



Our Ref: JP/2014/087/01

15TH DECEMBER 2015

ARH WARRIEWOOD PTY LTD
LEVEL 1, 76 QUEEN STREET
WOLLAHRAH NSW 2025

ATTENTION: MR. JOHN TYREE

Dear Sir,

**RE : PROPOSED SEVEN (7) TOWNHOUSES AND SIX (6) RESIDENTIAL UNITS AT
53C WARRIEWOOD ROAD WARRIEWOOD FOR ARH WARRIEWOOD PTY LTD**

Attached is our estimate in the amount of \$4,407,590.00 (excluding GST) which is based on the DA drawing No's DA-000 to DA-045 prepared by Stephen Bowers Architects Pty Ltd.

The above estimate includes the design and construction of the building, structures, associated infrastructure and fixed plant and equipment necessary for the operations of the building.

The above estimate excludes land cost (including any costs of marketing and selling land), and associated fees and GST.

Our estimate is based on a construction period of eighteen (14) months.

If you have any further enquiries regarding the above please do not hesitate to contact the writer.

Regards,

JOHN PORTELLI
(B App SC (Hons), AAIQS)
MANAGING DIRECTOR

JPQS PTY LTD
QUANTITY SURVEYORS AND PROJECT MANAGERS

KENTBRIDGE HOUSE LEVEL 3, SUITE 301, 491 KENT STREET SYDNEY NSW 2000
TEL: (02) 9283 8611, FAX: (02) 9283 8599
WEB: www.jpqs.com.au EMAIL: admin@jpqs.com.au
ABN 16 051 367 170

ELEMENTAL COST PLAN

PAGE NO.	ELEMENT	ELEMENTAL COST (\$)	GROSS FLOOR AREA COST (\$)	% OF BC
1	SUBSTRUCTURE	489,956	200	11.12
1	COLUMNS	12,610	5	0.29
1	UPPER FLOORS	424,172	173	9.62
1	STAIRCASES	53,642	22	1.22
2	ROOF	188,700	77	4.28
2	EXTERNAL WALLS	266,215	108	6.04
2	WINDOWS	196,560	80	4.46
2	EXTERNAL DOORS	34,800	14	0.79
2	INTERNAL WALLS	246,645	101	5.60
3	INTERNAL SCREENS AND BORROWED LIGHTS	54,000	22	1.23
3	INTERNAL DOORS	31,850	13	0.72
3	WALL FINISHES	305,487	124	6.93
3	FLOOR FINISHES	96,045	39	2.18
3	CEILING FINISHES	151,515	62	3.44
4	FITMENTS	177,590	72	4.03
4	SPECIAL EQUIPMENT	N/A		
4	SANITARY FIXTURES	61,750	25	1.40
4	SANITARY PLUMBING	97,600	40	2.21
4	WATER SUPPLY	47,600	19	1.08
5	GAS SERVICE	7,800	3	0.18
5	SPACE HEATING	N/A		
5	VENTILATION	30,354	12	0.69
5	EVAPORATIVE COOLING	N/A		
5	AIR CONDITIONING	65,000	26	1.47
5	FIRE PROTECTION	15,000	6	0.34
6	LIGHT AND POWER	82,270	34	1.87
6	COMMUNICATIONS	31,100	13	0.71
6	TRANSPORTATION SYSTEMS	70,000	29	1.59
6	SPECIAL SERVICES	N/A		
6	PROPORTION OF PRELIMINARIES	483,440	197	10.97
	BUILDING COST (BC)			
6	CENTRALISED ENERGY SYSTEMS	N/A		
7	ALTERATIONS AND RENOVATIONS	N/A		
7	SITE PREPARATION	N/A		
7	ROADS, FOOTPATHS AND PAVED AREAS	9,200	4	0.21
7	BOUNDARY WALLS, FENCING AND GATES	69,000	28	1.57
7	OUTBUILDINGS AND COVERED WAYS	N/A		
8	LANDSCAPING AND IMPROVEMENTS	63,400	26	1.44
8	EXTERNAL STORMWATER DRAINAGE	34,500	14	0.78
8	EXTERNAL SEWER DRAINAGE	5,200	2	0.12
8	EXTERNAL WATER SUPPLY	11,300	5	0.26
8	EXTERNAL GAS	6,500	3	0.15
8	EXTERNAL FIRE PROTECTION	30,000	12	0.68
9	EXTERNAL ELECTRIC LIGHT AND POWER	6,500	3	0.15
9	EXTERNAL COMMUNICATIONS	4,550	2	0.10
9	EXTERNAL SPECIAL SERVICES	N/A		
9	EXTERNAL ALTERATIONS AND RENOVATIONS	N/A		
9	PROPORTION OF PRELIMINARIES	120,860	49	2.74
9	SPECIAL PROVISIONS	324,880	132	7.37
	PROJECT COST (EXCL GST)	4,407,590	1,796	100.00
	GROSS FLOOR AREA (M2)	2,454		

PROPOSED SEVEN (7) TOWNHOUSES
AND SIX (6) RESIDENTIAL UNITS
AT 53C WARRIEWOOD ROAD WARRIEWOOD

ITEM	DESCRIPTION OF WORK	UNIT	QTY	RATE	TOTAL
PRELIMINARIES					
1	Preliminaries.	m2	2,454	246	604,300
TOTAL					604,300
SUBSTRUCTURE					
1	Basement, foundation and pit excavation; footings and ground slab; termite treatment, sand bed and waterproof membrane.	m2	600	817	489,956
TOTAL					489,956
SUPERSTRUCTURE					
<u>Columns</u>					
1	Concrete, formwork and bar reinforcement to columns.	m2	2,454	5	12,610
TOTAL					12,610
<u>Upper Floors</u>					
1	Concrete, formwork and reinforcement to suspended slabs and beams.	m2	2,454	173	424,172
TOTAL					424,172
<u>Staircases</u>					
1	Reinforced concrete stairs including handrail fixed to brickwork and balustrade to inner leg.	m2	60	894	53,642
TOTAL					53,642

ITEM	DESCRIPTION OF WORK	UNIT	QTY	RATE	TOTAL
	<u>Roof</u>				
1	Concrete to suspended roof slab including formwork, bar reinforcement, waterproofing and topping finish.	m2	200	494	98,860
TOTAL					188,700
EXTERNAL FABRIC AND FINISHES					
	<u>External Walls</u>				
1	In-situ Concrete Walls	m2	87	274	23,875
2	Brick Walls and Render & Paint Finish	m2	1,092	195	212,940
	<u>External Cladding and Screens</u>				
3	Balcony Balustrades	m	98	300	29,400
TOTAL					266,215
	<u>Windows</u>				
1	Aluminium framed clear glazed windows, louvres, curtains, blinds, pelmets and hardware.	m2	546	360	196,560
TOTAL					196,560
	<u>External Doors</u>				
1	Solid core doors, hollow core doors, sliding doors and bi-folder doors including frames and hardware.	m2	39	893	34,800
TOTAL					34,800

ITEM	DESCRIPTION OF WORK	UNIT	QTY	RATE	TOTAL
	INTERNAL FABRIC				
	<u>Internal Walls</u>				
1	Brick Walls	m2	2,769	70	193,830
2	Metal Studding	m2	663	60	39,780
3	Concrete Block Walls	m2	79	165	13,035
TOTAL					246,645
	<u>Internal Screens and Borrowed Lights</u>				
1	Toilet and Shower Screens	m2	105	515	54,000
TOTAL					54,000
	<u>Internal Doors</u>				
1	Fire rated doors, hollow core doors and services cupboard doors	m2	153	208	31,850
TOTAL					31,850
INTERNAL FINISHES					
	<u>Wall Finishes</u>				
1	Waterproofing	m2	29	25	729
2	Render and/or In-situ Plaster	m2	5,696	15	85,440
3	Paintwork to Walls	m2	5,696	18	103,973
4	Glazed Tiling Not Elsewhere included in WF	m2 %	1,276	80	102,045 13,300
TOTAL					305,487
	<u>Floor Finishes</u>				
1	Carpet	m2	819	40	32,760
2	Ceramic Tiles	m2	505	80	40,400
3	Waterproofing Not Elsewhere included in FF	m2 %	440	40	17,675 5,210
TOTAL					96,045

ITEM	DESCRIPTION OF WORK	UNIT	QTY	RATE	TOTAL
	<u>Ceiling Finishes</u>				
1	Suspended plasterboard ceiling and paintwork.	m2	1,820	83	151,515
TOTAL					151,515
FITTINGS					
	<u>Fitments</u>				
1	Electrical Appliance, Vanity unit, mirrors and kitchen cupboards.	Item			177,590
TOTAL					177,590
	<u>Special Equipment</u>				
1	N/A				
TOTAL					
SERVICES					
	<u>Sanitary Fixtures</u>				
1	WC suites, basins, sinks, showers, soap & toilet holders and towel rails	No	13	4,750	61,750
TOTAL					61,750
	<u>Sanitary Plumbing</u>				
1	Supply and installation, testing and maintenance of all the sanitary plumbing	Item			97,600
TOTAL					97,600
	<u>Water Supply</u>				
1	Supply, installation, testing and maintenance of all the water supply systems	Item			47,600
TOTAL					47,600

ITEM	DESCRIPTION OF WORK	UNIT	QTY	RATE	TOTAL
1	<u>Gas Service</u> Supply, installation, testing and maintenance of all the gas systems	Item			7,800
TOTAL					7,800
1	<u>Space Heating</u> N/A				
TOTAL					
1	<u>Ventilation</u> Mechanical ventilation to wet areas and car park areas	m2	508	60	30,354
TOTAL					30,354
1	<u>Evaporative Cooling</u> N/A				
TOTAL					
1	<u>Air Conditioning</u> Air conditioning to units	No	13	5,000	65,000
TOTAL					65,000
1	<u>Fire Protection</u> Fire fighting equipment, hydrant installations, hose reels and cupboards	Item			15,000
TOTAL					15,000

ITEM	DESCRIPTION OF WORK	UNIT	QTY	RATE	TOTAL
1	<u>Electrical Light and Power</u> Sub distribution boards, emergency lighting, light fittings including all light and power	Item			82,270
TOTAL					82,270
1	<u>Communications</u> Telephone, voice intercom and TV circuit	Item			31,100
TOTAL					31,100
1	<u>Transportation Systems</u> Lift service	Item			70,000
TOTAL					70,000
1	<u>Special Services</u> N/A				
TOTAL					
CENTRALISED ENERGY SYSTEMS					
1	<u>Centralised Energy Systems</u> N/A				
TOTAL					

ITEM	DESCRIPTION OF WORK	UNIT	QTY	RATE	TOTAL
<u>ALTERATIONS</u>					
1	<u>Alterations and Renovations</u> N/A				
TOTAL					
<u>SITE WORKS</u>					
	<u>Site Preparation</u> N/A				
TOTAL					
1	<u>Roads, Footpaths and Paved Areas</u> Concrete Footpath and Paved Areas	m ²	115	80	9,200
TOTAL					9,200
1	<u>Boundary Walls, Fencing and Gates</u> N/A				69,000
TOTAL					69,000
1	<u>Outbuildings and Covered Ways</u> N/A				
TOTAL					

ITEM	DESCRIPTION OF WORK	UNIT	QTY	RATE	TOTAL
	<u>Landscaping and Improvements</u>				
1	Landscaping	Item			63,400
TOTAL					63,400
EXTERNAL SERVICES					
	<u>External Stormwater Drainage</u>				
1	Kerb and gutter	Item			34,500
TOTAL					34,500
	<u>External Sewer Drainage</u>				
1	Control pit, Sewer line	Item			5,200
TOTAL					5,200
	<u>External Water Supply</u>				
1	Ambient Water Supply and Irrigation system	Item			11,300
TOTAL					11,300
	<u>External Gas</u>				
1	Gas Metering, Pressure Regulating Equipment, Commissioning and testing	Item			6,500
TOTAL					6,500
	<u>External Fire Protection</u>				
1	Fire Service Reticulation and Hydrants	Item			30,000
TOTAL					30,000

ITEM	DESCRIPTION OF WORK	UNIT	QTY	RATE	TOTAL
1	<u>External Electric Light and Power</u> Substation, Underground Cables, External Lighting and Power	Item			6,500
TOTAL					6,500
1	<u>External Communications</u> External Communications Cabling	Item			4,550
TOTAL					4,550
1	<u>External Special Services</u> N/A				
TOTAL					
EXTERNAL ALTERATIONS					
1	<u>External Alterations and Renovations</u> Refurbishment of two existing units	Item			
TOTAL					
SPECIAL PROVISIONS					
1	<u>Special Provisions</u> Element YY may include allowances for Contingencies, Headworks and Statutory Charges, Training Funds, Land Cost, Loose Furniture and Equipment, Professional Fees and Disbursement, Allowances for Escalation in Costs, GST etc.	Item			214,880
2	Overhead and profit	Item			110,000
TOTAL					324,880