

Ref 130-cp3

12 February, 2024

Haven, Home, Safe
52-56 Mary Street,
Preston, VIC 3072

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Attention [REDACTED]

Via email [REDACTED]

Dear Tim,

**2-12 Wilkinson Street, Brunswick
Cost Plan No. 3 (PKT01_rev.a)**

We have prepared Cost Plan No. 3 (PKT01_rev.a) for the above project based on the preliminary schematic design documentation provided and our discussions.

Cost Summary

The cost plan can be summarised as follows:

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	Costs(\$)
Building Works	\$13,693,000
External Works and Services	\$429,000
Sub-Total (excl. GST):	\$14,122,000
ESD Initiatives	Included
Contingencies	\$1,131,000
Cost Escalation	\$1,504,000
Non-Construction Costs	Excluded
TOTAL END COST excl. Tender Option (excl. GST):	\$16,757,000
Tender Option 1 – Shops (Warm Shell)	\$114,000
TOTAL END COST incl. Tender Option (excl. GST):	\$16,871,000

Please refer to the attached cost plan for further information and scope of works included. All costs are reported exclusive of GST.

Documentation

The cost plan is based on Concept design documentation and has been prepared using the following:

- Concept Development prepared by MGS Architects dated 23 October 2023
- Structural Concept Drawings prepared by MGS Architects dated 30 November 2023
- Services Documentation prepared by Collective Engineering dated 23 October 2023
- Landscape Architecture – Schematic Documentation prepared by Schored Projects dated 18 December, 2023.
- Correspondence from Haven Home Safe up to 7 February, 2024
- Correspondence from Big River Group up to 5 February, 2024

Engineering

We advise that preliminary services documentation was available at the time of preparing the cost plan and have therefore included allowances based on our experience and estimates typical for this type of construction. Confirmation will be required once further documentation is available.

We also note only concept structural documentation was available and therefore the assumptions made will require confirmation once further documentation is available, in particular around the basement retention system and substructure.

Environmental Sustainable Design (ESD)

The cost plan includes an allowance for ESD initiatives over and above BCA Section J requirements, i.e. solar panels etc. Please refer to the Cost Plan for further details.

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Contingency

The cost plan includes allowances for design contingency (5%) and contract contingency (5%). The cost plan assumes the contingency will be required for design documentation related issues and not for changes in scope.

Cost Escalation

The cost plan is based on costs current at February, 2024 and includes allowance for cost escalation (at 5% per annum) to July, 2024, the anticipated construction commencement date. Cost escalation has been included in the cost plan for during the construction period for anticipated costs that the contractor will likely reflect in their tender due to the continue volatile nature of the current construction market. Confirmation from the Client will be required for actual commencement dates.

We note that cost escalation has been excluded beyond this date and the cost plan assumes that the project will be funded and documented within this period, however if the tender period is extended, then we would recommend a cost escalation allowance of 5% per annum be applied.

PKT QS continues to monitor construction costs and has included allowances for cost escalation where appropriate, however we reserve the right to adjust the cost plan should the project program be delayed and or market conditions change.

Non-Construction Costs

The cost plan does not include any allowances for non-construction cost such as consultant fees, Client costs, marketing, open space levy, etc.

Assumptions

The following assumptions have been made with regards to the cost plan:

- Assumptions have been made in line with correspondence with Haven, Home, Safe and Big River Group regarding structural components in the cost plan (i.e Techbeam floor joist systems and timber wall framing)
- An allowance has been included for make good to existing pathways
- An allowance has been included for mailboxes
- An allowance has been made for mechanical services to ventilation to common areas
- No allowance has been made for heating and cooling services to common areas
- No allowance has been included for anti-graffiti paint
- Generally, assumptions have been made in regard to the quality of fixtures and fitments throughout and nominated PC supply rates within the cost plan will require confirmation once the design has been developed
- An allowance for Hybrid timber Floor finish to Apartment Living / Kitchen etc.
- Allowances have been included for access panels
- Allowances have been included for bulkheads
- The commercial spaces on ground level have been assumed as Cold Shell
- No allowance has been included for excavation and removal of contaminated soil
- A tender option has been included for having Building Works (Shops - Ground Level) as warm shell instead of cold shell. We have included allowance for ceiling linings, internal linings to external walls, light fittings and split air conditionings to shops.
- We assume the tender options if required will be part of the contract works and will be completed along with tendered works. If works are to be completed separately as part of a different contract additional allowances for builder's preliminaries and overheads may be required.

The cost plan is indicative only of the possible order of cost. All components of the estimate will require confirmation once the design has developed further.

The cost plan assumes specified cladding materials are compliant with applicable building standards in respect of fire resistance.

Costs are also based on the assumption that the project will be competitively tendered to a select list of appropriate and interested builders in the form of a fixed lump sum contract. The cost plan makes no allowance for cost plus, negotiated, staged or construction management forms of procurement.

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Main Risks

The main risks associated with cost are:

- Documentation & scope creep (i.e., Design Development documentation, etc.)
- Future National Construction Code (NCC) amendments that may impact on quality and buildability of the project
- Abnormal ground conditions, site decontamination and remediation, etc.
- Cost implications due to delays regarding procurement of materials (i.e., timber supply shortage, etc.), labour scheduling, etc.
- Asbestos / hazardous material removal
- Market conditions / cost escalation beyond tender date
- Resolution of non-construction costs (refer above)
- Assumptions (refer above)
- Exclusions (refer below)

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Exclusions

Please note that the cost plan specifically excludes any allowances for the following:

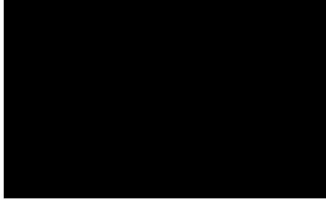
- Building automation systems
- Stair pressurisation systems
- Hydronic Floor Heating
- Asbestos / hazardous material removal
- Relocate or upgrade of existing services and infrastructure
- Works outside site boundary
- Abnormal ground conditions (i.e. rock, ground water, filling, etc.)
- Site decontamination and remediation
- Cost escalation beyond July, 2024
- Consultant's fees
- Client management or direct costs
- Council costs
- Tenancy incentives or contributions
- Audio visual / IT equipment and infrastructure
- Furniture, fittings and equipment
- Blinds
- Artwork
- Planning permit
- Finance, legal, letting costs, etc.
- Land and acquisition costs
- Marketing, sales and advertising
- Open space levy
- Staging of the works
- Goods and Services Tax

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Where appropriate, allowances for the above items should be made in the overall feasibility study.

Do not hesitate to contact us to discuss any clarifications or if you require further information.

Yours faithfully,



Director

Encl. Appendix A – Cost Plan No. 3 (PKT01_rev.a)

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APPENDIX A

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SUMMARY

Haven Home Safe
2-12 Wilkinson Street, Brunswick

12 February, 2024

Cost Plan No. 3 (PKT01_rev.a) based on Concept design documentation prepared by MGS Architects dated 30 November, 2023

Description of Works	Unit	Quantity	Rate (\$/unit)	Cost (\$)	Cost per Apartment (39 No.)
<u>Building Works</u>					
Building Works (Ground Level)	m2	379	2,414	915,000	23,462
Building Works (Shops - Ground Level)	m2	102	4,343	443,000	11,359
Building Works (Apartments Ground Level) - 4 No.	m2	250	3,916	979,000	25,103
Building Works (Apartments Level 1-3) - 25 No.	m2	1,436	3,948	5,670,000	145,385
Building Works (Apartments Level 4-6) - 10 No.	m2	634	3,909	2,478,000	63,538
Building Works (Communal Terraces / Circulation - Level 1-6)	m2	605	2,476	1,498,000	38,410
Building Works (Private Terraces)	m2	347	1,919	666,000	17,077
Building Works (Kitchen Garden / Terrace - Level 3)	m2	164	1,866	306,000	7,846
Building Works (BBQ Terrace - Level 6)	m2	122	2,689	328,000	8,410
Lift Services and associated works	Prov. Sum	1	410,000	410,000	10,513
Total Building Cost		4,039	2,390	13,693,000	351,103
<u>External Works and Services</u>					
Demolition	Item			35,000	897
Asbestos / hazardous material removal	Note			Excluded	Excluded
Site preparation	Item			5,000	128
Roads, Footpaths & Paving	Item			18,000	462
Retaining walls, fencing & gates	Item			31,000	795
External works and landscaping	Item			57,000	949
External services	Item			250,000	6,410
Relocate or upgrade of existing services and infrastructure	Note			Excluded	Excluded
Works outside site boundary	Note			Excluded	Excluded
Abnormal ground conditions / site decontamination / remediation	Note			Excluded	Excluded
Builder's preliminaries and overheads on external works and services	Item			53,000	1,359
Total Building and External Works & Services (refer Cost Plan Detail)				14,122,000	362,103
<u>ESD Initiatives</u>					
ESD initiatives (over and above BCA Section J) - i.e. EV charging stations, solar panels, rainwater tanks, etc.	Note			Included	Included
<u>Contingencies & Escalation</u>					
Staging of the works	Note			Excluded	Excluded
Design contingency	Item		5.0%	706,000	18,103
Cost escalation (to Tender at July, 2024)	Item		2.5%	371,000	9,513
Cost escalation (during Construction) - allow 24 months	Item		5.0%	760,000	19,487
Total Anticipated Construction Tender Sum				15,959,000	409,205
Contract contingency	Item		5.0%	798,000	20,462
Total Construction Cost (at July, 2024)				16,757,000	429,667
<u>Non-Construction Costs</u>					
Consultants fees	Note			Excluded	Excluded
Client costs	Note			Excluded	Excluded
Authority / headwork's charges	Note			Excluded	Excluded
Audio visual / IT equipment and infrastructure	Note			Excluded	Excluded
Furniture, fittings and equipment (i.e. beds, couches, tables, etc.)	Note			Excluded	Excluded
Goods & Services Tax	Note			Excluded	Excluded
Total End Cost (at July, 2024)				16,757,000	429,667

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SUMMARY



Haven Home Safe
2-12 Wilkinson Street, Brunswick 12 February, 2024

Cost Plan No. 3 (PKT01_rev.a) based on Concept design documentation prepared by MGS Architects dated 30 November, 2023

Description of Works	Unit	Quantity	Rate (\$/unit)	Cost (\$)	Cost per Apartment (39 No.)
<u>Tender Option</u>					
Tender Option 1 - Building Works (Shops - Ground Level) - Warm Shell including contingencies and escalations	m2	102	1,118	114,000	N/A
Total End Cost incl. Tender Option (at July, 2024)				16,871,000	429,667

This cost plan is based on preliminary information and therefore is indicative only of the possible order of cost. All components of the cost plan will require confirmation once the design has developed further. Refer to the accompanying letter for details of basis of cost plan and exclusions from above costs.

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ADVERTISED PLAN

Cost Plan



Project: 2-12 Wilkinson Street, Brunswick
Building: Apartments

Details: Cost Plan No.3

Code	Description	Unit	Quantity	Rate	Total
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Building Works (Ground Level)

Preliminaries

1	Allowance for builder's preliminaries and overheads	Item	1	112,000.00	112,000
<u>Preliminaries</u>					<u>112,000</u>

Substructure

2	Allowance for ground slab including excavation, concrete, reinforcement, formwork, vapour barrier, sand base, etc.	m2	379	280.00	106,120
3	Allowance to form ramps	Item	1	10,000.00	10,000
<u>Substructure</u>					<u>116,120</u>

Columns

4	Allowance for timber structural columns including connections, etc.	Item	1	60,000.00	60,000
<u>Columns</u>					<u>60,000</u>

Staircases

5	Reinforced concrete fire staircase including, treads, risers, landings, handrails, etc	m/rise	4	4,000.00	16,000
6	Allowance for handrail to staircase including finish, etc.	m	11	550.00	6,050
<u>Staircases</u>					<u>22,050</u>

External Walls

7	140 thick timber stud wall including insulation, framing, sarking, red brick veneer etc.	m2	150	400.00	60,000
8	140 thick reinforced masonry blockwork wall including block, reinforcement, concrete finish, etc.	m2	26	450.00	11,700
9	Allowance for anti graffiti paint - EXCLUDED	Note	0	0.00	0
<u>External Walls</u>					<u>71,700</u>

External Doors

10	Fire rated single swing door including frame, hardware and paint finish - to staircase, MSB & bin rooms	No.	3	1,750.00	5,250
11	Pair of fire rated swing doors including frame, hardware and paint finish - to fire & substation rooms	No.	2	2,400.00	4,800
12	1100 wide x 2100 high metal door including hardware and paint finish - to entries	No.	1	2,500.00	2,500
13	4100 wide x 2100 high metal door including hardware and paint finish - to entries	No.	1	7,500.00	7,500
<u>External Doors</u>					<u>20,050</u>

Internal Walls

14	Wet area service riser comprising stud framing, plasterboard wall lining, and paint finish to one side	m2	6	190.00	1,140
15	140 thick timber stud wall including stud framing, insulation, plasterboard wall lining and paint finish to both sides	m2	336	240.00	80,640

To Collection: 483,700

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Cost Plan



Project: 2-12 Wilkinson Street, Brunswick
Building: Apartments

Details: Cost Plan No.3

Code	Description	Unit	Quantity	Rate	Total
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Building Works (Ground Level)

(Continued)

Internal Walls

(Continued)

16	140 thick reinforced masonry blockwork wall including block, reinforcement, concrete finish, etc.	m2	98	350.00	34,300
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Internal Walls

116,080

Internal Doors

17	Single swing door including frame, hardware and paint finish to both sides	No.	10	1,500.00	15,000
18	Single swing fire rated door including frame, hardware and paint finish to both sides - Bin room, MSB	No.	2	1,750.00	3,500
19	Pair of swing doors including frame, hardware and paint finish to both sides	No.	2	2,200.00	4,400

Internal Doors

22,900

Wall Finishes

20	Plasterboard wall lining to the internal face of external walls including paint finish	m2	354	60.00	21,240
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Wall Finishes

21,240

Floor Finishes

21	Concrete sealer to Ground Level (i.e. Bikes, Storage, Bins, Substation, Fire etc.)	m2	223	20.00	4,460
22	Tile floor finish to Communal area, Circulation, Main Comms & Mail, etc.) - (PC SUM Supply Cost - \$25/m2)	m2	124	170.00	21,080
23	Allowance for skirtings	Item	1	4,000.00	4,000

Floor Finishes

29,540

Ceiling Finishes

24	Suspended plasterboard ceiling lining fixed to slab soffit including suspension system, paint finish, etc. (to Bike, circulation, main comms, mail, storage)	m2	121	120.00	14,520
25	Timber batten ceiling fixed to slab soffit including suspension system, paint finish, etc. (to Circulation)	m2	110	290.00	31,900
26	Allowance for paint finish to underside of slab (to bins, fire, M&E services, MSB, tank, substation rooms)	m2	123	40.00	4,920
27	Allowance for access panels including hardware, finish, etc.	Item	1	3,500.00	3,500
28	Allowance for bulkheads including frame and paint finish	Item	1	5,200.00	5,200

Ceiling Finishes

60,040

Fitments

29	Allowance for storage cages	m2	16	1,250.00	20,000
30	Comms Joinery	m	10	2,300.00	23,000
31	Allowance for bin chutes - EXCLUDED	Note	0	0.00	0

Fitments

43,000

To Collection: 211,020

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Cost Plan



Project: 2-12 Wilkinson Street, Brunswick	Details: Cost Plan No.3
Building: Apartments	

Code	Description	Unit	Quantity	Rate	Total
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Building Works (Ground Level)

(Continued)

Sanitary Fixtures

32	Allowance for bin wash tapset	No.	1	150.00	150
33	Allowance for floor waste to bin room	Item	1	350.00	350
<u>Sanitary Fixtures</u>					<u>500</u>

Hydraulic Services

34	Allowance for grease interceptor trap	No.	1	25,000.00	25,000
35	Allowance for in-ground sewer pump station	No.	1	15,000.00	15,000
<u>Hydraulic Services</u>					<u>40,000</u>

Gas Services

36	Allowance for gas services - EXCLUDED	Note	0	0.00	0
<u>Gas Services</u>					<u>0</u>

Fire Protection

37	Allowance for fire services (i.e. sprinklers)	Item	1	40,000.00	40,000
<u>Fire Protection</u>					<u>40,000</u>

Mechanical Services

38	Allowance for mechanical services (ventilation)	Item	1	21,000.00	21,000
<u>Mechanical Services</u>					<u>21,000</u>

Electrical Services

39	Allowance for electrical services (power, lighting, comms and data)	Item	1	97,000.00	97,000
40	Allowance for security services	Item	1	11,000.00	11,000
41	Allowance for building automation - EXCLUDED	Note	0	0.00	0
<u>Electrical Services</u>					<u>108,000</u>

Builder's Work In Connection

42	Allowance for builder's work in connection with services	Item	1	11,000.00	11,000
<u>Builder's Work In Connection</u>					<u>11,000</u>

Building Works (Ground Level) 915,220

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To Collection: 220,500

Cost Plan



Project: 2-12 Wilkinson Street, Brunswick	Details: Cost Plan No.3
Building: Apartments	

Code	Description	Unit	Quantity	Rate	Total
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Building Works (Ground Level)

(Continued)

COLLECTION

Page 1:	483,700
Page 2:	211,020
Page 3:	220,500

Building Works (Ground Level)	
Carried to Summary:	915,220

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ADVERTISED PLAN

Cost Plan



Project: 2-12 Wilkinson Street, Brunswick	Details: Cost Plan No.3
Building: Apartments	

Code	Description	Unit	Quantity	Rate	Total
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Building Works (Shops - Ground Level)

Preliminaries

43	Allowance for builder's preliminaries and overheads	Item	1	54,000.00	54,000
	<u>Preliminaries</u>				<u>54,000</u>

Substructure

44	Allowance for ground slab including concrete, reinforcement, formwork, excavation, removal off-site, etc.	m3	102	280.00	28,560
45	Allowance for ramp to shop (east/west corner)	Item	1	5,000.00	5,000
	<u>Substructure</u>				<u>33,560</u>

Columns

46	Allowance for timber structural columns including connections, etc.	Item	1	16,000.00	16,000
	<u>Columns</u>				<u>16,000</u>

Staircases

47	Allowance for staircases - please refer Building Works (Communal Terraces / Circulation - Level 1-6)	Note	0	0.00	0
	<u>Staircases</u>				<u>0</u>

External Walls

48	140 thick timber stud wall including insulation, framing, sarking, red brick veneer etc.	m2	42	400.00	16,800
49	140 thick timber stud wall including insulation, framing, sarking, glazed brick veneer etc.	m2	179	600.00	107,400
50	Allowance for anti graffiti paint - EXCLUDED	Note	0	0.00	0
	<u>External Walls</u>				<u>124,200</u>

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Windows

51	Aluminium framed double glazed windows including finish	m2	106	850.00	90,100
	<u>Windows</u>				<u>90,100</u>

External Doors

52	Allowance for glazed doors including hardware	No.	4	5,000.00	20,000
	<u>External Doors</u>				<u>20,000</u>

Internal Walls

53	Allowance for internal walls - EXCLUDED (Cold Shell)	Note	0	0.00	0
	<u>Internal Walls</u>				<u>0</u>

Internal Screens & Borrowed Lights

54	Allowance for internal screens & borrowed lights - EXCLUDED (Cold Shell)	Note	0	0.00	0
	<u>Internal Screens & Borrowed Lights</u>				<u>0</u>

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To Collection: 337,860

Cost Plan



Project: 2-12 Wilkinson Street, Brunswick
Building: Apartments

Details: Cost Plan No.3

Code	Description	Unit	Quantity	Rate	Total
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Building Works (Shops - Ground Level)

(Continued)

Internal Doors

55	855 wide single swing including frame, hardware and paint finish to both sides - Shops	No.	4	1,400.00	5,600
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Internal Doors

5,600

Wall Finishes

56	Plasterboard wall lining to the internal face of external walls including paint finish - EXCLUDED (Cold Shell)	Note	0	0.00	0
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Wall Finishes

0

Floor Finishes

57	Concrete sealer to shops - EXCLUDED (Cold Shell)	Note	0	0.00	0
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Floor Finishes

0

Ceiling Finishes

58	Suspended plasterboard ceiling lining fixed to slab soffit including suspension system, paint finish, etc. - EXCLUDED (Cold Shell)	Note	0	0.00	0
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59	Allowance for paint finish to underside of slab - EXCLUDED (Cold Shell)	Note	0	0.00	0
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60	Allowance for access panels including hardware, finish, etc. - EXCLUDED (Cold Shell)	Note	0	0.00	0
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Ceiling Finishes

0

Fitments

61	Allowance for fitments - EXCLUDED	Note	0		0
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Fitments

0

Special Equipment

62	Allowance for special equipment - EXCLUDED (Cold Shell)	Note	0	0.00	0
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Special Equipment

0

Sanitary Fixtures

63	Allowance for sanitary fixtures - EXCLUDED (Cold Shell)	Note	0	0.00	0
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Sanitary Fixtures

0

Hydraulic Services

64	Allowance for grease interceptor trap	No.	1	25,000.00	25,000
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65	Allowance for in-ground sewer pump station	No.	1	15,000.00	15,000
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66	Allowance for hydraulic services (i.e. hot, cold, sewer, etc.) - COLD SHELL	Item	1	21,000.00	21,000
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Hydraulic Services

61,000

Gas Services

67	Allowance for gas services - EXCLUDED (Cold Shell)	Note	0	0.00	0
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Gas Services

0

To Collection: 66,600

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Cost Plan



Project: 2-12 Wilkinson Street, Brunswick	Details: Cost Plan No.3
Building: Apartments	

Code	Description	Unit	Quantity	Rate	Total
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Building Works (Shops - Ground Level) *(Continued)*

Fire Protection

68	Allowance for fire services (i.e. sprinklers)	Item	1	12,000.00	12,000
	<u>Fire Protection</u>				<u>12,000</u>

Mechanical Services

69	Allowance for mechanical services rough in (i.e heating, cooling, ventilation) - Cold Shell	Item	1	5,500.00	5,500
	<u>Mechanical Services</u>				<u>5,500</u>

Electrical Services

70	Allowance for electrical services cold shell rough in (i.e., power, lighting, data/comms, etc.)	Item	1	16,000.00	16,000
71	Allowance for security services - EXCLUDED	Item	1	0.00	0
72	Allowance for building automation - EXCLUDED	Note	0	0.00	0
	<u>Electrical Services</u>				<u>16,000</u>

Builder's Work In Connection

73	Allowance for builder's work in connection with services	Item	1	5,000.00	5,000
	<u>Builder's Work In Connection</u>				<u>5,000</u>

Building Works (Shops - Ground Level) **442,960**

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To Collection: 38,500

Cost Plan



Project: 2-12 Wilkinson Street, Brunswick	Details: Cost Plan No.3
Building: Apartments	

Code	Description	Unit	Quantity	Rate	Total
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Building Works (Shops - Ground Level)

(Continued)

COLLECTION

Page 5:	337,860
Page 6:	66,600
Page 7:	38,500

Building Works (Shops - Ground Level)	
Carried to Summary:	442,960

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**ADVERTISED
PLAN**

Cost Plan



Project: 2-12 Wilkinson Street, Brunswick

Details: Cost Plan No.3

Building: Apartments

Code	Description	Unit	Quantity	Rate	Total
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Building Works (Apartments Ground Level)

Preliminaries

74	Allowance for builder's preliminaries and overheads	Item	1	120,000.00	120,000
	<u>Preliminaries</u>				<u>120,000</u>

Substructure

75	Allowance for ground slab including concrete, reinforcement, formwork, excavation, removal off-site, etc.	m3	250	280.00	70,000
	<u>Substructure</u>				<u>70,000</u>

Columns

76	Allowance for timber structural columns including connections, etc.	Item	1	38,000.00	38,000
	<u>Columns</u>				<u>38,000</u>

Upper Floors

77	Allowance for upper floors - please refer to Building Works (Apartments Level 1-3)	Note	0	0.00	0
	<u>Upper Floors</u>				<u>0</u>

Staircases

78	Allowance for staircases - please refer Building Works (Communal Terraces / Circulation - Level 1-6)	Note	0	0.00	0
	<u>Staircases</u>				<u>0</u>

External Walls

79	140 thick timber stud wall including insulation, framing, sarking, red brick veneer etc.	m2	228	400.00	91,200
80	Allowance for anti graffiti paint - EXCLUDED	Note	0	0.00	0
	<u>External Walls</u>				<u>91,200</u>

Windows

81	Aluminium framed double glazed windows including finish	m2	14	850.00	11,900
	<u>Windows</u>				<u>11,900</u>

External Doors

82	3500 wide x 3000 high glazed sliding door including frame, track and hardware	No.	4	7,250.00	29,000
	<u>External Doors</u>				<u>29,000</u>

Internal Walls

83	Wet area service riser comprising stud framing, plasterboard wall lining, and paint finish to one side	m2	14	190.00	2,660
84	140 thick timber stud wall including stud framing, insulation, plasterboard wall lining and paint finish to both sides	m2	495	240.00	118,800
85	90 thick wet area partition including stud framing, insulation, plasterboard wall lining and paint finish to both sides	m2	53	220.00	11,660
	<u>Internal Walls</u>				<u>133,120</u>

To Collection: 493,220

**ADVERTISED
PLAN**

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Cost Plan



Project: 2-12 Wilkinson Street, Brunswick

Details: Cost Plan No.3

Building: Apartments

Code	Description	Unit	Quantity	Rate	Total
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Building Works (Apartments Ground Level)

(Continued)

Internal Screens & Borrowed Lights

86	Glazed shower / toilet partitions including doors, hardware, fixings, etc.	No.	4	1,500.00	6,000
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Internal Screens & Borrowed Lights

6,000

Internal Doors

87	Single swing including frame, hardware and paint finish to both sides - Bedroom	No.	10	1,100.00	11,000
88	Single swing including frame, hardware and paint finish to both sides - Bathroom / Ensuites	No.	4	1,200.00	4,800

Internal Doors

15,800

Wall Finishes

89	Plasterboard lining to internal face of external wall including paint finish	m2	199	60.00	11,940
90	Tile wall finish including waterproofing, grout, trims, etc. - Bathrooms / Ensuites (PC SUM - Supply - \$25/m2 plus GST)	m2	130	160.00	20,800
91	Kitchen tile splashback (allow 800 high) including waterproofing, grout, trims, etc. - Kitchen (PC SUM - Supply - \$50/m2 plus GST)	m2	210	8.90	1,890
92	Laundry tile splashback (allow 800 high) including waterproofing, grout, trims, etc. - Laundry (PC SUM - Supply - \$25/m2 plus GST)	m2	23	185.00	4,255

Wall Finishes

38,885

Floor Finishes

93	Allowance for hybrid timber floor finish to Apartments including underlay, fixings, etc. (PC SUM Supply Cost - \$27/m2 plus GST)	m2	91	110.00	10,010
94	Carpet floor finish to Apartments including underlay (PC SUM Supply Cost - \$30/m2 plus GST)	m2	75	60.00	4,500
95	Tile floor finish including waterproofing, grout, trims, etc. (PC SUM Supply Cost - \$25/m2 plus GST)	m2	65	150.00	9,750
96	Shower screeds to Apartment Bathrooms & Ensuites	m2	65	50.00	3,250
97	Allowance for skirtings	Item	1	4,500.00	4,500

Floor Finishes

32,010

Ceiling Finishes

98	Suspended plasterboard ceiling lining fixed to slab soffit including suspension system, paint finish, etc.	m2	188	110.00	20,680
99	Extra over for moisture resistant plasterboard	m2	62	20.00	1,240
100	Allowance for access panels including hardware, finish, etc.	Item	1	4,000.00	4,000
101	Allowance for bulkheads including frame and paint finish	Item	1	8,000.00	8,000

Ceiling Finishes

33,920

Fitments

102	Bathroom vanity bench unit	m	3	1,500.00	4,500
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To Collection:

131,115

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ADVERTISED PLAN

Cost Plan



Project: 2-12 Wilkinson Street, Brunswick

Details: Cost Plan No.3

Building: Apartments

Code	Description	Unit	Quantity	Rate	Total
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Building Works (Apartments Ground Level)

(Continued)

Fitments

(Continued)

103	Bedroom built-in wardrobe joinery unit	m	12	1,000.00	12,000
104	Kitchen island bench, underbench and overhead joinery	m	25	2,500.00	62,500
105	Laundry underbench joinery	m	9	1,500.00	13,500
	<u>Sundry</u>				
107	Allowance for bin chutes - EXCLUDED	Note	0	0.00	0
108	Allowance for curtains to external glazed windows and sliding doors including track, fixings, etc. - EXCLUDED	Note	0	0.00	0

Fitments

92,500

Special Equipment

109	Cooktop (PC SUM - Supply \$600 plus GST)	No.	4	950.00	3,800
110	Dishwasher (PC SUM - Supply \$550 plus GST)	No.	4	800.00	3,200
111	Rangehood (PC SUM - Supply \$300 plus GST)	No.	4	700.00	2,800
112	Oven (PC SUM - Supply \$635 plus GST)	No.	4	1,000.00	4,000
113	Washing machine - EXCLUDED	Note	0	0.00	0
114	Loading dryer - EXCLUDED	Note	0	0.00	0
115	Fridge - EXCLUDED	Note	0	0.00	0

Special Equipment

13,800

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Sanitary Fixtures

<u>Sanitary Fixtures</u>					
117	Toilet suite (PC SUM - Supply - \$725/No. plus GST)	No.	4	1,200.00	4,800
118	Vanity basin including bottle trap etc. (PC SUM - Supply - \$311/No. plus GST)	No.	4	700.00	2,800
119	Double bowl kitchen sink (PC SUM - Supply - \$500/No. plus GST)	No.	4	700.00	2,800
120	Single bowl laundry sink (PC SUM - Supply - \$350/No. plus GST)	No.	4	550.00	2,200
121	Laundry mixer (PC SUM - Supply - \$250/No. plus GST)	No.	4	550.00	2,200
122	Kitchen mixer (PC SUM - Supply - \$500/No. plus GST)	No.	4	800.00	3,200
123	Vanity basin mixer - (PC SUM - Supply - \$150/No. plus GST)	No.	4	330.00	1,320
124	Shower head (PC SUM - Supply - \$120/No. plus GST)	No.	4	620.00	2,480
125	Shower mixer (PC SUM - Supply - \$120/No. plus GST)	No.	4	620.00	2,480
126	Shower waste	No.	4	350.00	1,400
127	Tapset to washing machine	No.	4	150.00	600
128	Tapset to dishwasher	No.	4	150.00	600

ADVERTISED PLAN

To Collection:

128,680

Cost Plan



Project: 2-12 Wilkinson Street, Brunswick	Details: Cost Plan No.3
Building: Apartments	

Code	Description	Unit	Quantity	Rate	Total
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Building Works (Apartments Ground Level)

(Continued)

Sanitary Fixtures

(Continued)

<u>Sanitary Fitments</u>					
130	Toilet roll holders (PC SUM - Supply - \$53/No. plus GST)	No.	4	85.00	340
131	Shower shelf (PC SUM - Supply - \$250/No. plus GST)	No.	4	300.00	1,200
132	Allowance for robe hooks - allow 2 per bathroom (PC SUM - Supply - \$25/No. plus GST)	No.	4	85.00	340
133	Allowance for towel rail (PC SUM - Supply - \$145/No. plus GST)	No.	4	200.00	800

Sanitary Fixtures

29,560

Hydraulic Services

134	Hot water system - Stiebel Eltron DEL18 Plus (PC SUM Supply \$1,375)	No.	4	1,800.00	7,200
135	Allowance for hydraulic services (i.e. hot, cold. sewer, etc.)	Item	1	82,000.00	82,000

Hydraulic Services

89,200

Gas Services

136	Allowance for gas services - EXCLUDED	Note	0	0.00	0
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Gas Services

0

Fire Protection

137	Allowance for fire services (i.e. sprinklers)	Item	1	28,000.00	28,000
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Fire Protection

28,000

Mechanical Services

138	Split system air-conditioner	No.	4	4,000.00	16,000
139	Exhaust ventilation to bathrooms / kitchens	No.	8	500.00	4,000
140	Allowance for mechanical services (i.e. ventilation, etc.)	Item	1	13,000.00	13,000
141	Allowance for screening around condensing units - EXCLUDED	Note	0	0.00	0

Mechanical Services

33,000

Electrical Services

142	Allowance for electrical services (power, lighting, comms and data)	Item	1	62,000.00	62,000
143	Allowance for security services (i.e. CCTV, etc.) - EXCLUDED	Note	0	0.00	0
144	Allowance for building automation - EXCLUDED	Note	0	0.00	0

Electrical Services

62,000

Builder's Work In Connection

145	Allowance for builder's work in connection with services	Item	1	11,000.00	11,000
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Builder's Work In Connection

11,000

Building Works (Apartments Ground Level)

978,895

ADVERTISED PLAN

To Collection: 225,880

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Cost Plan



Project: 2-12 Wilkinson Street, Brunswick	Details: Cost Plan No.3
Building: Apartments	

Code	Description	Unit	Quantity	Rate	Total
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Building Works (Apartments Ground Level)

(Continued)

COLLECTION

Page 9:	493,220
Page 10:	131,115
Page 11:	128,680
Page 12:	225,880
Building Works (Apartments Ground Level) Carried to Summary:	978,895

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**ADVERTISED
PLAN**

Cost Plan



Project: 2-12 Wilkinson Street, Brunswick	Details: Cost Plan No.3
Building: Apartments	

Code	Description	Unit	Quantity	Rate	Total
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Building Works (Apartments Level 1-3)

Preliminaries

146	Allowance for builder's preliminaries and overheads	Item	1	696,000.00	696,000
	<u>Preliminaries</u>				<u>696,000</u>

Columns

147	Allowance for timber structural columns including connections, etc.	Item	1	216,000.00	216,000
	<u>Columns</u>				<u>216,000</u>

Upper Floors

148	Timber suspended slabs including connections etc. (As per correspondence from Big River Group)	m2	1,781	360.00	641,158
149	246D Tecbeam joists to internal apartments including connections etc. - (included above)	Note	0	0.00	0
	<u>Upper Floors</u>				<u>641,158</u>

Staircases

150	Allowance for staircases - please refer Building Works (Communal Terraces / Circulation - Level 1-6)	Note	0	0.00	0
	<u>Staircases</u>				<u>0</u>

Roof

151	Timber suspended slabs including connections etc. (As per correspondence from Big River Group)	m2	36	360.00	12,960
152	Allowance for waterproof membrane to suspended timber slab	m2	36	50.00	1,800
	<u>Roof</u>				<u>14,760</u>

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External Walls

153	140 thick timber stud wall including insulation, framing, sarking, red brick veneer etc.	m2	786	400.00	314,400
154	140 thick timber stud wall including insulation, framing, sarking, glazed brick veneer etc.	m2	77	600.00	46,200
155	140 thick timber stud wall including insulation, framing, sarking, pre-finished cement sheet cladding etc.	m2	355	300.00	106,500
156	Allowance for metal window shades including fixings, finish, etc.- EXCLUDED	Note	0	0.00	0
157	Allowance for anti graffiti paint - EXCLUDED	Note	0	0.00	0
	<u>External Walls</u>				<u>467,100</u>

Windows

158	Aluminium framed double glazed operable windows including finish	m2	107	850.00	90,950
159	Extra over for opaque windows	Item	1	2,000.00	2,000
160	Allowance for window canopy shades including fixings, etc.	Item	1	31,000.00	31,000
	<u>Windows</u>				<u>123,950</u>

To Collection: 2,158,968

ADVERTISED
PLAN

Cost Plan



Project: 2-12 Wilkinson Street, Brunswick

Details: Cost Plan No.3

Building: Apartments

Code	Description	Unit	Quantity	Rate	Total
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Building Works (Apartments Level 1-3)

(Continued)

External Doors

161	1000 wide x 2400 high single swing door including frame, hardware and paint finish to both sides - Apartment Entry	No.	25	1,600.00	40,000
162	3300 wide x 2400 high single glazed sliding door including frame, track and hardware	No.	23	5,700.00	131,100
163	3500 wide x 2400 high single glazed sliding door including frame, track and hardware	No.	2	6,000.00	12,000

External Doors

183,100

Internal Walls

164	Wet area service riser comprising stud framing, plasterboard wall lining, and paint finish to one side	m2	102	190.00	19,380
165	90 thick wet area partition including stud framing, insulation, plasterboard wall lining and paint finish to both sides	m2	551	220.00	121,220
166	140 thick timber stud wall including stud framing, insulation, plasterboard wall lining and paint finish to both sides	m2	1,730	240.00	415,200

Internal Walls

555,800

Internal Screens & Borrowed Lights

167	Glazed shower / toilet partitions including doors, hardware, fixings, etc.	No.	25	1,500.00	37,500
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Internal Screens & Borrowed Lights

37,500

Internal Doors

168	Single swing including frame, hardware and paint finish to both sides - Bedroom	No.	33	1,100.00	36,300
169	Single swing including frame, hardware and paint finish to both sides - Bathroom / Ensuites	No.	25	1,200.00	30,000

Internal Doors

66,300

Wall Finishes

170	Plasterboard lining to internal face of external wall including paint finish	m2	1,150	60.00	69,000
171	Tile wall finish including waterproofing, grout, trims, etc. - Bathrooms / Ensuites (PC SUM - Supply - \$25/m2 plus GST)	m2	1,104	160.00	176,640
172	Kitchen tile splashback (allow 900 high) including waterproofing, grout, trims, etc. - Kitchen (PC SUM - Supply - \$50/m2 plus GST)	m2	80	210.00	16,800

Wall Finishes

262,440

Floor Finishes

173	Allowance for hybrid timber floor finish to Apartments including underlay, fixings, etc. (PC SUM Supply Cost - \$27/m2 plus GST)	m2	656	110.00	72,160
174	Carpet floor finish to Apartments including underlay (PC SUM Supply Cost - \$30/m2)	m2	395	60.00	23,700

**ADVERTISED
PLAN**

To Collection: 1,201,000

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Cost Plan



Project: 2-12 Wilkinson Street, Brunswick	Details: Cost Plan No.3
Building: Apartments	

Code	Description	Unit	Quantity	Rate	Total
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Building Works (Apartments Level 1-3)

(Continued)

Floor Finishes

(Continued)

175	Tile floor finish including waterproofing, grout, trims, etc. (PC SUM Supply Cost - \$25/m2)	m2	386	150.00	57,900
176	Shower screeds to Apartment Bathrooms & Ensuites	m2	386	50.00	19,300
177	Allowance for skirtings	Item	1	14,000.00	14,000

Floor Finishes

187,060

Ceiling Finishes

178	Suspended plasterboard ceiling lining fixed to slab soffit including suspension system, paint finish, etc.	m2	1,050	110.00	115,500
179	Extra over for moisture resistant plasterboard	m2	386	20.00	7,720
180	Allowance for access panels including hardware, finish, etc.	Item	1	17,500.00	17,500
181	Allowance for bulkheads including frame and paint finish	Item	1	36,000.00	36,000

Ceiling Finishes

176,720

Fitments

182	Bathroom vanity bench unit	m	19	1,500.00	22,500
183	Bedroom built-in wardrobe joinery unit	m	64	1,000.00	64,000
184	Kitchen island bench, underbench and overhead joinery	m	140	2,500.00	350,000
185	Laundry underbench joinery	m	44	1,500.00	66,000

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Sundry

187	Allowance for bin chutes - EXCLUDED	Note	0	0.00	0
188	Allowance for curtains to external glazed windows and sliding doors including track, fixings, etc. - EXCLUDED	Note	0	0.00	0

Fitments

502,500

Special Equipment

189	Cooktop (PC SUM - Supply \$600 plus GST)	No.	25	950.00	23,750
190	Dishwasher (PC SUM - Supply \$550 plus GST)	No.	25	800.00	20,000
191	Rangehood (PC SUM - Supply \$300 plus GST)	No.	25	700.00	17,500
192	Oven (PC SUM - Supply \$635 plus GST)	No.	25	1,000.00	25,000
193	Washing machine - EXCLUDED	Note	0	0.00	0
194	Loading dryer - EXCLUDED	Note	0	0.00	0
195	Fridge - EXCLUDED	Note	0	0.00	0

Special Equipment

86,250

ADVERTISED PLAN

Sanitary Fixtures

	<u>Sanitary Fixtures</u>				
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To Collection: 856,670

Cost Plan



Project: 2-12 Wilkinson Street, Brunswick

Details: Cost Plan No.3

Building: Apartments

Code	Description	Unit	Quantity	Rate	Total
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Building Works (Apartments Level 1-3)

(Continued)

Sanitary Fixtures

(Continued)

197	Toilet suite (PC SUM - Supply - \$725/No. plus GST)	No.	25	1,200.00	30,000
198	Vanity basin including bottle trap etc. (PC SUM - Supply - \$311/No. plus GST)	No.	25	700.00	17,500
199	Double bowl kitchen sink (PC SUM - Supply - \$500/No. plus GST)	No.	25	700.00	17,500
200	Single bowl laundry sink (PC SUM - Supply - \$350/No. plus GST)	No.	25	550.00	13,750
201	Laundry mixer (PC SUM - Supply - \$250/No. plus GST)	No.	25	550.00	13,750
202	Kitchen mixer (PC SUM - Supply - \$500/No. plus GST)	No.	25	800.00	20,000
203	Vanity basin mixer - (PC SUM - Supply - \$150/No. plus GST)	No.	25	330.00	8,250
204	Shower head (PC SUM - Supply - \$120/No. plus GST)	No.	25	620.00	15,500
205	Shower mixer (PC SUM - Supply - \$120/No. plus GST)	No.	25	620.00	15,500
206	Shower waste	No.	25	350.00	8,750
207	Tapset to washing machine	No.	25	150.00	3,750
208	Tapset to dishwasher	No.	25	150.00	3,750
<u>Sanitary Fittings</u>					
210	Toilet roll holders (PC SUM - Supply - \$53/No. plus GST)	No.	25	85.00	2,125
211	Shower shelf (PC SUM - Supply - \$250/No. plus GST)	No.	25	300.00	7,500
212	Allowance for robe hooks - allow 2 per bathroom (PC SUM - Supply - \$25/No. plus GST)	No.	50	85.00	4,250
213	Allowance for towel rail (PC SUM - Supply - \$145/No. plus GST)	No.	25	200.00	5,000

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Sanitary Fixtures

186,875

Hydraulic Services

214	Hot water system - Stiebel Eltron DEL18 Plus (PC SUM Supply \$1,375)	No.	25	1,800.00	45,000
215	Allowance for hydraulic services (i.e. hot, cold. sewer, etc.)	Item	1	446,000.00	446,000

Hydraulic Services

491,000

Gas Services

216	Allowance for gas services - EXCLUDED	Note	0	0.00	0
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Gas Services

0

Fire Protection

217	Allowance for fire services (i.e. sprinklers)	Item	1	158,000.00	158,000
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Fire Protection

158,000

Mechanical Services

218	Split system air-conditioner	No.	25	4,000.00	100,000
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To Collection: 935,875

ADVERTISED
PLAN

Cost Plan



Project: 2-12 Wilkinson Street, Brunswick	Details: Cost Plan No.3
Building: Apartments	

Code	Description	Unit	Quantity	Rate	Total
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Building Works (Apartments Level 1-3) *(Continued)*

Mechanical Services *(Continued)*

219	Exhaust ventilation to bathrooms / kitchens	No.	50	500.00	25,000
220	Allowance for mechanical services (i.e. ventilation, etc.)	Item	1	72,000.00	72,000
221	Allowance for screening around condensing units - EXCLUDED	Note	0	0.00	0

Mechanical Services 197,000

Electrical Services

222	Allowance for electrical services (power, lighting, comms and data)	Item	1	359,000.00	359,000
223	Allowance for security services (i.e. CCTV, etc.) - EXCLUDED	Item	1	0.00	0
224	Allowance for building automation - EXCLUDED	Note	0	0.00	0

Electrical Services 359,000

Builder's Work In Connection

225	Allowance for builder's work in connection with services	Item	1	61,000.00	61,000
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Builder's Work In Connection 61,000

Building Works (Apartments Level 1-3) **5,669,513**

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PLAN**

To Collection: 517,000

Cost Plan



Project: 2-12 Wilkinson Street, Brunswick	Details: Cost Plan No.3
Building: Apartments	

Code	Description	Unit	Quantity	Rate	Total
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Building Works (Apartments Level 1-3)

(Continued)

COLLECTION

Page 14:	2,158,968
Page 15:	1,201,000
Page 16:	856,670
Page 17:	935,875
Page 18:	517,000

**Building Works (Apartments Level 1-3)
Carried to Summary:**

5,669,513

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**ADVERTISED
PLAN**

Cost Plan



Project: 2-12 Wilkinson Street, Brunswick
Building: Apartments

Details: Cost Plan No.3

Code	Description	Unit	Quantity	Rate	Total
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Building Works (Apartments Level 4-6)

Preliminaries

226	Allowance for builder's preliminaries and overheads	Item	1	304,000.00	304,000
	<u>Preliminaries</u>				<u>304,000</u>

Columns

227	Allowance for timber structural columns including connections, etc.	Item	1	95,000.00	95,000
	<u>Columns</u>				<u>95,000</u>

Upper Floors

228	Timber suspended slabs including connections etc. (As per correspondence from Big River Group)	m2	634	360.00	228,239
229	246D Tecbeam joists to internal apartments including connections etc. - (included above)	Note	0	0.00	0
	<u>Upper Floors</u>				<u>228,239</u>

Staircases

230	Allowance for staircases - please refer Building Works (Communal Terraces / Circulation - Level 1-6)	Note	0	0.00	0
	<u>Staircases</u>				<u>0</u>

Roof

231	Timber suspended slabs including connections etc. (As per correspondence from Big River Group)	m2	134	360.00	48,240
232	360D Tecbeam joists to roof including connections etc. - (included above)	Note	0	0.00	0
233	Allowance for waterproof membrane to suspended timber slab	m2	134	50.00	6,700
234	Allowance for solar PV Cells	Item	1	120,000.00	120,000
235	Allowance for roof access	No.	1	5,000.00	5,000
236	Allowance for roof safety, fall protection system, anchor points, etc.	Item	1	10,000.00	10,000
	<u>Roof</u>				<u>189,940</u>

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External Walls

237	140 thick timber stud wall including insulation, framing, sarking, pre-finished cement sheet cladding etc.	m2	611	300.00	183,300
238	Allowance for metal window shades including fixings, finish, etc.- EXCLUDED	Note	0	0.00	0
239	Allowance for anti graffiti paint - EXCLUDED	Note	0	0.00	0
	<u>External Walls</u>				<u>183,300</u>

Windows

240	Aluminium framed double glazed operable windows including finish	m2	38	850.00	32,300
241	Extra over for opaque windows	Item	1	1,000.00	1,000

To Collection: 1,033,779

ADVERTISED
PLAN

Cost Plan



Project: 2-12 Wilkinson Street, Brunswick

Details: Cost Plan No.3

Building: Apartments

Code	Description	Unit	Quantity	Rate	Total
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Building Works (Apartments Level 4-6)

(Continued)

Windows

(Continued)

242	Allowance for window canopy shades including fixings, etc.	Item	1	15,000.00	15,000
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Windows

48,300

External Doors

243	950 wide x 2400 high single swing door including frame, hardware and paint finish to both sides - Apartment Entry	No.	10	1,600.00	16,000
244	3300 wide x 2400 high single glazed sliding door including frame, track and hardware	No.	8	5,700.00	45,600
245	3700 wide x 2400 high single glazed sliding door including frame, track and hardware	No.	2	6,000.00	12,000

External Doors

73,600

Internal Walls

246	Wet area service riser comprising stud framing, plasterboard wall lining, and paint finish to one side	m2	39	190.00	7,410
247	90 thick timber stud wall including stud framing, insulation, plasterboard wall lining and paint finish to both sides	m2	446	200.00	89,200
248	90 thick wide wet area partition including stud framing, insulation, plasterboard wall lining and paint finish to both sides	m2	284	220.00	62,480
249	140 thick timber stud wall including stud framing, insulation, plasterboard wall lining and paint finish to both sides	m2	166	240.00	39,840

Internal Walls

198,930

Internal Screens & Borrowed Lights

250	Glazed shower / toilet partitions including doors, hardware, fixings, etc.	No.	10	1,500.00	15,000
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Internal Screens & Borrowed Lights

15,000

Internal Doors

251	Single swing including frame, hardware and paint finish to both sides - Bedroom	No.	18	1,100.00	19,800
252	Single swing including frame, hardware and paint finish to both sides - Bathroom / Ensuites	No.	10	1,200.00	12,000

Internal Doors

31,800

Wall Finishes

253	Plasterboard lining to internal face of external wall including paint finish	m2	617	60.00	37,020
254	Tile wall finish including waterproofing, grout, trims, etc. - Laundry/ Bathrooms (PC SUM - Supply - \$25/m2 plus GST)	m2	342	160.00	54,720
255	Kitchen tile splashback (allow 800 high) including waterproofing, grout, trims, etc. - Kitchen (PC SUM - Supply - \$50/m2 plus GST)	m2	36	210.00	7,560

Wall Finishes

99,300

ADVERTISED PLAN

To Collection: 433,630

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Cost Plan



Project: 2-12 Wilkinson Street, Brunswick

Details: Cost Plan No.3

Building: Apartments

Code	Description	Unit	Quantity	Rate	Total
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Building Works (Apartments Level 4-6)

(Continued)

Floor Finishes

256	Carpet floor finish to Apartments including underlay (PC SUM Supply Cost - \$30/m2 plus GST)	m2	210	60.00	12,600
257	Allowance for hybrid timber floor finish to Apartments including underlay, fixings, etc. (PC SUM Supply Cost - \$27/m2 plus GST)	m2	212	110.00	23,320
258	Tile floor finish including waterproofing, grout, trims, etc. (PC SUM Supply Cost - \$25/m2 plus GST)	m2	135	150.00	20,250
259	Shower screeds to Apartment Bathrooms & Ensuites	m2	135	50.00	6,750
260	Allowance for skirtings	Item	1	3,600.00	3,600

Floor Finishes

66,520

Ceiling Finishes

261	Suspended plasterboard ceiling lining fixed to slab soffit including suspension system, paint finish, etc.	m2	634	120.00	76,080
262	Extra over for moisture resistant plasterboard	m2	61	20.00	1,220
263	Allowance for access panels including hardware, finish, etc.	Item	1	8,000.00	8,000
264	Allowance for bulkheads including frame and paint finish	Item	1	16,000.00	16,000

Ceiling Finishes

101,300

Fitments

265	Bathroom vanity bench unit	m	7	1,500.00	10,500
266	Bedroom built-in wardrobe joinery unit	m	33	1,000.00	33,000
267	Kitchen island bench, underbench and overhead joinery	m	56	2,500.00	140,000
268	Laundry underbench joinery	m	16	1,500.00	24,000
269	Allowance for bin chutes - EXCLUDED	Note	0	0.00	0
270	Allowance for curtains to external glazed windows and sliding doors including track, fixings, etc. - EXCLUDED	Note	0	0.00	0

Fitments

207,500

Special Equipment

271	Cooktop (PC SUM - Supply \$600 plus GST)	No.	10	950.00	9,500
272	Dishwasher (PC SUM - Supply \$550 plus GST)	No.	10	800.00	8,000
273	Rangehood (PC SUM - Supply \$300 plus GST)	No.	10	700.00	7,000
274	Oven (PC SUM - Supply \$635 plus GST)	No.	10	1,000.00	10,000
275	Washing machine - EXCLUDED	Note	0	0.00	0
276	Loading dryer - EXCLUDED	Note	0	0.00	0
277	Fridge - EXCLUDED	Note	0	0.00	0

Special Equipment

34,500

**ADVERTISED
PLAN**

To Collection: 409,820

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Cost Plan



Project: 2-12 Wilkinson Street, Brunswick
Building: Apartments

Details: Cost Plan No.3

Code	Description	Unit	Quantity	Rate	Total
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Building Works (Apartments Level 4-6)

(Continued)

Sanitary Fixtures

<u>Sanitary Fixtures</u>					
279	Toilet suite (PC SUM - Supply - \$725/No. plus GST)	No.	10	1,200.00	12,000
280	Vanity basin including bottle trap etc. (PC SUM - Supply - \$311/No. plus GST)	No.	10	700.00	7,000
281	Double bowl kitchen sink (PC SUM - Supply - \$500/No. plus GST)	No.	10	700.00	7,000
282	Single bowl laundry sink (PC SUM - Supply - \$350/No. plus GST)	No.	10	550.00	5,500
283	Laundry mixer (PC SUM - Supply - \$250/No. plus GST)	No.	10	550.00	5,500
284	Kitchen mixer (PC SUM - Supply - \$500/No. plus GST)	No.	10	800.00	8,000
285	Vanity basin mixer - (PC SUM - Supply - \$150/No. plus GST)	No.	10	330.00	3,300
286	Shower head (PC SUM - Supply - \$120/No. plus GST)	No.	10	620.00	6,200
287	Shower mixer (PC SUM - Supply - \$120/No. plus GST)	No.	10	620.00	6,200
288	Shower waste	No.	10	350.00	3,500
289	Tapset to washing machine	No.	10	150.00	1,500
290	Tapset to dishwasher	No.	10	150.00	1,500
<u>Sanitary Fitments</u>					
292	Toilet roll holders (PC SUM - Supply - \$53/No. plus GST)	No.	10	85.00	850
293	Shower shelf (PC SUM - Supply - \$250/No. plus GST)	No.	10	300.00	3,000
294	Allowance for robe hooks - allow 2 per bathroom (PC SUM - Supply - \$25/No. plus GST)	No.	20	85.00	1,700
295	Allowance for towel rail (PC SUM - Supply - \$145/No. plus GST)	No.	10	200.00	2,000

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Sanitary Fixtures

74,750

Hydraulic Services

296	Instantaneous hot water system - Stiebel Eltron DEL18 Plus (PC SUM Supply \$1,375)	No.	10	1,800.00	18,000
297	Allowance for hydraulic services (i.e. hot, cold, sewer, etc.)	Item	1	175,000.00	175,000

Hydraulic Services

193,000

Gas Services

298	Allowance for gas services - EXCLUDED	Note	0	0.00	0
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Gas Services

0

Fire Protection

299	Allowance for fire services (i.e. sprinklers)	Item	1	70,000.00	70,000
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Fire Protection

70,000

ADVERTISED
PLAN

To Collection: 337,750

Cost Plan



Project: 2-12 Wilkinson Street, Brunswick	Details: Cost Plan No.3
Building: Apartments	

Code	Description	Unit	Quantity	Rate	Total
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Building Works (Apartments Level 4-6) *(Continued)*

<u>Mechanical Services</u>					
300	Split system air-conditioner	No.	10	4,000.00	40,000
301	Exhaust ventilation to bathrooms / kitchens	No.	20	500.00	10,000
302	Allowance for mechanical services (i.e. ventilation, etc.)	Item	1	32,000.00	32,000
303	Allowance for screening around condensing units - EXCLUDED	Note	0	0.00	0

Mechanical Services 82,000

<u>Electrical Services</u>					
304	Allowance for electrical services (power, lighting, comms and data)	Item	1	156,000.00	156,000
305	Allowance for security services (i.e. CCTV, etc.) - EXCLUDED	Item	0	0.00	0
306	Allowance for building automation - EXCLUDED	Note	0	0.00	0

Electrical Services 156,000

<u>Builder's Work In Connection</u>					
307	Allowance for builder's work in connection with services	Item	1	25,000.00	25,000

Builder's Work In Connection 25,000

Building Works (Apartments Level 4-6) **2,477,979**

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**ADVERTISED
PLAN**

To Collection: 263,000

Cost Plan



Project: 2-12 Wilkinson Street, Brunswick	Details: Cost Plan No.3
Building: Apartments	

Code	Description	Unit	Quantity	Rate	Total
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Building Works (Apartments Level 4-6)

(Continued)

COLLECTION

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Page 22:	409,820
Page 23:	337,750
Page 24:	263,000

Building Works (Apartments Level 4-6) Carried to Summary:	2,477,979
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**ADVERTISED
PLAN**

Cost Plan



Project: 2-12 Wilkinson Street, Brunswick	Details: Cost Plan No.3
Building: Apartments	

Code	Description	Unit	Quantity	Rate	Total
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Building Works (Communal Terraces / Circulation - Level 1-6)

Preliminaries

308	Allowance for builder's preliminaries and overheads	Item	1	184,000.00	184,000
	<u>Preliminaries</u>				<u>184,000</u>

Columns

309	Allowance for timber structural columns including connections, etc.	Item	1	90,000.00	90,000
	<u>Columns</u>				<u>90,000</u>

Upper Floors

310	Timber suspended slabs including connections etc. (As per correspondence from Big River Group)	m2	585	360.00	210,599
311	246D Tecbeam joists to internal apartments including connections etc. - (included above)	Note	0	0.00	0
	<u>Upper Floors</u>				<u>210,599</u>

Staircases

312	Reinforced concrete staircase including treads, risers, landings, handrails etc.	m/rise	19	4,000.00	76,000
313	Allowance for handrail to staircase including finish, etc.	m	63	550.00	34,650
	<u>Staircases</u>				<u>110,650</u>

Roof

314	Metal roof decking including pitched roof framing, insulation, capping, rainwater goods and drainage	m2	192	230.00	21,160
315	Allowance for box gutter	m2	63	250.00	15,750
316	Reinforced concrete stair / lift core lid including waterproof membrane	m2	33	500.00	16,500
	<u>Roof</u>				<u>53,410</u>

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External Walls

317	90 thick timber stud wall including insulation, framing, sarking, pre-finished cement sheet cladding etc.	m2	260	310.00	80,600
318	140 thick reinforced masonry blockwork wall including block, reinforcement, concrete finish, etc.	m2	208	450.00	93,600
319	Allowance for metal window shades including fixings, finish, etc.- EXCLUDED	Note	0	0.00	0
320	Allowance for anti graffiti paint - EXCLUDED	Note	0	0.00	0
	<u>External Walls</u>				<u>174,200</u>

Windows

321	Aluminium framed double glazed operable windows including finish	m2	73	850.00	62,050
322	Extra over for opaque windows - EXCLUDED	Note	0	0.00	0

To Collection: 884,909

ADVERTISED
PLAN

Cost Plan



Project: 2-12 Wilkinson Street, Brunswick	Details: Cost Plan No.3
Building: Apartments	

Code	Description	Unit	Quantity	Rate	Total
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Building Works (Communal Terraces / Circulation - Level 1-6) *(Continued)*

Windows *(Continued)*

323	Allowance for window canopy shades including fixings, etc.- EXCLUDED	Note	0	0.00	0
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Windows 62,050

External Doors

324	Pair of glazed swing door including frame, hardware and finish	No.	2	5,500.00	11,000
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External Doors 11,000

Internal Walls

325	90 thick timber stud wall including framing, insulation, plasterboard wall lining and paint finish to both sides	m2	201	200.00	40,200
326	140 thick reinforced masonry blockwork wall including block, reinforcement, concrete finish, etc.	m2	426	350.00	149,100

Internal Walls 189,300

Internal Doors

327	Single swing fire rated door including frame, hardware and paint finish to both sides - Staircase	No.	6	1,750.00	10,500
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Internal Doors 10,500

Wall Finishes

328	Plasterboard lining to internal face of external wall including paint finish	m2	217	60.00	13,020
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Wall Finishes 13,020

Floor Finishes

329	Tile floor finish including waterproofing, grout, trims, etc. (PC SUM Supply Cost - \$25/m2 plus GST)	m2	300	150.00	45,000
330	Allowance for hybrid timber floor finish to Apartments including underlay, fixings, etc. (PC SUM Supply Cost - \$27/m2 plus GST)	m2	40	110.00	4,400
331	Concrete sealer to stairs	m2	173	30.00	5,190
332	Screeds to tiles	m2	300	50.00	15,000

Floor Finishes 69,590

Ceiling Finishes

333	Suspended plasterboard ceiling lining fixed to slab soffit including suspension system, paint finish, etc.	m2	369	110.00	40,590
334	Allowance for access panels including hardware, finish, etc.	Item	1	6,000.00	6,000
335	Allowance for bulkheads including frame and paint finish	Item	1	12,000.00	12,000

Ceiling Finishes 58,590

Fitments

336	Allowance for storage joinery	m	16	2,300.00	36,800
337	Allowance for storage cages	m2	18	1,250.00	22,500

To Collection: 411,300

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ADVERTISED
PLAN

Cost Plan



Project: 2-12 Wilkinson Street, Brunswick	Details: Cost Plan No.3
Building: Apartments	

Code	Description	Unit	Quantity	Rate	Total
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Building Works (Communal Terraces / Circulation - Level 1-6) *(Continued)*

Fitments *(Continued)*

338	Allowance for bin chutes - EXCLUDED	Note	0	0.00	0
339	Allowance for curtains to external glazed windows and sliding doors including track, fixings, etc. - EXCLUDED	Note	0	0.00	0

Fitments 59,300

Hydraulic Services

340	Allowance for hydraulic services (i.e. hot, cold. sewer, etc.)	Item	1	5,000.00	5,000
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Hydraulic Services 5,000

Fire Protection

341	Allowance for fire services (i.e. sprinklers)	Item	1	67,000.00	67,000
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Fire Protection 67,000

Mechanical Services

342	Allowance for mechanical services (i.e. ventilation, etc.)	Item	1	30,000.00	30,000
343	Split system air-conditioner - EXCLUDED	Note	0	0.00	0
344	Allowance for screening around condensing units - EXCLUDED	Note	0	0.00	0

Mechanical Services 30,000

Electrical Services

345	Allowance for electrical services (power, lighting, comms and data)	Item	1	90,000.00	90,000
346	Allowance for security services (i.e. CCTV, etc.) - EXCLUDED	Item	0	0.00	0
347	Allowance for building automation - EXCLUDED	Note	0	0.00	0

Electrical Services 90,000

Builder's Work In Connection

348	Allowance for builder's work in connection with services	Item	1	10,000.00	10,000
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Builder's Work In Connection 10,000

Building Works (Communal Terraces / Circulation - Level 1-6) **1,498,209**

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ADVERTISED PLAN

To Collection: 202,000

Cost Plan



Project: 2-12 Wilkinson Street, Brunswick	Details: Cost Plan No.3
Building: Apartments	

Code	Description	Unit	Quantity	Rate	Total
Building Works (Communal Terraces / Circulation - Level 1-6)					<i>(Continued)</i>

COLLECTION

Page 26:	884,909
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Building Works (Communal Terraces / Circulation - Level 1-6)	
Carried to Summary:	1,498,209

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**ADVERTISED
PLAN**

Cost Plan



Project: 2-12 Wilkinson Street, Brunswick	Details: Cost Plan No.3
Building: Apartments	

Code	Description	Unit	Quantity	Rate	Total
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Building Works (Private Terraces)

Preliminaries

349	Allowance for builder's preliminaries and overheads	Item	1	82,000.00	82,000
	<u>Preliminaries</u>				<u>82,000</u>

Roads, Footpaths & Paved Areas

350	Timber suspended slabs including connections etc. (As per correspondence from Big River Group)	m2	347	360.00	124,920
351	360D Tecbeam joists to terraces including connections etc. - (included above)	Note	0	0.00	0
352	Impervious tile floor finish to Terraces (PC SUM - Supply Cost \$100/m2)	m2	347	200.00	69,400
353	Allowance for waterproof membrane to suspended timber slab	m2	347	50.00	17,350
354	Allowance for screed under terrace paving graded to falls	m2	347	30.00	10,410
355	Polypad paver support system to terrace	m2	347	50.00	17,350
	<u>Roads, Footpaths & Paved Areas</u>				<u>289,430</u>

Boundary Walls, Fencing & Gates

356	140 thick timber stud wall including insulation, framing, sarking, red brick veneer etc.	m2	218	400.00	87,200
357	1300 high metal balustrade including fixings, finish, etc.	m2	93	650.00	60,450
358	3100 high metal balustrade including fixings, finish, etc.	m2	44	650.00	28,600
359	3500 high metal balustrade including fixings, finish, etc.	m2	15	650.00	9,750
	<u>Boundary Walls, Fencing & Gates</u>				<u>186,000</u>

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Outbuildings & Covered Ways

360	Allowance for fibre cement sheet soffit including fixings, finish, etc.	m2	309	150.00	46,350
361	Allowance for timber structural columns including connections, etc.	Item	1	52,000.00	52,000
	<u>Outbuildings & Covered Ways</u>				<u>98,350</u>

Landscaping & Improvements

362	Planterboxes including light weight planter system, waterproof membrane, etc. - Ground Level	m2	12	700.00	8,400
363	Irrigation and drainage to planter boxes - Ground Level	m2	12	60.00	720
364	Topsoil, mulch and plantings to planter box - Ground Level	m2	12	160.00	1,920
	<u>Landscaping & Improvements</u>				<u>11,040</u>

External Special Services

365	Allowance for external electrical services i.e. lighting, etc.	Item	1	31,500.00	31,500
366	Allowance for stormwater services i.e. drainage, etc.	Item	1	17,500.00	17,500
	<u>External Special Services</u>				<u>49,000</u>

Building Works (Private Terraces)

665,820

To Collection: 665,820

ADVERTISED
PLAN

Cost Plan



Project: 2-12 Wilkinson Street, Brunswick

Details: Cost Plan No.3

Building: Apartments

Code	Description	Unit	Quantity	Rate	Total
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Building Works (Kitchen Garden / Terrace - Level 3)

Preliminaries

367	Allowance for builder's preliminaries and overheads	Item	1	38,000.00	38,000
	<u>Preliminaries</u>				<u>38,000</u>

Roads, Footpaths & Paved Areas

368	Timber suspended slabs including connections etc. (As per correspondence from Big River Group)	m2	363	360.00	130,680
369	360D Tecbeam joists to roof including connections etc. - (included above)	Note	0	0.00	0
370	Tile floor finish to Communal Terraces (PC SUM - Supply Cost \$100/m2)	m2	123	200.00	24,600
371	Pavers to Communal Terraces (PC SUM - Supply Cost \$100/m2)	m2	41	200.00	8,200
372	Allowance for waterproof membrane to suspended timber slab	m2	363	50.00	18,150
373	Allowance for screed under terrace paving graded to falls	m2	164	30.00	4,920
374	Polypad paver support system to terrace	m2	164	50.00	8,200
	<u>Roads, Footpaths & Paved Areas</u>				<u>194,750</u>

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Landscaping & Improvements

	<u>Soft Landscaping</u>				
376	Allowance for trees and shrubs	Item	1	15,000.00	15,000
377	Planterboxes including planter system, waterproof membrane, etc.	m2	23	700.00	16,100
378	Irrigation and drainage to planter boxes	m2	23	60.00	1,380
379	Topsoil, mulch and plantings to planter box	m2	23	160.00	3,680
	<u>Sundries</u>				
381	Allowance for 1500mm x 500mm built-in timber bench	No.	4	1,200.00	4,800
382	Allowance for gym equipment - EXCLUDED	Note	0	0.00	0
383	Allowance for loose furniture - EXCLUDED	Note	0	0.00	0
384	Timber pergola framed structure - EXCLUDED	Note	0	0.00	0
	<u>Landscaping & Improvements</u>				<u>40,960</u>

External Special Services

385	Allowance for external electrical services i.e. lighting, etc.	Item	1	20,000.00	20,000
386	Allowance for stormwater services i.e. drainage, etc.	Item	1	12,500.00	12,500
	<u>External Special Services</u>				<u>32,500</u>

Building Works (Kitchen Garden / Terrace - Level 3)

306,210

ADVERTISED
PLAN

To Collection: 306,210

Cost Plan



Project: 2-12 Wilkinson Street, Brunswick

Details: Cost Plan No.3

Building: Apartments

Code	Description	Unit	Quantity	Rate	Total
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Building Works (BBQ Terrace - Level 6)

Preliminaries

387	Allowance for builder's preliminaries and overheads	Item	1	40,000.00	40,000
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Preliminaries

40,000

External Walls

388	140 thick timber stud wall including insulation, framing, sarking, cement sheet cladding, capping etc.	m2	63	360.00	22,680
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External Walls

22,680

Roads, Footpaths & Paved Areas

389	Timber suspended slabs including connections etc. (As per correspondence from Big River Group)	m2	160	360.00	57,600
390	360D Tecbeam joists to internal apartments including connections etc. - (included above)	m	0	0.00	0
391	Tile floor finish to BBQ Terraces (PC SUM - Supply Cost \$100/m2)	m2	122	200.00	24,400
392	Allowance for waterproof membrane to suspended timber slab	m2	160	50.00	8,000
393	Allowance for screed under terrace paving graded to falls	m2	122	30.00	3,660
394	Polypad paver support system to terrace	m2	122	50.00	6,100

Roads, Footpaths & Paved Areas

99,760

Boundary Walls, Fencing & Gates

395	Privacy screen including fixings, finish, etc.	m2	46	750.00	34,500
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Boundary Walls, Fencing & Gates

34,500

Landscaping & Improvements

396	Allowance for Shrubs etc	Item	1	5,000.00	5,000
397	Trees	Item	1	1,000.00	1,000
398	Planterboxes including planter system, waterproof membrane, etc.	m2	25	800.00	20,000
399	Irrigation and drainage to planter boxes	m2	25	80.00	2,000
400	Topsoil, mulch and plantings to planter box	m2	25	160.00	4,000
<u>Sundry</u>					
402	Allowance for built-in electric BBQ	No.	1	2,000.00	2,000
403	Allowance for 1500mm x 500mm built-in timber bench	No.	3	1,200.00	3,600
404	Allowance for pergola	m2	52	1,000.00	52,000
405	Allowance for garden shed	m2	11	1,000.00	11,000
406	Allowance for loose furniture including chairs, tables etc. - EXCLUDED	Note	0	0.00	0

Landscaping & Improvements

100,600

ADVERTISED PLAN

To Collection: 297,540

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Cost Plan



Project: 2-12 Wilkinson Street, Brunswick	Details: Cost Plan No.3
Building: Apartments	

Code	Description	Unit	Quantity	Rate	Total
Building Works (BBQ Terrace - Level 6)					<i>(Continued)</i>
<u>External Special Services</u>					
407	Allowance for external electrical services i.e. lighting, etc.	Item	1	20,000.00	20,000
408	Allowance for stormwater services i.e. drainage, etc.	Item	1	10,000.00	10,000
<u>External Special Services</u>					<u>30,000</u>
Building Works (BBQ Terrace - Level 6)					327,540

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ADVERTISED PLAN

To Collection: 30,000

Cost Plan



Project: 2-12 Wilkinson Street, Brunswick	Details: Cost Plan No.3
Building: Apartments	

Code	Description	Unit	Quantity	Rate	Total
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Building Works (BBQ Terrace - Level 6)

(Continued)

COLLECTION

Page 32:	297,540
Page 33:	30,000

Building Works (BBQ Terrace - Level 6) Carried to Summary:	327,540
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**ADVERTISED
PLAN**

Cost Plan



Project: 2-12 Wilkinson Street, Brunswick	Details: Cost Plan No.3
Building: Apartments	

Code	Description	Unit	Quantity	Rate	Total
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Lift Services and associated works

Preliminaries

409	Allowance for builder's preliminaries and overheads	Item	1	50,000.00	50,000
	<u>Preliminaries</u>				<u>50,000</u>

Transportation Services

410	Passenger lift (2 No.) including associated works	No.	2	175,000.00	350,000
411					
	<u>Transportation Services</u>				<u>350,000</u>

Builder's Work In Connection

412	Allowance for builder's work in connection with services	Item	1	10,000.00	10,000
	<u>Builder's Work In Connection</u>				<u>10,000</u>

Lift Services and associated works **410,000**

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**ADVERTISED
PLAN**

To Collection: 410,000

Cost Plan



Project: 2-12 Wilkinson Street, Brunswick	Details: Cost Plan No.3
Building: Apartments	

Code	Description	Unit	Quantity	Rate	Total
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External Works and Services

Preliminaries

413	Allowance for builder's preliminaries and overheads	Item	1	53,000.00	53,000
	<u>Preliminaries</u>				<u>53,000</u>

Demolition

414	Allowance to demolish existing hard and soft landscaping	m2	1,023	25.00	25,575
415	Allowance to demolish existing trees	No.	10	200.00	2,000
416	Allowance to demolish and remove existing kerbs	Item	1	3,000.00	3,000
417	Allowance to sealing and removal any redundant pipework, conduits, etc.	Item	1	5,000.00	5,000
418	Allowance for removal of hazardous material (i.e. asbestos, lead, etc.) - EXCLUDED	Note	0	0.00	0
	<u>Demolition</u>				<u>35,575</u>

Site Preparation

419	Allowance for site preparation	m2	1,022	5.00	5,110
420	Allowance for excavation and removal of rock - EXCLUDED	Note	0	0.00	0
421	Allowance for excavation and removal of contaminated soil - EXCLUDED	Note	0	0.00	0
	<u>Site Preparation</u>				<u>5,110</u>

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Roads, Footpaths & Paved Areas

422	Allowance for make good to existing pathway	m2	119	25.00	2,975
423	Extra over for entry pavements & ramps including sub-base, finish, etc.	m2	34	300.00	10,200
424	Allowance to tie new paving in with existing paving	Item	1	5,000.00	5,000
	<u>Roads, Footpaths & Paved Areas</u>				<u>18,175</u>

Boundary Walls, Fencing & Gates

425	1970 high metal fence including finish, etc.	m	34	900.00	30,600
	<u>Boundary Walls, Fencing & Gates</u>				<u>30,600</u>

Landscaping & Improvements

426	Garden beds	m2	64	140.00	8,960
427	Allowance for Shrubs etc	Item	1	10,000.00	10,000
428	Allowance for mailboxes	No.	39	300.00	11,700
429	Planterboxes including planter system, waterproof membrane, etc.	m2	7	700.00	4,900
430	Irrigation and drainage to planter boxes	m2	7	60.00	420
431	Topsoil, mulch and plantings to planter box	m2	7	160.00	1,120
	<u>Landscaping & Improvements</u>				<u>37,100</u>

ADVERTISED
PLAN

To Collection: 179,560

Cost Plan



Project: 2-12 Wilkinson Street, Brunswick	Details: Cost Plan No.3
Building: Apartments	

Code	Description	Unit	Quantity	Rate	Total
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External Works and Services

(Continued)

External Special Services

432	Allowance for rainwater collection tanks	Item	1	10,000.00	10,000
433	Allowance for external stormwater services including connection, etc.	Item	1	50,000.00	50,000
434	Allowance for fire services including connection to existing, etc. (i.e. boosters, etc.)	Item	1	100,000.00	100,000
435	Allowance for external water services including connection, etc.	Item	1	20,000.00	20,000
436	Allowance for external sewer services including connection, etc.	Item	1	20,000.00	20,000
437	Allowance for external electrical services including connection, etc.	Item	1	50,000.00	50,000
438	Allowance for sub-station - EXCLUDED	Note	0	0.00	0

External Special Services

250,000

External Works and Services

429,560

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**ADVERTISED
PLAN**

To Collection: 250,000

Cost Plan



Project: 2-12 Wilkinson Street, Brunswick	Details: Cost Plan No.3
Building: Apartments	

Code	Description	Unit	Quantity	Rate	Total
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External Works and Services

(Continued)

COLLECTION

Page 36:	179,560
Page 37:	250,000

External Works and Services Carried to Summary:	429,560
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**ADVERTISED
PLAN**

Cost Plan



Project: 2-12 Wilkinson Street, Brunswick	Details: Cost Plan No.3
Building: Apartments	

Code	Description	Unit	Quantity	Rate	Total
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Tender Option 1 - Building Works (Shops - Ground Level) - Warm Shell

Preliminaries

439	Allowance for builder's preliminaries and overheads	Item	1	12,000.00	12,000
	<u>Preliminaries</u>				<u>12,000</u>

Substructure

440	Allowance for ground slab including concrete, reinforcement, formwork, excavation, removal off-site, etc. - please - refer Building Works (Shops - Ground Level)	Note	0	0.00	0
441	Allowance for ramp to shop (east/west corner) - please - refer Building Works (Shops - Ground Level)	Note	0	0.00	0
	<u>Substructure</u>				<u>0</u>

Columns

442	Allowance for timber structural columns including connections, etc. - please - refer Building Works (Shops - Ground Level)	Note	0	0.00	0
	<u>Columns</u>				<u>0</u>

External Walls

443	Allowance for external walls - please - refer Building Works (Shops - Ground Level)	Note	0	0.00	0
444	Allowance for anti graffiti paint - EXCLUDED	Note	0	0.00	0
	<u>External Walls</u>				<u>0</u>

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Windows

445	Aluminium framed double glazed windows including finish - please - refer Building Works (Shops - Ground Level)	Note	0	0.00	0
	<u>Windows</u>				<u>0</u>

External Doors

446	Allowance for glazed doors including hardware - please - refer Building Works (Shops - Ground Level)	Note	0	0.00	0
	<u>External Doors</u>				<u>0</u>

Internal Walls

447	Allowance for internal walls - EXCLUDED - part of fit-out	Note	0	0.00	0
	<u>Internal Walls</u>				<u>0</u>

Internal Screens & Borrowed Lights

448	Allowance for internal screens & borrowed lights EXCLUDED - part of fit-out	Note	0	0.00	0
	<u>Internal Screens & Borrowed Lights</u>				<u>0</u>

Internal Doors

449	855 wide single swing including frame, hardware and paint finish to both sides - Shops - please - refer Building Works (Shops - Ground Level)	Note	0	0.00	0
	<u>Internal Doors</u>				<u>0</u>

ADVERTISED PLAN

To Collection: 12,000

Cost Plan



Project: 2-12 Wilkinson Street, Brunswick

Details: Cost Plan No.3

Building: Apartments

Code	Description	Unit	Quantity	Rate	Total
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Tender Option 1 - Building Works (Shops - Ground Level) - Warm Shell

(Continued)

Wall Finishes

450	Plasterboard wall lining to the internal face of external walls including paint finish	m2	362	60.00	21,720
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Wall Finishes

21,720

Floor Finishes

451	Allowance for concrete sealer to floor - EXCLUDED (Warm Shell)	Note	0	0.00	0
452	Allowance for floor covering - EXCLUDED (Warm Shell)	Note	0	0.00	0

Floor Finishes

0

Ceiling Finishes

453	Suspended plasterboard ceiling lining fixed to slab soffit including suspension system, paint finish, etc.	m2	102	120.00	12,240
454	Allowance for access panels including hardware, finish, etc.	Item	1	2,000.00	2,000
455	Allowance for bulkheads	Item	1	1,600.00	1,600

Ceiling Finishes

15,840

Fitments

456	Allowance for fitments - EXCLUDED	Note	0	0.00	0
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Fitments

0

Special Equipment

457	Allowance for special equipment - EXCLUDED - (Warm Shell)	Note	0	0.00	0
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Special Equipment

0

Sanitary Fixtures

458	Allowance for sanitary fixtures - EXCLUDED (Warm Shell)	Note	0	0.00	0
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Sanitary Fixtures

0

Hydraulic Services

459	Allowance for grease interceptor trap - please - refer Building Works (Shops - Ground Level)	Note	0	0.00	0
460	Allowance for in-ground sewer pump station - please - refer Building Works (Shops - Ground Level)	Note	0	0.00	0
461	Allowance for hydraulic services (i.e. hot, cold. sewer, etc.) - please - refer Building Works (Shops - Ground Level)	Note	0	0.00	0

Hydraulic Services

0

Gas Services

462	Allowance for gas services - EXCLUDED	Note	0	0.00	0
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Gas Services

0

Fire Protection

463	Allowance for fire services (i.e. sprinklers) - please - refer Building Works (Shops - Ground Level)	Note	0	0.00	0
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To Collection: 37,560

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Cost Plan



Project: 2-12 Wilkinson Street, Brunswick	Details: Cost Plan No.3
Building: Apartments	

Code	Description	Unit	Quantity	Rate	Total
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Tender Option 1 - Building Works (Shops - Ground Level) - Warm Shell *(Continued)*

Fire Protection *(Continued)*

Fire Protection 0

Mechanical Services

464	Allowance for split air-conditioners to shops (PC SUM - Supply - \$4,500/No. plus GST)	No.	4	7,000.00	28,000
465	Allowance for mechanical services rough in (i.e heating, cooling, ventilation) - please - refer Building Works (Shops - Ground Level)	Note	0	0.00	0
<u>Mechanical Services</u>					<u>28,000</u>

Electrical Services

466	Allowance for electrical services warm shell - fit off (i.e., power, lighting, data/comms, etc.)	Item	1	16,000.00	16,000
467	Allowance for electrical services cold shell rough in (i.e., power, lighting, data/comms, etc.) - please - refer Building Works (Shops - Ground Level)	Note	0	0.00	0
468	Allowance for security services - EXCLUDED	Note	0	0.00	0
469	Allowance for building automation - EXCLUDED	Note	0	0.00	0
<u>Electrical Services</u>					<u>16,000</u>

Builder's Work In Connection

470	Allowance for builder's work in connection with services	Item	1	2,500.00	2,500
<u>Builder's Work In Connection</u>					<u>2,500</u>

Tender Option 1 - Building Works (Shops - Ground Level) - Warm Shell **96,060**

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To Collection: 46,500

Cost Plan



Project: 2-12 Wilkinson Street, Brunswick	Details: Cost Plan No.3
Building: Apartments	

Code	Description	Unit	Quantity	Rate	Total
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Tender Option 1 - Building Works (Shops - Ground Level) - Warm Shell

(Continued)

COLLECTION

Page 39:	12,000
Page 40:	37,560
Page 41:	46,500
Tender Option 1 - Building Works (Shops - Ground Level) - Warm Shell Carried to Summary:	96,060

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Cost Plan



Project: 2-12 Wilkinson Street, Brunswick	Details: Cost Plan No.3
Building: Apartments	

Code	Description	Unit	Quantity	Rate	Total
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COLLECTION SUMMARY

PAGE NO

Building Works (Ground Level)			1 - 3		915,220
Building Works (Shops - Ground Level)			5 - 7		442,960
Building Works (Apartments Ground Level)			9 - 12		978,895
Building Works (Apartments Level 1-3)			14 - 18		5,669,513
Building Works (Apartments Level 4-6)			20 - 24		2,477,979
Building Works (Communal Terraces / Circulation - Level 1-6)			26 - 28		1,498,209
Building Works (Private Terraces)			30		665,820
Building Works (Kitchen Garden / Terrace - Level 3)			31		306,210
Building Works (BBQ Terrace - Level 6)			32 - 33		327,540
Lift Services and associated works			35		410,000
External Works and Services			36 - 37		429,560
Tender Option 1 - Building Works (Shops - Ground Level) - Warm Shell			39 - 41		96,060
Total Amount:					14,217,967

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ADVERTISED PLAN