	55	180,345
12.27	External Floor Tiles				
12.28	External floor tiles to balconies (PC Supply $90/m2), incl. tanking	3,193	m2	180	574,740
	Floor Finishes				1,921,525
13	Ceiling				
13.1	Suspended ceiling on grid system (assumed) to slab soffit, incl. bulkhead				
13.2	To basements - N/A ceiling	5,991	m2		Excl
13.3	To Ground retail - N/A ceiling	528	m2		Excl
13.4	To Ground BOH - N/A ceiling	614	m2		Excl
13.5	To Ground Lobby/ FOH	144	m2	65	9,360
13.6	To Ground base build toilets	36	m2	65	2,340
13.7	To Apartments	8,937	m2	65	580,905
13.8	To Common walkways	1,246	m2	65	80,990
13.9	To Unit toilets	1,258	m2	65	81,770
13.10	To L1 Communal/ cinema	152	m2	65	9,880
13.11	To storage/services BOH - N/A ceiling	1,144	m2		Excl
13.12	Paint finish to suspended ceiling system				
13.13	To Ground Lobby/ FOH	144	m2	20	2,880
13.14	To Ground base build toilets	36	m2	20	720
13.15	To Apartments	8,937	m2	20	178,740
13.16	To Common walkways	1,246	m2	20	24,920
13.17	To Unit toilets	1,258	m2	20	25,160
13.18	To L1 Communal/ cinema	152	m2	20	3,040
13.19	Spray paint to slab soffit to ground BOH	614	m2	20	12,280

Detailed Items

Project:	55- 61 Atherton Road, Oakleigh	Details:	CPNO4.1 - Feasibility Cost Estimate
Building:	15-storey apartment and 4 basement levels		

Code	Description	Quantity	Unit	Rate	Total
13	Ceiling				*(Continued)*
13.20	No paint allowance to basement slab soffit	5,991	m2		Excl
13.21	No paint allowance to ground retail slab soffit	528	m2		Excl
13.22	No paint allowance to upper levels storage/services BOH	1,144	m2		Excl
13.23	Spray paint to slab soffit of balconies	3,201	m2	25	80,025
13.24	Feature ceiling				
13.25	Allowance for feature ceiling to ground level lobby				Excl
	Ceiling				1,093,010
14	Fitment				
14.1	**GENERAL**				
14.2	Statutory signage (provisional)	20,045	m2	2.50	50,113
14.3	Allowance for building signage (Provisional)	1	item		Excl
14.4	Allowance for unit signage	122	No	150	18,300
14.5	**BASEMENT**				
14.6	Allowance for storage cages	109	No	1,000	109,000
14.7	**GROUND**				
14.8	Bike rack (provisional)	46	No	500	23,000
14.9	Allowance for letter box/ parcel storage (provisional)	122	No	250	30,500
14.10	Base Build toilets (Male & Female - 2 no. WC each)				
14.11	Vanity unit 2000 wide x 200 deep	2	No	1,500	3,000
14.12	Mirror	4	No	350	1,400
14.13	Soap dispenser	4	No	150	600
14.14	Toilet roll paper holder	4	No	150	600
14.15	Hooks	4	No	50	200
14.16	Acc WC				
14.17	Vanity unit 500 wide x 350 deep	1	No	650	650
14.18	Mirror	1	No	500	500
14.19	Soap dispenser	1	No	150	150
14.20	Toilet roll paper holder	1	No	150	150
14.21	Ambutant rails and seat	1	No	2,000	2,000
14.22	Hooks	1	No	50	50
14.23	**LEVEL 1**				
14.24	Allowance for storage cages	6	No	550	3,300
14.25	Communal areas				
14.26	Kitchen unit comprising of stone benchtop with underbench cupboard 750mm wide x 1100mm high, incl. laminate overhead cupboard	4	m	2,500	10,000
14.27	Island seating benchtop 900mm wide assumed 1100 high, stone-finished benchtop with laminate underbench cupboard	3	m	3,500	10,500
14.28	Timber dining table 2850 x 1200mm	1	No		FFE
14.29	Dishwasher	1	No		FFE

Detailed Items

Project: 55- 61 Atherton Road, Oakleigh	Details: CPNO4.1 - Feasibility Cost Estimate
Building: 15-storey apartment and 4 basement levels	

Code	Description	Quantity	Unit	Rate	Total
14	Fitment				*(Continued)*
14.30	Timber desk to meeting room 2250 x 900mm	1	No		FFE
14.31	Upholstered seating bench 750 wide to cinema	9	m		FFE
14.32	Loose FFE and fitment to kitchen excluded - microwave, fridge, oven, tables, chairs, sofa		Note		Excl
14.33	Loose FFE and fitment to meeting room excluded - tables, chairs, etc		Note		Excl
14.34	Joinery				
14.35	Kitchen stone-finished benchtop with laminate underbench cupboard, incl. overhead cupboard	25	m	1,200	30,000
14.36	Island bench, stone-finished benchtop with laminate underbench cupboard	3	m	2,000	6,000
14.37	Laundry bench, stone-finished benchtop with laminate underbench cupboard	11	m	1,200	13,200
14.38	Wardrobe with sliding doors	33	m	550	18,150
14.39	Storage cupboard allowance	7	No	600	4,200
14.40	Blinds - excl		Note		Excl
14.41	Unit Toilet				
14.42	Vanity unit 900 wide x 600 deep	12	No	500	6,000
14.43	Mirror	12	No	200	2,400
14.44	Toilet roll paper holder	12	No	100	1,200
14.45	Hooks	12	No	25	300
14.46	Appliances (provisional)				
14.47	Cooktop (4 rings)	7	No	850	5,950
14.48	Rangehood	7	No	650	4,550
14.49	Oven	7	No	1,000	7,000
14.50	Dishwasher	7	No	950	6,650
14.51	Loose FFE excluded - Fridge, microwave, etc		Note		Excl
14.52	**LEVEL 2 - 14 Apartment Levels**				
14.53	Loose fitment and equipments excluded		Note		Excl
14.54	Joinery				
14.55	Kitchen stone-finished benchtop with laminate underbench cupboard, incl. overhead cupboard	388	m	1,200	465,600
14.56	Island bench, stone-finished benchtop with laminate underbench cupboard	132	m	2,000	264,000
14.57	Laundry bench, stone-finished benchtop with laminate underbench cupboard	164	m	1,200	196,800
14.58	Wardrobe with sliding doors	620	m	550	341,000
14.59	Storage cupboard allowance	115	No	600	69,000
14.60	Blinds - excl		Note		Excl
14.61	Unit Toilet				
14.62	Vanity unit 900 wide x 600 deep	217	No	500	108,500
14.63	Mirror	217	No	200	43,400
14.64	Toilet roll paper holder	217	No	100	21,700
14.65	Hooks	217	No	25	5,425
14.66	Appliances (provisional)				

Detailed Items

Project: 55- 61 Atherton Road, Oakleigh
Details: CPNO4.1 - Feasibility Cost Estimate
Building: 15-storey apartment and 4 basement levels

Code	Description	Quantity	Unit	Rate	Total
14	Fitment				*(Continued)*
14.67	Cooktop (4 rings)	115	No	850	97,750
14.68	Rangehood	115	No	650	74,750
14.69	Oven	115	No	1,000	115,000
14.70	Dishwasher	115	No	950	109,250
14.71	Loose FFE excluded - Fridge, microwave, etc		Note		Excl
14.72	Note:				
14.73	Single-bowl sink incl in Hyd.		Note		
	Fitment				2,281,788
15	Hydraulics				
15.1	Plumbing points	946	No	2,800	2,648,800
15.2	Plumbing - waste points	480	No	650	312,000
15.3	FWG	524	No	650	340,600
15.4	Allowance for sanitary fixtures (PC Supply/ install)				
15.5	WC	89	No	500	Incl
15.6	Disabled WC	146	No	650	Incl
15.7	Basins	237	No	150	Incl
15.8	Shower	229	No	250	Incl
15.9	Kitchen sinks (single-bowl)	123	No	450	Incl
15.10	Zip hydro tap to communal (provisional)	1	No	7,500	7,500
15.11	Hot water				
15.12	Centralised hot water plant - heat pumps (provisional)	1	Item	20,000	20,000
	Hydraulics				3,328,900
16	Mechanical Service				
16.1	Mechanical services to basement levels	5,991	m2	120	718,920
16.2	Mechanical services to Ground Retail, FOH & BOH	1,467	m2	180	264,060
16.3	Mechanical services to Apartment levels	12,590	m2	150	1,888,500
16.4	Mechanical services to balconies	3,172	m2		N/A
16.5	Mechanical services to L1 Roof Top	311	m2		N/A
	Mechanical Service				2,871,480
17	Electrical Service				
17.1	Electrical services to basement levels	5,991	m2	180	1,078,380
17.2	Electrical services to Ground Retail, FOH & BOH	1,467	m2	220	322,740
17.3	Electrical services to Apartment levels	12,590	m2	280	3,525,200
17.4	Electrical services to balconies	3,172	m2	90	285,480
17.5	Electrical services to L1 Roof Top	311	m2	90	27,990
	Electrical Service				5,239,790
18	Fire Services				
18.1	Fire services to basement levels	5,991	m2	120	718,920

Detailed Items

Project:	55- 61 Atherton Road, Oakleigh	Details:	CPNO4.1 - Feasibility Cost Estimate
Building:	15-storey apartment and 4 basement levels		

Code	Description	Quantity	Unit	Rate	Total
18	Fire Services				*(Continued)*
18.2	Fire services to Ground Retail, FOH & BOH	1,467	m2	120	176,040
18.3	Fire services to Apartment levels	12,590	m2	120	1,510,800
18.4	Fire services to balconies	3,172	m2		N/A
18.5	Fire services to L1 Roof Top	311	m2		N/A
	Fire Services				2,405,760
19	Lift				
19.1	Lift - Basement 4 to Level 14 (provisional) - 19 levels	2	No	650,000	1,300,000
	Lift				1,300,000
20	External Works				
20.1	Site Works				
20.2	Site clearing	1,957	m2	5	9,785
20.3	External Public Works				
20.4	Allowance for reinstatement of bluestone footpath and kerbs (provisional)	182	m2	220	40,040
20.5	Demolish existing crossover	18	m2	100	1,800
20.6	Landscaping work	18	m2	75	1,350
20.7	External Works - outdoor terrace				
20.8	Floor tiles - msd in FF		Note		
20.9	Soil to planter box	348	m3	75	26,100
20.10	Mulching to planter box	290	m2	15	4,350
20.11	Plantings	290	m2	200	58,000
20.12	Allowance for drainage cell	290	m2	100	29,000
20.13	Balconies				
20.14	Privacy screens - Excl		Note		Excl
20.15	Outdoor furniture - (provisional)	1	No	35,000	35,000
20.16	BBQ equipment - Excl		Note		Excl
20.17	Loose FFE - Picnic table, chairs, plant pots, etc		Note		Excl
	External Works				205,425
21	External Services				
21.1	**External Services (Provisional)**				
21.2	External sewer (Provisional)	20,045	m2	6	120,270
21.3	External water (Provisional)	20,045	m2	8	160,360
21.4	External Elec - substation/ reticulation (Provisional)	20,045	m2	15	300,675
21.5	External fire services (Provisional) - hydrant booster	20,045	m2	5	100,225
21.6	External gas services (Provisional) - hydrant booster	20,045	m2	2.5	50,113
21.7	NBN fiber provision	20,045	m2	1	20,045
21.8	Stormwater reticulation and management	20,045	m2	10	200,450
	External Services				952,138