

Trade Breakup

21/01/2020

200120 MASCOT BOQ

for **Ultra Building Co**

593-595 Gardeners Road, Mascot

Description	Quantity	Unit	Rate	Markup	Total
DEMOLITION					
Demolish existing structure	1	Item			
Site clearance	1,995	m2			
SHORING & PILING					
600mm Thick 15Mpa Concrete CSM Retention Walls (assume avg 11 m depth) [Length: 180]	1,972	m2			
Vertical beams in CSM walls	144	t			
40Mpa Concrete to Capping beam 630W x 600D [Length: 180]	68	m3			
Whalers	18	t			
Top Anchors T1	104	No			
Bottom Anchors T2	103	No			
Piles					
Basement 2 - P1 600 dia piles (assume avg 5m depth) [Number of: 38]	190	m			
Ground Floor - P1 450 dia piles (assume avg 6m depth) [Number of: 7]	42	m			
EXCAVATION					
Bulk excavation into clay/rock	11,783	m3			
Detailed excavation into rock	192	m3			
DECONTAMINATION & DEWATERING					
Decontamination allowance	11,783	m3			
Dewatering allowance	24	Weeks			
FORMWORK					
Basment 2					
Plywood formwork to fire stair	2	No			

Description	Quantity	Unit	Rate	Markup	Total
Plywood formwork to ramp slab 230 thk	69	m2			
Edgeboard to set downs to ramp slab	35	m			
A - 250mm Concrete Wall [Length: 43]	42.4	m2			
B - 200mm Concrete Wall [Length: 92]	370.49	m2			
Plywood formwork to columns 300x1000 [Number of: 25]	169	m2			

Basment 1

Plywood formwork to fire stair	2	No			
Plywood formwork to ramp slab 230 thk	241	m2			
Edgeboard to set downs to ramp slab	92	m			
Plywood formwork to suspended slab	1,285	m2			
Edgeboard to suspended slab	195	m			
Edgeboard to voids	45	m			
B - 200mm Concrete Wall [Length: 70]	253.93	m2			
Plywood formwork to columns 300x1000 [Number of: 23]	216	m2			
Plywood formwork to columns C26 - Refer S0210 [Number of: 1]	12	m2			

Ground Floor

Plywood formwork to fire stair	4	No			
Plywood formwork to PT suspended slab	1,363	m2			
Edgeboard to PT suspended slab	172	m			
Edgeboard to set downs	55	m			
Edgeboard to voids	49	m			
A - 250mm Concrete Wall [Length: 30]	107.16	m2			
B - 200mm Concrete Wall [Length: 22]	949.09	m2			
Plywood formwork to columns 250x1000 [Number of: 10]	75	m2			
Plywood formwork to columns 300x1000 [Number of: 4]	32	m2			
Plywood formwork to columns 200x1000 [Number of: 29]	209	m2			
Plywood formwork to columns 300mm Dia.	27	m			
Plywood formwork to columns 200x1600 [Number of: 1]	11	m2			
Plywood formwork to columns 250x850 [Number of: 1]	7	m2			
Plywood formwork to columns 250x1780 [Number of: 1]	13	m2			
Plywood formwork to columns 400x400 [Number of: 2]	10	m2			

First Floor

Plywood formwork to fire stair	2	No			
Plywood formwork to suspended slab	1,191	m2			

Description	Quantity	Unit	Rate	Markup	Total
Edgeboard to suspended slab	197	m			
Edgeboard to set downs	29	m			
Edgeboard to voids	46	m			
B - 200mm Concrete Wall [Length: 216]	625.2	m2			
200mm Concrete upstand wall [Length: 251]	26	m2			
100mm Concrete upstand wall [Length: 230]	23	m2			
Plywood formwork to columns 250x1000 [Number of: 15]	105	m2			
Plywood formwork to columns 300x1000 [Number of: 4]	30	m2			
Plywood formwork to columns 200x1000 [Number of: 23]	155	m2			
Plywood formwork to columns 200x900 [Number of: 11]	68	m2			
Plywood formwork to columns 250x800 [Number of: 6]	36	m2			
Plywood formwork to columns 250x1200 [Number of: 1]	9	m2			
Plywood formwork to columns 200x1600 [Number of: 2]	21	m2			

Second floor

Plywood formwork to fire stair	2	No			
Plywood formwork to suspended slab	1,086	m2			
Edgeboard to suspended slab	210	m			
Edgeboard to voids	48	m			
B - 200mm Concrete Wall [Length: 214]	620.41	m2			
200mm Concrete upstand wall [Length: 38]	4	m2			
100mm Concrete upstand wall [Length: 199]	20	m2			
Plywood formwork to columns 250x1000 [Number of: 14]	98	m2			
Plywood formwork to columns 300x1000 [Number of: 4]	30	m2			
Plywood formwork to columns 200x1000 [Number of: 25]	168	m2			
Plywood formwork to columns 250x800 [Number of: 4]	24	m2			
Plywood formwork to columns 250x1200 [Number of: 1]	9	m2			
Plywood formwork to columns 200x900 [Number of: 1]	7	m2			
Plywood formwork to columns 250x850 [Number of: 1]	7	m2			
Plywood formwork to columns 200x1600 [Number of: 2]	21	m2			

Third Floor

Plywood formwork to fire stair	2	No			
Plywood formwork to suspended slab	1,086	m2			

Description	Quantity	Unit	Rate	Markup	Total
Edgeboard to suspended slab	210	m			
Edgeboard to voids	48	m			
B - 200mm Concrete Wall [Length: 233]	664.95	m2			
200mm Concrete upstand wall [Length: 38]	4	m2			
100mm Concrete upstand wall [Length: 248]	25	m2			
Plywood formwork to columns 250x1000 [Number of: 14]	98	m2			
Plywood formwork to columns 300x1000 [Number of: 4]	30	m2			
Plywood formwork to columns 200x1000 [Number of: 25]	168	m2			
Plywood formwork to columns 250x800 [Number of: 4]	24	m2			
Plywood formwork to columns 250x1200 [Number of: 1]	9	m2			
Plywood formwork to columns 200x900 [Number of: 1]	7	m2			
Plywood formwork to columns 250x850 [Number of: 1]	7	m2			
Plywood formwork to columns 200x1600 [Number of: 2]	21	m2			

Fourth Floor

Plywood formwork to fire stair	1	No			
Plywood formwork to suspended slab	1,092	m2			
Edgeboard to suspended slab	206	m			
Edgeboard to voids	36	m			
B - 200mm Concrete Wall [Length: 194]	546.61	m2			
100mm Concrete upstand wall [Length: 160]	16	m2			
Plywood formwork to columns 300x1000 [Number of: 4]	30	m2			
Plywood formwork to columns 250x1200 [Number of: 1]	9	m2			
Plywood formwork to columns 200x1000 [Number of: 14]	95	m2			
Plywood formwork to columns 250x1000 [Number of: 10]	70	m2			
Plywood formwork to columns 200x1600 [Number of: 2]	21	m2			
Plywood formwork to columns 250x800 [Number of: 1]	6	m2			
Plywood formwork to columns 300x400 [Number of: 1]	7	m2			

Fifth to Seventh Floor

Plywood formwork to fire stair	3	No			
Plywood formwork to suspended slab	1,953	m2			
Edgeboard to suspended slab	408	m			
Edgeboard to voids	62	m			

Description	Quantity	Unit	Rate	Markup	Total
B - 200mm Concrete Wall [Length: 581]	1,639.83	m2			
200mm Concrete upstand wall [Length: 270]	27	m2			
100mm Concrete upstand wall [Length: 335]	34	m2			
Plywood formwork to columns 300x1000 [Number of: 12]	88	m2			
Plywood formwork to columns 250x1200 [Number of: 3]	25	m2			
Plywood formwork to columns 200x1000 [Number of: 42]	283	m2			
Plywood formwork to columns 250x1000 [Number of: 30]	210	m2			
Plywood formwork to columns 200x1600 [Number of: 6]	61	m2			
Plywood formwork to columns 250x800 [Number of: 3]	18	m2			
Plywood formwork to columns 300x400 [Number of: 3]	19	m2			

Roof

Plywood formwork to fire stair	1	No			
Plywood formwork to suspended slab	694	m2			
Edgeboard to suspended slab	133	m			
Edgeboard to voids	26	m			
200mm Concrete upstand wall [Length: 623]	767.47	m2			

SUPPLY STEEL REINFORCEMENT

Basement 2

Supply Steel reinforcement to concrete fire stair(150kg/m3)	1	Tonne			
Supply Steel reinforcement to Ramp slab (180kg/m3)	3	Tonne			
Supply Steel reinforcement to concrete Walls (190kg/m3)	9	Tonne			
Supply Steel reinforcement to concrete columns (200kg/m3)	4	Tonne			

Basement 1

Supply Steel reinforcement to concrete fire stair(150kg/m3)	1	Tonne			
Supply Steel reinforcement to Ramp slab (180kg/m3)	11	Tonne			
Supply Steel reinforcement to suspended slab (180kg/m3)	69	Tonne			
Supply Steel reinforcement to concrete Walls (190kg/m3)	5	Tonne			
Supply Steel reinforcement to concrete columns (200kg/m3)	5	Tonne			

Ground Floor

Description	Quantity	Unit	Rate	Markup	Total
Supply Steel reinforcement to concrete fire stair(150kg/m3)	2	Tonne			
Supply Steel reinforcement to post tensioned suspended slab (65kg/m3)	37	Tonne			
Supply Steel reinforcement to concrete Walls (190kg/m3)	21	Tonne			
Supply Steel reinforcement to concrete columns (200kg/m3)	8	Tonne			

First Floor

Supply Steel reinforcement to concrete fire stair(150kg/m3)	1	Tonne			
Supply Steel reinforcement to suspended slab (180kg/m3)	51	Tonne			
Supply Steel reinforcement to concrete Walls (190kg/m3)	12	Tonne			
Supply Steel reinforcement to upstand Walls (190kg/m3)	1	Tonne			
Supply Steel reinforcement to concrete columns (200kg/m3)	7	Tonne			

Second floor

Supply Steel reinforcement to concrete fire stair(150kg/m3)	1	Tonne			
Supply Steel reinforcement to suspended slab (180kg/m3)	56	Tonne			
Supply Steel reinforcement to concrete Walls (190kg/m3)	12	Tonne			
Supply Steel reinforcement to upstand Walls (190kg/m3)	1	Tonne			
Supply Steel reinforcement to concrete columns (200kg/m3)	7	Tonne			

Third Floor

Supply Steel reinforcement to concrete fire stair(150kg/m3)	1	Tonne			
Supply Steel reinforcement to suspended slab (180kg/m3)	56	Tonne			
Supply Steel reinforcement to concrete Walls (190kg/m3)	13	Tonne			
Supply Steel reinforcement to upstand Walls (190kg/m3)	1	Tonne			
Supply Steel reinforcement to concrete columns (200kg/m3)	7	Tonne			

Fourth Floor

Supply Steel reinforcement to concrete fire stair(150kg/m3)	1	Tonne			
Supply Steel reinforcement to suspended slab (180kg/m3)	50	Tonne			
Supply Steel reinforcement to concrete Walls (190kg/m3)	11	Tonne			

Description	Quantity	Unit	Rate	Markup	Total
Supply Steel reinforcement to upstand Walls (190kg/m3)	1	Tonne			
Supply Steel reinforcement to concrete columns (200kg/m3)	5	Tonne			

Fifth to Seventh Floor

Supply Steel reinforcement to concrete fire stair(150kg/m3)	2	Tonne			
Supply Steel reinforcement to suspended slab (180kg/m3)	71	Tonne			
Supply Steel reinforcement to concrete Walls (190kg/m3)	32	Tonne			
Supply Steel reinforcement to upstand Walls (190kg/m3)	1	Tonne			
Supply Steel reinforcement to concrete columns (200kg/m3)	13	Tonne			

Roof

Supply Steel reinforcement to concrete fire stair(150kg/m3)	1	Tonne			
Supply Steel reinforcement to suspended slab (180kg/m3)	29	Tonne			
Supply Steel reinforcement to upstand Walls (190kg/m3)	8	Tonne			

FIX STEEL REINFORCEMENT

Basement 2

Fix Steel reinforcement to concrete fire stair (150kg/m3)	1	Tonne			
Fix Steel reinforcement to Ramp slab (180kg/m3)	3	Tonne			
Fix Steel reinforcement to concrete Walls (190kg/m3)	9	Tonne			
Fix Steel reinforcement to concrete columns (200kg/m3)	4	Tonne			

Basement 1

Fix Steel reinforcement to concrete fire stair (150kg/m3)	1	Tonne			
Fix Steel reinforcement to Ramp slab (180kg/m3)	11	Tonne			
Fix Steel reinforcement to suspended slab (180kg/m3)	69	Tonne			
Fix Steel reinforcement to concrete Walls (190kg/m3)	5	Tonne			
Fix Steel reinforcement to concrete columns (200kg/m3)	5	Tonne			

Ground Floor

Fix Steel reinforcement to concrete fire stair (150kg/m3)	2	Tonne			
Fix Steel reinforcement to post tensioned suspended slab (65kg/m3)	37	Tonne			

Description	Quantity	Unit	Rate	Markup	Total
Fix Steel reinforcement to concrete Walls (190kg/m3)	21	Tonne			
Fix Steel reinforcement to concrete columns (200kg/m3)	8	Tonne			

First Floor

Fix Steel reinforcement to concrete fire stair (150kg/m3)	1	Tonne			
Fix Steel reinforcement to suspended slab (180kg/m3)	51	Tonne			
Fix Steel reinforcement to concrete Walls (190kg/m3)	12	Tonne			
Fix Steel reinforcement to upstand Walls (190kg/m3)	1	Tonne			
Fix Steel reinforcement to concrete columns (200kg/m3)	7	Tonne			

Second floor

Fix Steel reinforcement to concrete fire stair (150kg/m3)	1	Tonne			
Fix Steel reinforcement to suspended slab (180kg/m3)	56	Tonne			
Fix Steel reinforcement to concrete Walls (190kg/m3)	12	Tonne			
Fix Steel reinforcement to upstand Walls (190kg/m3)	1	Tonne			
Fix Steel reinforcement to concrete columns (200kg/m3)	7	Tonne			

Third Floor

Fix Steel reinforcement to concrete fire stair (150kg/m3)	1	Tonne			
Fix Steel reinforcement to suspended slab (180kg/m3)	56	Tonne			
Fix Steel reinforcement to concrete Walls (190kg/m3)	13	Tonne			
Fix Steel reinforcement to upstand Walls (190kg/m3)	1	Tonne			
Fix Steel reinforcement to concrete columns (200kg/m3)	7	Tonne			

Fourth Floor

Fix Steel reinforcement to concrete fire stair (150kg/m3)	1	Tonne			
Fix Steel reinforcement to suspended slab (180kg/m3)	50	Tonne			
Fix Steel reinforcement to concrete Walls (190kg/m3)	11	Tonne			
Fix Steelreinforcement to upstand Walls (190kg/m3)	1	Tonne			
Fix Steel reinforcement to concrete columns (200kg/m3)	5	Tonne			

Fifth to Seventh Floor

Description	Quantity	Unit	Rate	Markup	Total
Fix Steel reinforcement to concrete fire stair (150kg/m3)	2	Tonne			
Fix Steel reinforcement to suspended slab (180kg/m3)	71	Tonne			
Fix Steel reinforcement to concrete Walls (190kg/m3)	32	Tonne			
Fix Steel reinforcement to upstand Walls (190kg/m3)	1	Tonne			
Fix Steel reinforcement to concrete columns (200kg/m3)	13	Tonne			

Roof

Fix Steel reinforcement to concrete fire stair (150kg/m3)	1	Tonne			
Fix Steel reinforcement to suspended slab (180kg/m3)	29	Tonne			
Fix Steel reinforcement to upstand Walls (190kg/m3)	8	Tonne			

CONCRETE SUPPLY

Basment 2

32Mpa Concrete to fire stair [Number of: 2]	6	m3			
40Mpa Concrete to slab onground [Area: 1431]	644	m3			
40Mpa Concrete to ramp slab [Area: 69]	16	m3			
40Mpa Concrete to concrete walls [Area: 208]	43	m3			
32Mpa Concrete to columns [Number of: 25]	20	m3			

Basment 1

32Mpa Concrete to fire stair [Number of: 2]	6	m3			
40Mpa Concrete to suspended slab [Area: 1285]	378	m3			
40Mpa Concrete to ramp slab [Area: 241]	56	m3			
40Mpa Concrete to concrete walls [Area: 127]	26	m3			
32Mpa Concrete to columns [Number of: 23]	25	m3			

Ground Floor

32Mpa Concrete to fire stair [Number of: 4]	12	m3			
40Mpa Concrete to slab onground [Area: 50]	8	m3			
40Mpa Concrete to post tensioned suspended slab [Area: 1363]	557	m3			
40Mpa Concrete to 200 concrete walls [Area: 528]	109	m3			
32Mpa Concrete to columns [Number of: 58]	36	m3			

Description	Quantity	Unit	Rate	Markup	Total
First Floor					
32Mpa Concrete to fire stair [Number of: 2]	6	m3			
40Mpa Concrete to suspended slab [Area: 1191]	279	m3			
40Mpa Concrete to 200 concrete walls [Area: 313]	63	m3			
40Mpa Concrete to 200mm Concrete upstand wall [Area: 25]	4	m3			
32Mpa Concrete to columns [Number of: 52]	34	m3			
Second floor					
32Mpa Concrete to fire stair [Number of: 2]	6	m3			
40Mpa Concrete to suspended slab [Area: 856]	226	m3			
65Mpa Concrete to suspended slab [Area: 231]	81	m3			
40Mpa Concrete to 200 concrete walls [Area: 311]	63	m3			
40Mpa Concrete to 200mm Concrete upstand wall [Area: 12]	2	m3			
32Mpa Concrete to columns [Number of: 50]	32	m3			
Third Floor					
32Mpa Concrete to fire stair [Number of: 2]	6	m3			
40Mpa Concrete to suspended slab [Area: 1086]	306	m3			
40Mpa Concrete to 200 concrete walls [Area: 333]	67	m3			
40Mpa Concrete to 200mm Concrete upstand wall [Area: 15]	2	m3			
32Mpa Concrete to columns [Number of: 50]	32	m3			
Fourth Floor					
32Mpa Concrete to fire stair [Number of: 1]	3	m3			
40Mpa Concrete to suspended slab [Area: 1092]	275	m3			
40Mpa Concrete to 200 concrete walls [Area: 274]	55	m3			
40Mpa Concrete to 200mm Concrete upstand wall [Area: 8]	1	m3			
32Mpa Concrete to columns [Number of: 33]	22	m3			
Fifth to Seventh Floor					
32Mpa Concrete to fire stair [Number of: 3]	9	m3			
40Mpa Concrete to suspended slab [Area: 1953]	391	m3			

Description	Quantity	Unit	Rate	Markup	Total
40Mpa Concrete to 200 concrete walls [Area: 822]	165	m3			
40Mpa Concrete to 200mm Concrete upstand wall [Area: 12]	2	m3			
32Mpa Concrete to columns [Number of: 99]	65	m3			

Roof

32Mpa Concrete to fire stair [Number of: 1]	3	m3			
40Mpa Concrete to suspended slab [Area: 694]	158	m3			
40Mpa Concrete to 200mm Concrete upstand wall [Area: 384]	39	m3			

CONCRETE PLACE

Basment 2

Place Concrete to fire stair [Number of: 2]	6	m3			
Place Concrete to slab onground [Area: 1431]	644	m3			
Place Concrete to ramp slab [Area: 69]	16	m3			
Place Concrete to concrete walls [Area: 208]	43	m3			
Place Concrete to columns [Number of: 25]	20	m3			

Basment 1

Place Concrete to fire stair [Number of: 2]	6	m3			
Place Concrete to suspended slab [Area: 1285]	378	m3			
Place Concrete to ramp slab [Area: 241]	56	m3			
Place Concrete to concrete walls [Area: 127]	26	m3			
Place Concrete to columns [Number of: 23]	25	m3			

Ground Floor

Place Concrete to fire stair [Number of: 4]	12	m3			
Place Concrete to slab onground [Area: 50]	8	m3			
Place Concrete to post tensioned suspended slab [Area: 1363]	557	m3			
Place Concrete to 200 concrete walls [Area: 528]	109	m3			
Place Concrete to columns [Number of: 58]	36	m3			

First Floor

Place Concrete to fire stair [Number of: 2]	6	m3			
Place Concrete to suspended slab [Area: 1191]	279	m3			
Place Concrete to 200 concrete walls [Area: 313]	63	m3			
Place Concrete to 200mm Concrete upstand wall [Area: 25]	4	m3			

Description	Quantity	Unit	Rate	Markup	Total
Place Concrete to columns [Number of: 52]	34	m3			
Second floor					
Place Concrete to fire stair [Number of: 2]	6	m3			
Place Concrete to suspended slab [Area: 856]	226	m3			
Place Concrete to suspended slab [Area: 231]	81	m3			
Place Concrete to 200 concrete walls [Area: 311]	63	m3			
Place Concrete to 200mm Concrete upstand wall [Area: 12]	2	m3			
Place Concrete to columns [Number of: 50]	32	m3			
Third Floor					
Place Concrete to fire stair [Number of: 2]	6	m3			
Place Concrete to suspended slab [Area: 1086]	306	m3			
Place Concrete to 200 concrete walls [Area: 333]	67	m3			
Place Concrete to 200mm Concrete upstand wall [Area: 15]	2	m3			
Place Concrete to columns [Number of: 50]	32	m3			
Fourth Floor					
Place Concrete to fire stair [Number of: 1]	3	m3			
Place Concrete to suspended slab [Area: 1092]	275	m3			
Place Concrete to 200 concrete walls [Area: 274]	55	m3			
Place Concrete to 200mm Concrete upstand wall [Area: 8]	1	m3			
Place Concrete to columns [Number of: 33]	22	m3			
Fifth to Seventh Floor					
Place Concrete to fire stair [Number of: 3]	9	m3			
Place Concrete to suspended slab [Area: 1953]	391	m3			
Place Concrete to 200 concrete walls [Area: 822]	165	m3			
Place Concrete to 200mm Concrete upstand wall [Area: 12]	2	m3			
Place Concrete to columns [Number of: 99]	65	m3			
Roof					
Place Concrete to fire stair [Number of: 1]	3	m3			
Place Concrete to suspended slab [Area: 694]	158	m3			
Place Concrete to 200mm Concrete upstand wall [Area: 384]	39	m3			

Description	Quantity	Unit	Rate	Markup	Total
POST TENSIONING SLAB					
Ground Floor					
Post tensioned suspended slab [Area: 1363]	1,363	m2			
CONCRETE SUNDRIES					
Drains/sumps/cure/joints/pump/test/etc 9%	1	Item			
MASONRY					
Ground Floor					
F - 200mm Concrete Block [Length: 156]	332.53	m2			
F - 200mm Concrete Block for Planter [Length: 133]	132.25	m2			
First Floor					
F - 200mm Concrete Block [Length: 44]	121.13	m2			
Second Floor					
F - 200mm Concrete Block [Length: 18]	50.02	m2			
Third Floor					
F - 200mm Concrete Block [Length: 12]	32.53	m2			
Fourth Floor					
F - 200mm Concrete Block to upturn walls [Length: 98]	107.5	m2			
HANDRAIL / BALUSTRADES					
Basement 2					
Internal stair					
Metal handrail / balustrade	6	m			
Basement 1					
Internal stair					
Metal handrail / balustrade	7	m			
Ground floor					
Internal stair					
Metal handrail / balustrade	8	m			
External stair					
Metal handrail / balustrade	19	m			
First floor					
Balcony					
Metal handrail / balustrade	11	m			

Description	Quantity	Unit	Rate	Markup	Total
Internal stair					
Metal handrail / balustrade	10	m			
Second floor					
Internal stair					
Metal handrail / balustrade	10	m			
Balcony					
Metal handrail / balustrade	36	m			
Third floor					
Balcony					
Metal handrail / balustrade	50	m			
Internal stair					
Metal handrail / balustrade	8	m			
Fourth to sixth floor					
Balcony					
Metal handrail / balustrade	81	m			
Internal stair					
Metal handrail / balustrade	19	m			
Roof					
Balcony					
Metal handrail / balustrade	35	m			
Internal stair					
Metal handrail / balustrade	3	m			
METAL DOORS					
Basement 2					
Fire shutter door	1	No			
TACTILES					
Ground floor					
Tactiles					
Tactiles	9	m2			
METAL WORK MISCELLANEOUS					
Basement 2					
Wheel stop	40	No			
Bollards	6	No			

Description	Quantity	Unit	Rate	Markup	Total
Bike racks	5	No			
Store unit	32	No			
Basement 1					
Wheel stop	28	No			
Bollards	4	No			
Store unit	29	No			
Linear grated drain	13	m			
Ground floor					
Letter boxes per unit	61	No			
Bike racks	7	No			
Linear grated drain	12	m			
FIRE STAIR SCREENS					
Ground floor	9.94	m2			
FIRE ATTENUATION SCREENS					
First floor to seven floor	147.6	m2			
Second floor to seven floor	125.67	m2			
PRIVACY SCREENS					
Ground floor [Number of: 3]	73.32	m2			
Second floor [Number of: 4]	52.45	m2			
Third floor [Number of: 1]	6.59	m2			
Fourth floor to sixth floor [Number of: 5]	56.51	m2			
SUNSHADE					
Second floor					
Sunshade [Number of: 1]	6.79	m2			
Third floor					
Sunshade [Number of: 1]	6.75	m2			
Fourth to sixth floor					
Sunshade [Number of: 1]	6.79	m2			
Seven floor					
Sunshade [Number of: 2]	20.25	m2			
WALL LININGS					
Hebel					
Basement 2					

Description	Quantity	Unit	Rate	Markup	Total
200mm Hebel Intertenancy - TBC - 13MM PLASTERBOARD - FURING CHANELS - HEBEL - 13MM PLASTERBOARD FOR DRY AREA OR 13MM GYPROCK AQUACHECK FOR WET AREA	9.6	m2			

Basement 1

200mm Hebel Intertenancy - TBC - 13MM PLASTERBOARD - FURING CHANELS - HEBEL - 13MM PLASTERBOARD FOR DRY AREA OR 13MM GYPROCK AQUACHECK FOR WET AREA	273.13	m2			
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Ground Floor

C - 180mm Hebel Coridor/Apartment - 13MM PLASTERBOARD - 75MM HEBEL - GLASS WOOL INSULATION - STUD - 13MM PLASTERBOARD FOR DRY AREA OR 13MM GYPROCK AQUACHECK FOR WET AREA	90.53	m2			
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D - 269mm Hebel Intertenancy - 13MM PLASTERBOARD FOR DRY AREA OR 13MM GYPROCK AQUACHECK FOR WET AREA - GLASS WOOL INSULATION - STUD - 75MM HEBEL - GLASS WOOL INSULATION - STUD - 13MM PLASTERBOARD FOR DRY AREA OR 13MM GYPROCK AQUACHECK FOR WET AREA	149.01	m2			
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E - 230mm Hebel Exterior - 13MM PLASTERBOARD FOR DRY AREA OR 13MM GYPROCK AQUACHECK FOR WET AREA - GLASS WOOL INSULATION - STUD - 75MM HEBEL- EXTERNAL FINISHED	160.21	m2			
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Hebel between Fire Stair/ Lift Shaft Wall and Wet area - 13MM PLASTERBOARD FOR DRY AREA OR 13MM GYPROCK AQUACHECK FOR WET AREA - GLASS WOOL INSULATION - STUD - CONCRETE WALLS	38.16	m2			
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First Floor

Description	Quantity	Unit	Rate	Markup	Total
C - 180mm Hebel Coridor/Apartment - 13MM PLASTERBOARD - 75MM HEBEL - GLASS WOOL INSULATION - STUD - 13MM PLASTERBOARD FOR DRY AREA OR 13MM GYPROCK AQUACHECK FOR WET AREA	117.05	m2			
D - 269mm Hebel Intertenancy - 13MM PLASTERBOARD FOR DRY AREA OR 13MM GYPROCK AQUACHECK FOR WET AREA - GLASS WOOL INSULATION - STUD - 75MM HEBEL - GLASS WOOL INSULATION - STUD - 13MM PLASTERBOARD FOR DRY AREA OR 13MM GYPROCK AQUACHECK FOR WET AREA	160.57	m2			
E - 230mm Hebel Exterior - 13MM PLASTERBOARD FOR DRY AREA OR 13MM GYPROCK AQUACHECK FOR WET AREA - GLASS WOOL INSULATION - STUD - 75MM HEBEL- EXTERNAL FINISHED	336.14	m2			
Hebel between Fire Stair/ Lift Shaft Wall and Wet area - 13MM PLASTERBOARD FOR DRY AREA OR 13MM GYPROCK AQUACHECK FOR WET AREA - GLASS WOOL INSULATION - STUD - CONCRETE WALLS	39.92	m2			

Second Floor

C - 180mm Hebel Coridor/Apartment - 13MM PLASTERBOARD - 75MM HEBEL - GLASS WOOL INSULATION - STUD - 13MM PLASTERBOARD FOR DRY AREA OR 13MM GYPROCK AQUACHECK FOR WET AREA	136.3	m2			
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Description	Quantity	Unit	Rate	Markup	Total
D - 269mm Hebel Intertenancy - 13MM PLASTERBOARD FOR DRY AREA OR 13MM GYPROCK AQUACHECK FOR WET AREA - GLASS WOOL INSULATION - STUD - 75MM HEBEL - GLASS WOOL INSULATION - STUD - 13MM PLASTERBOARD FOR DRY AREA OR 13MM GYPROCK AQUACHECK FOR WET AREA	232.37	m2			
E - 230mm Hebel Exterior - 13MM PLASTERBOARD FOR DRY AREA OR 13MM GYPROCK AQUACHECK FOR WET AREA - GLASS WOOL INSULATION - STUD - 75MM HEBEL- EXTERNAL FINISHED	386.8	m2			
Hebel between Fire Stair/ Lift Shaft Wall and Wet area - 13MM PLASTERBOARD FOR DRY AREA OR 13MM GYPROCK AQUACHECK FOR WET AREA - GLASS WOOL INSULATION - STUD - CONCRETE WALLS	50.14	m2			

Third Floor

C - 180mm Hebel Coridor/Apartment - 13MM PLASTERBOARD - 75MM HEBEL - GLASS WOOL INSULATION - STUD - 13MM PLASTERBOARD FOR DRY AREA OR 13MM GYPROCK AQUACHECK FOR WET AREA	133.64	m2			
D - 269mm Hebel Intertenancy - 13MM PLASTERBOARD FOR DRY AREA OR 13MM GYPROCK AQUACHECK FOR WET AREA - GLASS WOOL INSULATION - STUD - 75MM HEBEL - GLASS WOOL INSULATION - STUD - 13MM PLASTERBOARD FOR DRY AREA OR 13MM GYPROCK AQUACHECK FOR WET AREA	231.59	m2			

Description	Quantity	Unit	Rate	Markup	Total
E - 230mm Hebel Exterior - 13MM PLASTERBOARD FOR DRY AREA OR 13MM GYPROCK AQUACHECK FOR WET AREA	417.67	m2			
- GLASS WOOL INSULATION - STUD - 75MM HEBEL- EXTERNAL FINISHED					
Hebel between Fire Stair/ Lift Shaft Wall and Wet area	41.81	m2			
- 13MM PLASTERBOARD FOR DRY AREA OR 13MM GYPROCK AQUACHECK FOR WET AREA					
- GLASS WOOL INSULATION - STUD - CONCRETE WALLS					

Fourth to Seventh Floor

C - 180mm Hebel Coridor/Apartment - 13MM PLASTERBOARD - 75MM HEBEL - GLASS WOOL INSULATION - STUD	258.58	m2			
- 13MM PLASTERBOARD FOR DRY AREA OR 13MM GYPROCK AQUACHECK FOR WET AREA					
D - 269mm Hebel Intertenancy - 13MM PLASTERBOARD FOR DRY AREA OR 13MM GYPROCK AQUACHECK FOR WET AREA	553.31	m2			
- GLASS WOOL INSULATION - STUD - 75MM HEBEL - GLASS WOOL INSULATION - STUD					
- 13MM PLASTERBOARD FOR DRY AREA OR 13MM GYPROCK AQUACHECK FOR WET AREA					
E - 230mm Hebel Exterior - 13MM PLASTERBOARD FOR DRY AREA OR 13MM GYPROCK AQUACHECK FOR WET AREA	920.51	m2			
- GLASS WOOL INSULATION - STUD - 75MM HEBEL- EXTERNAL FINISHED					
Hebel between Fire Stair/ Lift Shaft Wall and Wet area	149.18	m2			
- 13MM PLASTERBOARD FOR DRY AREA OR 13MM GYPROCK AQUACHECK FOR WET AREA					
- GLASS WOOL INSULATION - STUD - CONCRETE WALLS					

Timber/ Metal Stud Wall

Description	Quantity	Unit	Rate	Markup	Total
Ground Floor					
90mm Timber/ Metal Stud Wall - 13MM PLASTERBOARD - GLASS WOOL INSULATION - STUD - 13MM PLASTERBOARD FOR DRY AREA OR 13MM GYPROCK AQUACHECK FOR WE T AREA	235.47	m2			
70mm Timber/ Metal Stud Wall - 13MM PLASTERBOARD - GLASS WOOL INSULATION - STUD - 13MM PLASTERBOARD FOR DRY AREA OR 13MM GYPROCK AQUACHECK FOR WE T AREA	91.31	m2			
First Floor					
90mm Timber/ Metal Stud Wall - 13MM PLASTERBOARD - GLASS WOOL INSULATION - STUD - 13MM PLASTERBOARD FOR DRY AREA OR 13MM GYPROCK AQUACHECK FOR WE T AREA	161.88	m2			
70mm Timber/ Metal Stud Wall - 13MM PLASTERBOARD - GLASS WOOL INSULATION - STUD - 13MM PLASTERBOARD FOR DRY AREA OR 13MM GYPROCK AQUACHECK FOR WE T AREA	315.88	m2			
Second Floor					
90mm Timber/ Metal Stud Wall - 13MM PLASTERBOARD - GLASS WOOL INSULATION - STUD - 13MM PLASTERBOARD FOR DRY AREA OR 13MM GYPROCK AQUACHECK FOR WE T AREA	300.49	m2			
70mm Timber/ Metal Stud Wall - 13MM PLASTERBOARD - GLASS WOOL INSULATION - STUD - 13MM PLASTERBOARD FOR DRY AREA OR 13MM GYPROCK AQUACHECK FOR WE T AREA	306.27	m2			
Third Floor					

Description	Quantity	Unit	Rate	Markup	Total
90mm Timber/ Metal Stud Wall - 13MM PLASTERBOARD - GLASS WOOL INSULATION - STUD - 13MM PLASTERBOARD FOR DRY AREA OR 13MM GYPROCK AQUACHECK FOR WE T AREA	295.59	m2			
70mm Timber/ Metal Stud Wall - 13MM PLASTERBOARD - GLASS WOOL INSULATION - STUD - 13MM PLASTERBOARD FOR DRY AREA OR 13MM GYPROCK AQUACHECK FOR WE T AREA	305.56	m2			

Fourth to Seventh Floor

90mm Timber/ Metal Stud Wall - 13MM PLASTERBOARD - GLASS WOOL INSULATION - STUD - 13MM PLASTERBOARD FOR DRY AREA OR 13MM GYPROCK AQUACHECK FOR WE T AREA	27.8	m2			
70mm Timber/ Metal Stud Wall - 13MM PLASTERBOARD - GLASS WOOL INSULATION - STUD - 13MM PLASTERBOARD FOR DRY AREA OR 13MM GYPROCK AQUACHECK FOR WE T AREA	1,559.16	m2			

CEILINGS

Ground floor

2700 High - Plaster Ceiling	545.91	m2			
2550mm Hight - Plaster Ceiling	199.86	m2			

First floor

2700 High - Plaster Ceiling	370.54	m2			
2450 High - Plaster Ceiling	241.12	m2			
2700 High - Soffit Ceiling	82	m2			

Second floor

2700 High - Plaster Ceiling	465.09	m2			
2450 High - Plaster Ceiling	311.92	m2			
2700 High - Soffit Ceiling	139	m2			

Third floor

2700 High - Plaster Ceiling	471.97	m2			
2450 High - Plaster Ceiling	317.88	m2			
2700 High - Soffit Ceiling	128	m2			

Description	Quantity	Unit	Rate	Markup	Total
Fourth to sixth floor					
2700 High - Plaster Ceiling	815.64	m2			
2450 High - Plaster Ceiling	593.32	m2			
2700 High - Soffit Ceiling	275	m2			
Seven floor					
2700 High - Plaster Ceiling	278.82	m2			
2450 High - Plaster Ceiling	200.01	m2			
2700 High - Soffit Ceiling	80	m2			
CEILING INSULATIONS					
R1.0 ceiling insulation boards					
Ground floor					
2700 High - Plaster Ceiling	545.91	m2			
2550mm Hight - Plaster Ceiling	199.86	m2			
First floor					
2700 High - Plaster Ceiling	370.54	m2			
2450 High - Plaster Ceiling	241.12	m2			
Second floor					
2700 High - Plaster Ceiling	465.09	m2			
2450 High - Plaster Ceiling	311.92	m2			
Third floor					
2700 High - Plaster Ceiling	471.97	m2			
2450 High - Plaster Ceiling	317.88	m2			
Fourth to sixth floor					
2700 High - Plaster Ceiling	815.64	m2			
2450 High - Plaster Ceiling	593.32	m2			
Seven floor					
2700 High - Plaster Ceiling	278.82	m2			
2450 High - Plaster Ceiling	200.01	m2			
DOORS					
Basement 2					
Internal doors					
Fire stairs					
Internal single leaf fire rated solidcore door, 2100H x 920W	2	No			
Electrical room					

Description	Quantity	Unit	Rate	Markup	Total
Internal single leaf fire rated solidcore door, 2100H x 920W	1	No			
Supply door hardware	3	No			
Install door hardware	3	No			

Basement 1

Internal doors

Fire stairs

Internal single leaf fire rated solidcore door, 2100H x 920W	2	No			
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Services doors

Internal single leaf fire rated solidcore door, 2100H x 920W	5	No			
Supply door hardware	7	No			
Install door hardware	7	No			

Ground floor

Entry unit

Single leaf fire rated solidcore door, 2100H x 920W	6	No			
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Fire stairs

External single leaf fire rated solidcore door, 2100H x 920W	3	No			
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Corridor

Internal double leaf fire rated solidcore door, 2100H x 2x820W	3	No			
Internal single leaf fire rated solidcore door, 2100H x 920W	12	No			
Internal double leaf hollowcore door	2	No			

Internal doors

Internal single leaf hollowcore door, 2100H x 820W	14	No			
Internal single cavity sliding hollowcore door, 2100H x 820W	2	No			
Supply door hardware	44	No			
Install door hardware	44	No			

First floor

Entry unit

Single leaf fire rated solidcore door, 2100H x 920W	9	No			
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Fire stairs

External single leaf fire rated solidcore door, 2100H x 920W	2	No			
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Description	Quantity	Unit	Rate	Markup	Total
Corridor					
Internal single leaf fire rated solidcore door, 2100H x 820W	6	No			
Internal single leaf fire rated solidcore door, 2100H x 920W	2	No			
Internal doors					
Internal single leaf hollowcore door, 2100H x 820W	25	No			
Internal single leaf hollowcore door, 2100H x 920W	4	No			
Internal single leaf hollowcore door, 2100H x 520W	2	No			
Internal single cavity sliding hollowcore door, 2100H x 820W	3	No			
Supply door hardware	53	No			
Install door hardware	53	No			
Second floor					
Entry unit					
Single leaf fire rated solidcore door, 2100H x 920W	11	No			
Fire stairs					
External single leaf fire rated solidcore door, 2100H x 920W	2	No			
Corridor					
Internal single leaf fire rated solidcore door, 2100H x 820W	6	No			
Internal single leaf fire rated solidcore door, 2100H x 920W	2	No			
Internal doors					
Internal single leaf hollowcore door, 2100H x 820W	33	No			
Internal single leaf hollowcore door, 2100H x 720W	1	No			
Internal single leaf hollowcore door, 2100H x 920W	4	No			
Internal single leaf hollowcore door, 2100H x 520W	2	No			
Internal single cavity sliding hollowcore door, 2100H x 820W	2	No			
Supply door hardware	63	No			
Install door hardware	63	No			
Third floor					
Entry unit					

Description	Quantity	Unit	Rate	Markup	Total
Single leaf fire rated solidcore door, 2100H x 920W	11	No			
Fire stairs					
External single leaf fire rated solidcore door, 2100H x 920W	2	No			
Corridor					
Internal single leaf fire rated solidcore door, 2100H x 820W	6	No			
Internal single leaf fire rated solidcore door, 2100H x 920W	2	No			
Internal doors					
Internal single leaf hollowcore door, 2100H x 720W	1	No			
Internal single leaf hollowcore door, 2100H x 820W	32	No			
Internal single leaf hollowcore door, 2100H x 920W	4	No			
Internal single leaf hollowcore door, 2100H x 520W	2	No			
Internal single cavity sliding hollowcore door, 2100H x 820W	2	No			
Supply door hardware	62	No			
Install door hardware	62	No			
Fourth to sixth floor					
Entry unit					
Single leaf fire rated solidcore door, 2100H x 920W	18	No			
Fire stairs					
External single leaf fire rated solidcore door, 2100H x 920W	3	No			
Corridor					
Internal single leaf fire rated solidcore door, 2100H x 820W	9	No			
Internal single leaf fire rated solidcore door, 2100H x 920W	3	No			
Internal doors					
Internal single leaf hollowcore door, 2100H x 820W	63	No			
Internal single cavity sliding hollowcore door, 2100H x 820W	9	No			
Supply door hardware	105	No			
Install door hardware	105	No			
Seven floor					

Description	Quantity	Unit	Rate	Markup	Total
Entry unit					
Single leaf fire rated solidcore door, 2100H x 920W	6	No			
Fire stairs					
External single leaf fire rated solidcore door, 2100H x 920W	1	No			
Corridor					
Internal single leaf fire rated solidcore door, 2100H x 820W	3	No			
Internal single leaf fire rated solidcore door, 2100H x 920W	1	No			
Internal doors					
Internal single leaf hollowcore door, 2100H x 820W	21	No			
Internal single cavity sliding hollowcore door, 2100H x 820W	3	No			
Supply door hardware	35	No			
Install door hardware	35	No			
Roof					
Fire stairs					
External single leaf fire rated solidcore door, 2100H x 920W	1	No			
Corridor					
Internal single leaf fire rated solidcore door, 2100H x 920W	1	No			
Supply door hardware	2	No			
Install door hardware	2	No			
WINDOWS & GLAZING					
Ground floor					
Aluminium framed single glazed doors [Number of: 9]	100.17	m2			
Aluminium framed single glazed windows [Number of: 8]	14.84	m2			
First floor					
Aluminium framed single glazed doors [Number of: 15]	118.67	m2			
Aluminium framed single glazed windows [Number of: 22]	48.31	m2			
Second floor					
Aluminium framed single glazed doors [Number of: 20]	155.79	m2			
Aluminium framed single glazed windows [Number of: 25]	58.47	m2			

Description	Quantity	Unit	Rate	Markup	Total
Third floor					
Aluminium framed single glazed doors [Number of: 20]	155.79	m2			
Aluminium framed single glazed windows [Number of: 25]	58.34	m2			
Fourth to sixth floor					
Aluminium framed single glazed doors [Number of: 30]	255.56	m2			
Aluminium framed single glazed windows [Number of: 39]	115.04	m2			
Seven floor					
Aluminium framed single glazed doors [Number of: 10]	85.19	m2			
Aluminium framed single glazed windows [Number of: 13]	38.35	m2			
Roof					
Aluminium framed single glazed skylights (Fixed)	4	No			
Misc					
Acoustic treatment to windows and doors	1,418.78	m2			
ARCHITRAVES					
Ground floor					
Architraves allowance	6	No			
Level 1					
Architraves allowance	9	No			
Level 2					
Architraves allowance	11	No			
Level 3					
Architraves allowance	11	No			
Level 4-7					
Architraves allowance	24	No			
PAINTING					
Paint to doors					
Basement 2					
Paint to doors	3	No			
Basement 1					
Paint to doors	7	No			

Description	Quantity	Unit	Rate	Markup	Total
Ground floor					
Paint to doors	44	No			
First floor					
Paint to doors	53	No			
Second floor					
Paint to doors	63	No			
Third floor					
Paint to doors	62	No			
Fourth to sixth floor					
Paint to doors	105	No			
Seven floor					
Paint to doors	35	No			
Roof					
Paint to doors	2	No			
Paint to ceilings					
Ground floor					
2700 High - Plaster Ceiling	545.91	m2			
2550mm Hight - Plaster Ceiling	199.86	m2			
First floor					
2700 High - Plaster Ceiling	370.54	m2			
2450 High - Plaster Ceiling	241.12	m2			
2700 High - Soffit Ceiling	82	m2			
Second floor					
2700 High - Plaster Ceiling	465.09	m2			
2450 High - Plaster Ceiling	311.92	m2			
2700 High - Soffit Ceiling	139	m2			
Third floor					
2700 High - Plaster Ceiling	471.97	m2			
2450 High - Plaster Ceiling	317.88	m2			
2700 High - Soffit Ceiling	128	m2			
Fourth to sixth floor					
2700 High - Plaster Ceiling	815.64	m2			
2450 High - Plaster Ceiling	593.32	m2			
2700 High - Soffit Ceiling	275	m2			
Seven floor					

Description	Quantity	Unit	Rate	Markup	Total
2700 High - Plaster Ceiling	278.82	m2			
2450 High - Plaster Ceiling	200.01	m2			
2700 High - Soffit Ceiling	80	m2			

Paint to render

Render to planter box

Ground floor	233.3	m2			
First floor to third floor	1,140.86	m2			
Third floor	9.87	m2			
Fourth floor to seven floor	85.91	m2			

Render to balcony

Ground floor	370.34	m2			
First floor	110.72	m2			
Second floor	19.75	m2			
Second floor to third floor	34.11	m2			
Third floor	12.2	m2			
Fourth floor to seven floor	1,192.39	m2			

Paint to internal walls

Single Side

Hebel

Ground Floor

E - 230mm Hebel Exterior	160.21	m2			
Hebel between Fire Stair/ Lift Shaft Wall and Wet area	38.16	m2			

First Floor

E - 230mm Hebel Exterior	336.14	m2			
Hebel between Fire Stair/ Lift Shaft Wall and Wet area	39.92	m2			

Second Floor

E - 230mm Hebel Exterior	386.8	m2			
Hebel between Fire Stair/ Lift Shaft Wall and Wet area	50.14	m2			

Third Floor

E - 230mm Hebel Exterior	417.67	m2			
Hebel between Fire Stair/ Lift Shaft Wall and Wet area	41.81	m2			

Fourth to Seventh Floor

E - 230mm Hebel Exterior	920.51	m2			
Hebel between Fire Stair/ Lift Shaft Wall and Wet area	149.18	m2			

Description	Quantity	Unit	Rate	Markup	Total
Double Side					
Hebel					
Basement 2					
200mm Hebel Intertenancy - TBC	9.6	m2			
Basement 1					
200mm Hebel Intertenancy - TBC	273.13	m2			
Ground Floor					
C - 180mm Hebel Coridor/Apartment	90.53	m2			
D - 269mm Hebel Intertenancy	149.01	m2			
First Floor					
C - 180mm Hebel Coridor/Apartment	117.05	m2			
D - 269mm Hebel Intertenancy	160.57	m2			
Second Floor					
C - 180mm Hebel Coridor/Apartment	136.3	m2			
D - 269mm Hebel Intertenancy	232.37	m2			
Third Floor					
C - 180mm Hebel Coridor/Apartment	133.64	m2			
D - 269mm Hebel Intertenancy	231.59	m2			
Fourth to Seventh Floor					
C - 180mm Hebel Coridor/Apartment	258.58	m2			
D - 269mm Hebel Intertenancy	553.31	m2			
Timber/ Metal Stud Wall					
Ground Floor					
90mm Timber/ Metal Stud Wall	235.47	m2			
70mm Timber/ Metal Stud Wall	91.31	m2			
First Floor					
90mm Timber/ Metal Stud Wall	161.88	m2			
70mm Timber/ Metal Stud Wall	315.88	m2			
Second Floor					
90mm Timber/ Metal Stud Wall	300.49	m2			
70mm Timber/ Metal Stud Wall	306.27	m2			
Third Floor					
90mm Timber/ Metal Stud Wall	295.59	m2			
70mm Timber/ Metal Stud Wall	305.56	m2			
Fourth to Seventh Floor					

Description	Quantity	Unit	Rate	Markup	Total
90mm Timber/ Metal Stud Wall	27.8	m2			
70mm Timber/ Metal Stud Wall	1,559.16	m2			

Paint to Miscellaneous

Basement Floor painting/Linemarking	2	Item			
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JOINERY

Ground floor

Kitchen

Kitchen joinery with overhead cupboards in selected finish with stone benchtop incl. breakfast bar	7	No			
Splashback allowance	7	No			

Laundry

Laundry joinery in selected finish with stone benchtop incl. bifold door	6	No			
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Bedrooms

Built in robe	7	No			
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Bathrooms

Vanity + stone benchtop (Single)	10	No			
Mirror (Single)	10	No			

First floor

Kitchen

Kitchen joinery with overhead cupboards in selected finish with stone benchtop incl. breakfast bar	9	No			
Splashback allowance	9	No			

Laundry

Laundry joinery in selected finish with stone benchtop incl. bifold door	7	No			
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Bedrooms

Built in robe	11	No			
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Bathrooms

Vanity + stone benchtop (Single)	13	No			
Mirror (Single)	13	No			

Second floor

Kitchen

Kitchen joinery with overhead cupboards in selected finish with stone benchtop incl. breakfast bar	11	No			
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Description	Quantity	Unit	Rate	Markup	Total
Splashback allowance	11	No			
Laundry					
Laundry joinery in selected finish with stone benchtop incl. bifold door	9	No			
Bedrooms					
Built in robe	16	No			
Bathrooms					
Vanity + stone benchtop (Single)	17	No			
Mirror (Single)	17	No			
Third floor					
Kitchen					
Kitchen joinery with overhead cupboards in selected finish with stone benchtop incl. breakfast bar	11	No			
Splashback allowance	11	No			
Laundry					
Laundry joinery in selected finish with stone benchtop incl. bifold door	9	No			
Bedrooms					
Built in robe	17	No			
Bathrooms					
Vanity + stone benchtop (Single)	17	No			
Mirror (Single)	17	No			
Fourth floor to sixth floor					
Kitchen					
Kitchen joinery with overhead cupboards in selected finish with stone benchtop incl. breakfast bar	18	No			
Splashback allowance	18	No			
Laundry					
Laundry joinery in selected finish with stone benchtop incl. bifold door	18	No			
Bedrooms					
Built in robe	33	No			
Bathrooms					
Vanity + stone benchtop (Single)	33	No			
Mirror (Single)	33	No			
Seven floor					

Description	Quantity	Unit	Rate	Markup	Total
Kitchen					
Kitchen joinery with overhead cupboards in selected finish with stone benchtop incl. breakfast bar	6	No			
Splashback allowance	6	No			
Laundry					
Laundry joinery in selected finish with stone benchtop incl. bifold door	6	No			
Bedrooms					
Built in robe	11	No			
Bathrooms					
Vanity + stone benchtop (Single)	11	No			
Mirror (Single)	11	No			
WATERPROOFING					
Ground floor					
Bathroom					
Waterproof wet area floors	24	m2			
Waterproof wet area walls	39	m2			
Ensuite					
Waterproof wet area floors	6	m2			
Waterproof wet area walls	7	m2			
Laundry					
Waterproof wet area floors	8	m2			
Common sanitary facility					
Waterproof wet area floors	5	m2			
WC					
Waterproof wet area floors	10	m2			
Level 1					
Bathroom					
Waterproof wet area floors	47	m2			
Waterproof wet area walls	58	m2			
Ensuite					
Waterproof wet area floors	22	m2			
Waterproof wet area walls	35	m2			
Laundry					
Waterproof wet area floors	11	m2			

Description	Quantity	Unit	Rate	Markup	Total
Balcony					
Waterproof wet area floors	103	m2			
Level 2					
Bathroom					
Waterproof wet area floors	59	m2			
Waterproof wet area walls	76	m2			
Ensuite					
Waterproof wet area floors	29	m2			
Waterproof wet area walls	44	m2			
Laundry					
Waterproof wet area floors	12	m2			
Balcony					
Waterproof wet area floors	138	m2			
Level 3					
Bathroom					
Waterproof wet area floors	59	m2			
Waterproof wet area walls	76	m2			
Ensuite					
Waterproof wet area floors	29	m2			
Waterproof wet area walls	44	m2			
Laundry					
Waterproof wet area floors	12	m2			
Balcony					
Waterproof wet area floors	140	m2			
Level 4 - 7					
Bathroom					
Waterproof wet area floors	120	m2			
Waterproof wet area walls	147	m2			
Ensuite					
Waterproof wet area floors	90	m2			
Waterproof wet area walls	149	m2			
Laundry					
Waterproof wet area floors	35	m2			
Balcony					

Description	Quantity	Unit	Rate	Markup	Total
Waterproof wet area floors	331	m2			
External planter planting					
Waterproof membrane	135	m2			
OSD Tank					
Waterproof membrane	24	m2			
Roof terrace plan					
Waterproof membrane	157	m2			
TILING SUPPLY					
Ground floor					
Bathroom					
Supply floor tiles incl. 10% wastage - CT02 600x600	26	m2			
Supply wall tiles incl. 10% wastage - WF01 300x300	22	m2			
Supply wall tiles incl. 10% wastage - WF02 600x300	108	m2			
Ensuite					
Supply floor tiles incl. 10% wastage - CT02 600x600	6	m2			
Supply wall tiles incl. 10% wastage - WF02 600x300	27	m2			
Laundry					
Supply floor tiles incl. 10% wastage - CT02 600x600	9	m2			
Supply wall tiles incl. 10% wastage - WF02 600x300	59	m2			
Common sanitary facility					
Supply floor tiles incl. 10% wastage - CT01 300x300	6	m2			
Supply wall tiles incl. 10% wastage - WF01 300x300	24	m2			
WC					
Supply floor tiles incl. 10% wastage - CT02 600x600	11	m2			
Supply wall tiles incl. 10% wastage - WF02 600x300	47	m2			
Kitchen					
Supply wall tiles incl. 10% wastage	32	m2			
Level 1					
Bathroom					

Description	Quantity	Unit	Rate	Markup	Total
Supply floor tiles incl. 10% wastage - CT02 600x600	51	m2			
Supply wall tiles incl. 10% wastage - WF02 600x300	211	m2			
Ensuite					
Supply floor tiles incl. 10% wastage - CT02 600x600	25	m2			
Supply wall tiles incl. 10% wastage - WF02 600x300	102	m2			
Laundry					
Supply floor tiles incl. 10% wastage - CT02 600x600	13	m2			
Supply wall tiles incl. 10% wastage - WF02 600x300	81	m2			
Balcony					
Supply floor tiles incl. 10% wastage - CT03 - 600x300	114	m2			
Kitchen					
Supply wall tiles incl. 10% wastage	23	m2			
Level 2					
Bathroom					
Supply floor tiles incl. 10% wastage - CT02 - 600x600	65	m2			
Supply wall tiles incl. 10% wastage - WF02 600x300	266	m2			
Ensuite					
Supply floor tiles incl. 10% wastage - CT02 600x600	32	m2			
Supply floor tiles incl. 10% wastage - WF02 600x300	138	m2			
Laundry					
Supply floor tiles incl. 10% wastage - CT02 600x600	13	m2			
Supply wall tiles incl. 10% wastage - WF02 600x300	88	m2			
Balcony					
Supply floor tiles incl. 10% wastage - CT03 600x300	151	m2			
Kitchen					
Supply wall tiles incl. 10% wastage	28	m2			
Level 3					
Bathroom					

Description	Quantity	Unit	Rate	Markup	Total
Supply floor tiles incl. 10% wastage - CT02 600x600	65	m2			
Supply wall tiles incl. 10% wastage - WF01 600x300	266	m2			
Ensuite					
Supply floor tiles incl. 10% wastage - CT02 600x600	32	m2			
Supply wall tiles incl. 10% wastage - WF02 600x300	138	m2			
Laundry					
Supply floor tiles incl. 10% wastage - CT02 600x600	13	m2			
Supply wall tiles incl. 10% wastage - WF02 600x300	100	m2			
Balcony					
Supply floor tiles incl. 10% wastage - CT03 600x300	154	m2			
Kitchen					
Supply wall tiles incl. 10% wastage	28	m2			
Level 4 - 7					
Bathroom					
Supply floor tiles incl. 10% wastage - CT02 600x600	131	m2			
Supply wall tiles incl. 10% wastage - WF02 600x300	548	m2			
Ensuite					
Supply floor tiles incl. 10% wastage - CT02 600x600	99	m2			
Supply wall tiles incl. 10% wastage - WF02 600x300	439	m2			
Laundry					
Supply floor tiles incl. 10% wastage - CT02 600x600	38	m2			
Supply wall tiles incl. 10% wastage - WF02 600x300	258	m2			
Balcony					
Supply floor tiles incl. 10% wastage - CT03 600x300	364	m2			
Kitchen					
Supply wall tiles incl. 10% wastage	40	m2			

TILING

Ground floor

Description	Quantity	Unit	Rate	Markup	Total
Bathroom					
Screed to correct falls	24	m2			
Fix ceramic / porcelain floor tiles - CT02 600x600	24	m2			
Fix ceramic / porcelain wall tiles - WF01 300x300	20	m2			
Fix ceramic / porcelain wall tiles - WF02 600x300	98	m2			
Ensuite					
Screed to correct falls	6	m2			
Fix ceramic / porcelain floor tiles - CT02 600x600	6	m2			
Fix ceramic / porcelain wall tiles - WF2 600x300	24	m2			
Laundry					
Screed to correct falls	8	m2			
Fix ceramic / porcelain floor tiles - CT02 600x600	8	m2			
Fix ceramic / porcelain wall tiles - WF02 600x300	54	m2			
Common sanitary facility					
Screed to correct falls	5	m2			
Fix ceramic / porcelain floor tiles - CT01 300x300	5	m2			
Fix ceramic / porcelain wall tiles - WF01 300x300	21	m2			
WC					
Screed to correct falls	10	m2			
Fix ceramic / porcelain floor tiles - CT02 600x600	10	m2			
Fix ceramic / porcelain wall tiles - WF02 600x300	43	m2			
Kitchen					
Fix ceramic / porcelain splashback tiles	14	m2			
Level 1					
Bathroom					
Screed to correct falls	47	m2			
Fix ceramic / porcelain floor tiles - CT02 600x600	47	m2			
Fix ceramic / porcelain wall tiles - WF02 600x300	192	m2			
Ensuite					
Screed to correct falls	22	m2			

Description	Quantity	Unit	Rate	Markup	Total
Fix ceramic / porcelain floor tiles - CT02 600x600	22	m2			
Fix ceramic / porcelain wall tiles - WF02 600x300	92	m2			
Laundry					
Screed to correct falls	11	m2			
Fix ceramic / porcelain floor tiles - CT02 600x600	11	m2			
Fix ceramic / porcelain wall tiles - WF02 600x300	74	m2			
Balcony					
Screed to correct falls	103	m2			
Fix ceramic / porcelain floor tiles on pads CT03 - 600x300	103	m2			
Kitchen					
Fix ceramic / porcelain splashback tiles	21	m2			
Level 2					
Bathroom					
Screed to correct falls	59	m2			
Fix ceramic / porcelain floor tiles - CT02 - 600x600	59	m2			
Fix ceramic / porcelain wall tiles - WF02 600x300	242	m2			
Ensuite					
Screed to correct falls	29	m2			
Fix ceramic / porcelain floor tiles - CT02 600x600	29	m2			
Fix ceramic / porcelain wall tiles - WF02 600x300	126	m2			
Laundry					
Screed to correct falls	12	m2			
Fix ceramic / porcelain floor tiles - CT02 600x600	12	m2			
Fix ceramic / porcelain wall tiles - WF02 600x300	80	m2			
Balcony					
Screed to correct falls	138	m2			
Fix ceramic / porcelain floor tiles - CT03 600x300	138	m2			
Kitchen					
Fix ceramic / porcelain splashback tiles	25	m2			

Level 3

Description	Quantity	Unit	Rate	Markup	Total
Bathroom					
Screed to correct falls	59	m2			
Fix ceramic / porcelain floor tiles - CT02 600x600	59	m2			
Fix ceramic / porcelain wall tiles - WF01 600x300	242	m2			
Ensuite					
Screed to correct falls	29	m2			
Fix ceramic / porcelain floor tiles - CT02 600x600	29	m2			
Fix ceramic / porcelain wall tiles - WF02 600x300	126	m2			
Laundry					
Screed to correct falls	12	m2			
Fix ceramic / porcelain floor tiles - CT02 600x600	12	m2			
Fix ceramic / porcelain wall tiles - WF02 600x300	91	m2			
Balcony					
Screed to correct falls	140	m2			
Fix ceramic / porcelain floor tiles on pads CT03 - 600x300	140	m2			
Kitchen					
Fix ceramic / porcelain splashback tiles	25	m2			
Level 4 - 7					
Bathroom					
Screed to correct falls	120	m2			
Fix ceramic / porcelain floor tiles - CT02 600x600	120	m2			
Fix ceramic / porcelain wall tiles - WF02 600x300	498	m2			
Ensuite					
Screed to correct falls	90	m2			
Fix ceramic / porcelain floor tiles - CT02 600x600	90	m2			
Fix ceramic / porcelain wall tiles - WF02 600x300	399	m2			
Laundry					
Screed to correct falls	35	m2			
Fix ceramic / porcelain floor tiles - CT02 600x600	35	m2			
Fix ceramic / porcelain wall tiles - WF02 600x300	235	m2			

Description	Quantity	Unit	Rate	Markup	Total
Balcony					
Screed to correct falls	331	m2			
Fix ceramic / porcelain floor tiles on pads CT03 - 600x300	331	m2			
Kitchen					
Fix ceramic / porcelain splashback tiles	36	m2			
ENGINEERED TIMBER FLOORING					
Ground floor					
Study / Kitchen / Living / Dining room	224	m2			
Lobby	25	m2			
Level 1					
Study / Kitchen / Living / Dining room	301	m2			
Lobby	42	m2			
Level 2					
Study / Living / Dining room	384	m2			
Lobby	48	m2			
Level 3					
Study / Kitchen / Living / Dining room	384	m2			
Lobby	48	m2			
Level 4-7					
Study / Kitchen / Living / Dining room	891	m2			
Lobby	90	m2			
CARPET					
Ground floor					
Bedroom	79	m2			
Level 1					
Bedroom	167	m2			
Level 2					
Bedroom	219	m2			
Level 3					
Bedroom	219	m2			
Level 4-7					
Bedroom	555	m2			
TIMBER SKIRTINGS					
Ground floor					

Description	Quantity	Unit	Rate	Markup	Total
Bedroom	90	m			
Study / Kitchen / Living / Dining room	165	m			
Lobby	21	m			

Level 1

Bedroom	184	m			
Study / Kitchen / Living / Dining room	222	m			
Lobby	35	m			

Level 2

Bedroom	236	m			
Study / Kitchen / Living / Dining room	282	m			
Lobby	39	m			

Level 3

Bedroom	238	m			
Study / Kitchen / Living / Dining room	293	m			
Lobby	39	m			

Level 4-7

Bedroom	162	m			
Study / Kitchen / Living / Dining room	175	m			
Lobby	17	m			

RENDERING

Render to planter box

Ground floor	233.3	m2			
First floor to third floor	1,140.86	m2			
Third floor	9.87	m2			
Fourth floor to seven floor	85.91	m2			

Render to balcony

Ground floor	370.34	m2			
First floor	110.72	m2			
Second floor	19.75	m2			
Second floor to third floor	34.11	m2			
Third floor	12.2	m2			
Fourth floor to seven floor	1,192.39	m2			

FIXTURES & FITTINGS

Ground floor

Kitchen

Kitchen sink	7	No			
Mixer	7	No			

Description	Quantity	Unit	Rate	Markup	Total
Oven	7	No			
Microwave	7	No			
Cooktop	7	No			
Rangehood	7	No			
Dishwasher	7	No			
Integrated fridge	7	No			

Laundry

Laundry tub	6	No			
Mixer	6	No			
Dryer	6	No			
Floor waste	6	No			

Bathroom / Ensuite / WC

Toilet suite	10	No			
Toilet roll holder	10	No			
Frameless shower screen	7	No			
Shower set	7	No			
Bath tub	7	No			
Bath set	7	No			
Vanity basin	10	No			
Bottle trap	10	No			
Basin mixer	10	No			
Towel rack	10	No			
Floor waste	10	No			

First floor

Kitchen

Kitchen sink	9	No			
Mixer	9	No			
Oven	9	No			
Microwave	9	No			
Cooktop	9	No			
Rangehood	9	No			
Dishwasher	9	No			
Integrated fridge	9	No			

Laundry

Laundry tub	7	No			
Mixer	7	No			
Dry	7	No			
Floor waste	7	No			

Bathroom / Ensuite / WC

Description	Quantity	Unit	Rate	Markup	Total
Toilet suite	13	No			
Toilet roll holder	13	No			
Frameless shower screen	13	No			
Shower set	13	No			
Bath tub	13	No			
Bath set	13	No			
Vanity basin	13	No			
Bottle trap	13	No			
Basin mixer	13	No			
Towel rack	13	No			
Floor waste	13	No			

Second floor

Kitchen

Kitchen sink	11	No			
Mixer	11	No			
Oven	11	No			
Microwave	11	No			
Cooktop	11	No			
Rangehood	11	No			
Dishwasher	11	No			
Integrated fridge	11	No			

Laundry

Laundry tub	9	No			
Dryer	9	No			
Mixer	9	No			
Floor waste	9	No			

Bathroom / Ensuite / WC

Toilet suite	17	No			
Toilet roll holder	17	No			
Frameless shower screen	17	No			
Shower set	17	No			
Bath tub	17	No			
Bath set	17	No			
Vanity basin	17	No			
Bottle trap	17	No			
Basin mixer	17	No			
Towel rack	17	No			
Floor waste	17	No			

Third floor

Description	Quantity	Unit	Rate	Markup	Total
Kitchen					
Kitchen sink	11	No			
Mixer	11	No			
Oven	11	No			
Microwave	11	No			
Cooktop	11	No			
Rangehood	11	No			
Dishwasher	11	No			
Integrated fridge	11	No			
Laundry					
Laundry tub	9	No			
Mixer	9	No			
Dry	9	No			
Floor waste	9	No			
Bathroom / Ensuite / WC					
Toilet suite	17	No			
Toilet roll holder	17	No			
Frameless shower screen	17	No			
Shower set	17	No			
Bath tub	17	No			
Bath set	17	No			
Vanity basin	17	No			
Bottle trap	17	No			
Basin mixer	17	No			
Towel rack	17	No			
Floor waste	17	No			
Fourth to sixth floor					
Kitchen					
Kitchen sink	18	No			
Mixer	18	No			
Oven	18	No			
Microwave	18	No			
Cooktop	18	No			
Rangehood	18	No			
Dishwasher	18	No			
Integrated fridge	18	No			
Laundry					
Laundry tub	18	No			

Description	Quantity	Unit	Rate	Markup	Total
Mixer	18	No			
Dry	18	No			
Floor waste	18	No			

Bathroom / Ensuite / WC

Toilet suite	33	No			
Toilet roll holder	33	No			
Frameless shower screen	33	No			
Shower set	33	No			
Bath tub	33	No			
Bath set	33	No			
Vanity basin	33	No			
Bottle trap	33	No			
Basin mixer	33	No			
Towel rack	33	No			
Floor waste	33	No			

Seven floor

Kitchen

Kitchen sink	6	No			
Mixer	6	No			
Oven	6	No			
Microwave	6	No			
Cooktop	6	No			
Rangehood	6	No			
Dishwasher	6	No			
Integrated fridge	6	No			

Laundry

Laundry tub	6	No			
Mixer	6	No			
Dry	6	No			
Floor waste	6	No			

Bathroom / Ensuite / WC

Toilet suite	11	No			
Toilet roll holder	11	No			
Frameless shower screen	11	No			
Shower set	11	No			
Bath tub	11	No			
Bath set	11	No			
Vanity basin	11	No			
Bottle trap	11	No			

Description	Quantity	Unit	Rate	Markup	Total
Basin mixer	11	No			
Towel rack	11	No			
Floor waste	11	No			

HYDRAULIC SERVICES

Main Works

Sewer connection	1	Item			
Sewer line in ground	1	Item			
Pits	1	Item			
Boundary inspection trap	1	Item			
Detention tank	1	Item			
Basement pump out pits	1	Item			
Stormwater connection	1	Item			
Stormwater line	1	Item			
Pits/gatic	1	Item			
Basement aerals	1	Item			
Agg lines	1	Item			

Units

Gas supply in	61	No			
Water supply in	61	No			
External hose cocks	61	No			
Under slab sewer lines	61	No			
Floor wastes	61	No			
Conduits/sleeves in slab	61	No			
Fire collars	61	No			
1st Fix	61	No			
2nd Fix	61	No			
Stacks	61	No			
Lagging to pipework	61	No			

Take-off

Basement 2

Riser	1	Item			
Pump	2	No			

Basement 1

Dropper	1	No			
Riser	1	Item			
Bucket trap floor waste	3	No			

Ground floor

Riser	1	Item			
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Description	Quantity	Unit	Rate	Markup	Total
Dropper	1	Item			
Bucket trap floor waste	1	No			
Floor waste	15	No			
Overflow relief gully	1	No			
Tundish	6	No			

First floor

Riser	1	Item			
Dropper	1	Item			
Bucket trap floor waste	1	No			
Floor waste	23	No			
Tundish	9	No			
Rainwater outlet	17	No			

Second floor

Riser	1	Item			
Dropper	1	Item			
Floor waste	29	No			
Tundish	11	No			
Rainwater outlet	15	No			

Third floor

Riser	1	Item			
Dropper	1	Item			
Floor waste	26	No			
Tundish	11	No			
Rainwater outlet	15	No			

Fourth to sixth floor

Riser	3	Item			
Dropper	3	Item			
Floor waste	45	No			
Tundish	18	No			
Rainwater outlet	45	No			

Seven floor

Riser	1	Item			
Dropper	1	Item			
Floor waste	17	No			
Tundish	6	No			
Rainwater outlet	9	No			

Roof

Riser	1	Item			
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Description	Quantity	Unit	Rate	Markup	Total
Dropper	1	Item			
Rainwater outlet	27	No			
Total allowance for above	10,096	m2			

MECHANICAL SERVICES

Main Works

Carpark exhaust system	1	Item			
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Units

Wet area / rangehood / integrated firdge ventilation	61	No			
Air conditioning / heating to unit	61	No			

Take-off

Basement 2

Rectangular sheet metal duct	1	Item			
Flat on side duct transition	1	Item			
Air flow arrow label	12	No			
Carbon monoxide sensor	2	No			
Fire damper arrow in direction of airflow	3	No			
Dampers	2	No			
Rectangular/circular flexible connection	2	No			
Elbow-90	2	No			

Basement 1

Rectangular sheet metal duct	1	Item			
Flat on side duct transition	1	Item			
Air flow arrow label	19	No			
Carbon monoxide sensor	2	No			
Fire damper arrow in direction of airflow	6	No			
Dampers	2	No			
Rectangular/circular flexible connection	2	No			
Elbow-90	5	No			

Ground floor

Rectangular sheet metal duct	1	Item			
Flexible duct & spigot (single or double line)	1	Item			
Elbow-90	19	No			
Flat on side duct transition	1	Item			
Door undercut	12	No			
Temperature sensor	6	No			
AC control panel	6	No			
Air flow arrow label	32	No			

Description	Quantity	Unit	Rate	Markup	Total
Frist floor					
Rectangular sheet metal duct	1	Item			
Flexible duct & spigot (single or double line)	1	Item			
Elbow-90	10	No			
Flat on side duct transition	1	Item			
Door undercut	22	No			
Temperature sensor	7	No			
AC control panel	7	No			
Air flow arrow label	36	No			

Second floor					
Rectangular sheet metal duct	1	Item			
Flexible duct & spigot (single or double line)	1	Item			
Elbow-90	10	No			
Flat on side duct transition	1	Item			
Door undercut	27	No			
Temperature sensor	11	No			
AC control panel	11	No			
Air flow arrow label	46	No			

Third floor					
Rectangular sheet metal duct	1	Item			
Flexible duct & spigot (single or double line)	1	Item			
Elbow-90	10	No			
Flat on side duct transition	1	Item			
Door undercut	27	No			
Temperature sensor	10	No			
AC control panel	10	No			
Air flow arrow label	48	No			

Fourth floor to sixth floor					
Rectangular sheet metal duct	3	Item			
Flexible duct & spigot (single or double line)	3	Item			
Elbow-90	15	No			
Flat on side duct transition	3	Item			
Door undercut	51	No			
Temperature sensor	18	No			
AC control panel	18	No			
Air flow arrow label	72	No			

Seven floor					
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Description	Quantity	Unit	Rate	Markup	Total
Rectangular sheet metal duct	1	Item			
Flexible duct & spigot (single or double line)	1	Item			
Flat on side duct transition	1	Item			
Door undercut	17	No			
Temperature sensor	6	No			
AC control panel	6	No			
Air flow arrow label	24	No			

Roof

Rectangular sheet metal duct	1	Item			
Flexible duct & spigot (single or double line)	1	Item			
Elbow-90	5	No			
Flat on side duct transition	1	Item			
Door undercut		No			
Temperature sensor		No			
AC control panel		No			
Air flow arrow label		No			
Total allowance for above	10,096	m2			

ELECTRICAL SERVICES

Main Works

Electrical Substation	1	Item			
Electrical supply	1	Item			
Allow for placing cables underground	1	Item			
Main board	1	Item			
Basement emergency lighting/power	1	Item			
Solar PV system	1	Item			
External lighting/power	1	Item			

Units

Sub boards	61	No			
Conduits/sleeves in slab	61	No			
Electrical first fix	61	No			
Electrical fitout	61	No			
Lights unit	61	No			
Emergency lighting/power	61	No			
Intercom/security	61	No			
Telecom/matv/cable tv/etc	61	No			
External lights	61	No			
E.W.I.S.	61	No			

Take-off

Description	Quantity	Unit	Rate	Markup	Total
Basement 2					
Lighting, fire detector & alarm system					
SMOKE DETECTOR	5	No			
THERMAL DETECTOR	37	No			
WALL MOUNTED AUDIBLE WARNING DEVICE	12	No			
VISUAL WARNING DEVICE	5	No			
40W LED SURFACE MOUNTED BATTEN LUMINAIRE EQUAL TO PIERLITE ECOBAT404E4	12	No			
40W LED SURFACE MOUNTED BATTEN LUMINAIRE EQUAL TO PIERLITE ECOBAT404E4. WITH EMERGENCY LUMINAIRE INCLUDED	9	No			
20W LED SURFACE MOUNTED BATTEN LUMINAIRE EQUAL TO PIERLITE ECOBAT204E4	21	No			
20W LED SURFACE MOUNTED BATTEN LUMINAIRE EQUAL TO PIERLITE ECOBAT204E4. WITH EMERGENCY LUMINAIRE INCLUDED.	10	No			
EMERGENCY LED EXIT SIGN WITH DIRECTION-PIERLITE LEDXM2P.	8	No			
MOVEMENT DETECTOR	11	No			
Power, communications & security					
2 MEGAPIXEL HIGH RESOLUTION COLOR DAY/NIGHT IP CAMERA WITH AUTO IRIS VARIFOCAL LENSE, INTERNAL HOUSING AND INFRARED ILLUMINATOR WITH PoE.	7	No			
ACCESS READER STANDARD RAN	2	No			
OUTDOOR VIDEO INTERCOM UNIT.	2	No			
ELECTRICAL DISTRIBUTION BOARD.	1	No			
SINGLE GENERAL PURPOSE SOCKET OUTLET (UNLESS OTHERWISE INDICATED)	4	No			
Basement 1					
Lighting, fire detector & alarm system					
SMOKE DETECTOR	4	No			
THERMAL DETECTOR	38	No			
WALL MOUNTED AUDIBLE WARNING DEVICE	11	No			
VISUAL WARNING DEVICE	7	No			
40W LED SURFACE MOUNTED BATTEN LUMINAIRE EQUAL TO PIERLITE ECOBAT404E4	10	No			

Description	Quantity	Unit	Rate	Markup	Total
40W LED SURFACE MOUNTED BATTEN LUMINAIRE EQUAL TO PIERLITE ECOBAT404E4. WITH EMERGENCY LUMINAIRE INCLUDED	15	No			
20W LED SURFACE MOUNTED BATTEN LUMINAIRE EQUAL TO PIERLITE ECOBAT204E4	19	No			
20W LED SURFACE MOUNTED BATTEN LUMINAIRE EQUAL TO PIERLITE ECOBAT204E4. WITH EMERGENCY LUMINAIRE INCLUDED.	19	No			
20W LED SURFACE MOUNTED BATTEN LUMINAIRE EQUAL TO PIERLITE ECOBAT202E1. WITH EMERGENCY LUMINAIRE INCLUDED.	2	No			
156W, 4000°K SURFACE MOUNTED LED WITH GLARE CONTROL LED DRIVER EQUAL TO PIERLITE C350S150SE84W	2	No			
EMERGENCY LED EXIT SIGN-PIERLITE LEDXM2P.	1	No			
EMERGENCY LED EXIT SIGN WITH DIRECTION-PIERLITE LEDXM2P.	12	No			
MOVEMENT DETECTOR	16	No			

Power, communications & security

2 MEGAPIXEL HIGH RESOLUTION COLOR DAY/NIGHT IP CAMERA WITH AUTO IRIS VARIFOCAL LENSE, INTERNAL HOUSING AND INFRARED ILLUMINATOR WITH PoE.	8	No			
ACCESS READER STANDARD RAN	2	No			
OUTDOOR VIDEO INTERCOM UNIT.	2	No			
ELECTRICAL DISTRIBUTION BOARD.	1	No			
CABLE TRAY FOR ELECTRICAL CABLES	1	Item			
CABLE TRAY FOR COMMUNICATION CABLES.	1	Item			
SINGLE GENERAL PURPOSE SOCKET OUTLET (UNLESS OTHERWISE INDICATED)	4	No			

Ground floor

Lighting, fire detector & alarm system

Description	Quantity	Unit	Rate	Markup	Total
SURFACE MOUNTED SMOKE DETECTOR TO AS3786/AS1670-6 WITH 240V SUPPLY.INTERLINK ALL SMOKE/THERMAL DETECTORS SO THAT IF ONE IS ACTIVATED ALL SMOKE/THERMAL DETECTORES IN THE APARTMENT ARE ACTIVATED.USE PHOTO-OPTIC OR ON STATION SMOKE DETECTORS TO SUIT EACH LOCATION TO MINIMISE FALSE ALARMS AS PER AS1670-6, DETECTORS TO BE CLIPSAL FIRETECH		No			
SMOKE DETECTOR		No			
THERMAL DETECTOR		No			
WALL MOUNTED AUDIBLE WARNING DEVICE		No			
VISUAL WARNING DEVICE		No			
40W LED SURFACE MOUNTED BATTEN LUMINAIRE EQUAL TO PIERLITE ECOBAT404E4		No			
40W LED SURFACE MOUNTED BATTEN LUMINAIRE EQUAL TO PIERLITE ECOBAT404E4. WITH EMERGENCY LUMINAIRE INCLUDED		No			
20W LED SURFACE MOUNTED BATTEN LUMINAIRE EQUAL TO PIERLITE ECOBAT204E4		No			
20W LED SURFACE MOUNTED BATTEN LUMINAIRE EQUAL TO PIERLITE ECOBAT204E4. WITH EMERGENCY LUMINAIRE INCLUDED.		No			
20W LED SURFACE MOUNTED BATTEN LUMINAIRE EQUAL TO PIERLITE ECOBAT202E1. WITH EMERGENCY LUMINAIRE INCLUDED.		No			
156W, 4000°K SURFACE MOUNTED LED WITH GLARE CONTROL LED DRIVER EQUAL TO PIERLITE C350S150SE84W		No			
14W, 3000°K RECESSED DOWNLIGHT WITH FROSTED ACRYLIC LENS EQUAL TO PIERLITE PIERLUX ECO LED.		No			
7W, 3000°K LED WALL MOUNTED BALCONY LUMINAIRE ABOUT SPACE WAVE LED IP54.		No			
EMERGENCY LED EXIT SIGN-PIERLITE LEDXM2P.		No			
EMERGENCY LED EXIT SIGN WITH DIRECTION-PIERLITE LEDXM2P.		No			
MOVEMENT DETECTOR		No			
LED RECESSED NON MAINTAINED EMERGENCY LUMINAIRE PIERLITE LED FIRE FLY2.		No			

Description	Quantity	Unit	Rate	Markup	Total
LED JOINERY LIGHT FOR KITCHEN.		No			
Power, communications & security					
PHONE/DATA OUTLET (1xRJ45) MOUNTED 300mm AFFL	18	No			
PHONE AND DATA OUTLET (2xRJ45) MOUNTED 300mm AFF	12	No			
TWO x F TYPE OUTLETS (PAY TV/FTA)	12	No			
APARTMENT NBN ENCLOSURE - REFER SCHEMATIC DIAGRAM	6	No			
NETWORK TERMINATION DEVICE	6	No			
2 MEGAPIXEL DOME CAMERA	3	No			
2 MEGAPIXEL HIGH RESOLUTION COLOR DAY/NIGHT IP CAMERA WITH AUTO IRIS VARIFOCA LENSE, EXTERNAL HOUSING AND INFRARED ILLUMINATOR WITH PoE.	13	No			
ACCESS READER STANDARD RAN	2	No			
OUTDOOR VIDEO INTERCOM UNIT.	2	No			
ELECTRICAL DISTRIBUTION BOARD.	12	No			
CABLE TRAY FOR ELECTRICAL CABLES	1	Item			
CABLE TRAY FOR COMMUNICATION CABLES.	1	Item			
SINGLE GENERAL PURPOSE SOCKET OUTLET (UNLESS OTHERWISE INDICATED)	72	No			
1 PHASE PERMANENT CONNECTION C/W ISOLATOR, AMPS AS INDICATED.	6	No			
DOUBLE GENERAL PURPOSE SOCKET OUTLET 10A (UNLESS OTHERWISE INDICATED) ABBREVIATION SAME AS ABOVE	79	No			

Level 1

Lighting, fire detector & alarm system

SURFACE MOUNTED SMOKE DETECTOR TO AS3786/AS1670-6 WITH 240V SUPPLY.INTERLINK ALL SMOKE/THERMAL DETECTORS SO THAT IF ONE IS ACTIVATED ALL SMOKE/THERMAL DETECTORES IN THE APARTMENT ARE ACTIVATED.USE PHOTO-OPTIC OR ON STATION SMOKE DETECTORS TO SUIT EACH LOCATION TO MINIMISE FALSE ALARMS AS PER AS1670-6, DETECTORS TO BE CLIPSAL FIRETECH	6	No			
SMOKE DETECTOR	16	No			
THERMAL DETECTOR	8	No			

Description	Quantity	Unit	Rate	Markup	Total
WALL MOUNTED AUDIBLE WARNING DEVICE	17	No			
40W LED SURFACE MOUNTED BATTEN LUMINAIRE EQUAL TO PIERLITE ECOBAT404E4	2	No			
20W LED SURFACE MOUNTED BATTEN LUMINAIRE EQUAL TO PIERLITE ECOBAT204E4	5	No			
14W, 3000°K RECESSED DOWNLIGHT WITH FROSTED ACRYLIC LENS EQUAL TO PIERLITE PIERLUX ECO LED.	184	No			
7W, 3000°K LED WALL MOUNTED BALCONY LUMINAIRE ABOUT SPACE WAVE LED IP54.	8	No			
EMERGENCY LED EXIT SIGN-PIERLITE LEDXM2P.	2	No			
MOVEMENT DETECTOR	8	No			
LED RECESSED NON MAINTAINED EMERGENCY LUMINAIRE PIERLITE LED FIRE FLY2.	3	No			
LED JOINERY LIGHT FOR KITCHEN.	10	No			

Power, communications & security

PHONE/DATA OUTLET (1xRJ45) MOUNTED 300mm AFFL	26	No			
PHONE AND DATA OUTLET (2xRJ45) MOUNTED 300mm AFF	27	No			
TWO x F TYPE OUTLETS (PAY TV/FTA)	27	No			
APARTMENT NBN ENCLOSURE - REFER SCHEMATIC DIAGRAM	9	No			
2 MEGAPIXEL DOME CAMERA	3	No			
VIDEO INTERCOM UNIT	7	No			
OUTDOOR VIDEO INTERCOM UNIT.	2	No			
ELECTRICAL DISTRIBUTION BOARD.	9	No			
SINGLE GENERAL PURPOSE SOCKET OUTLET (UNLESS OTHERWISE INDICATED)	103	No			
DOUBLE GENERAL PURPOSE SOCKET OUTLET 10A (UNLESS OTHERWISE INDICATED) ABBREVIATION SAME AS ABOVE	114	No			
1 PHASE PERMANENT CONNECTION C/W ISOLATOR, AMPS AS INDICATED.	9	No			

Level 2

Lighting, fire detector & alarm system

Description	Quantity	Unit	Rate	Markup	Total
SURFACE MOUNTED SMOKE DETECTOR TO AS3786/AS1670-6 WITH 240V SUPPLY.INTERLINK ALL SMOKE/THERMAL DETECTORS SO THAT IF ONE IS ACTIVATED ALL SMOKE/THERMAL DETECTORES IN THE APARTMENT ARE ACTIVATED.USE PHOTO-OPTIC OR ON STATION SMOKE DETECTORS TO SUIT EACH LOCATION TO MINIMISE FALSE ALARMS AS PER AS1670-6, DETECTORS TO BE CLIPSAL FIRETECH	9	No			
SMOKE DETECTOR	15	No			
THERMAL DETECTOR	9	No			
WALL MOUNTED AUDIBLE WARNING DEVICE	21	No			
40W LED SURFACE MOUNTED BATTEN LUMINAIRE EQUAL TO PIERLITE ECOBAT404E4. WITH EMERGENCY LUMINAIRE INCLUDED	2	No			
20W LED SURFACE MOUNTED BATTEN LUMINAIRE EQUAL TO PIERLITE ECOBAT204E4	4	No			
20W LED SURFACE MOUNTED BATTEN LUMINAIRE EQUAL TO PIERLITE ECOBAT204E4. WITH EMERGENCY LUMINAIRE INCLUDED.	3	No			
14W, 3000°K RECESSED DOWNLIGHT WITH FROSTED ACRYLIC LENS EQUAL TO PIERLITE PIERLUX ECO LED.	238	No			
7W, 3000°K LED WALL MOUNTED BALCONY LUMINAIRE ABOUT SPACE WAVE LED IP54.	8	No			
EMERGENCY LED EXIT SIGN-PIERLITE LEDXM2P.	2	No			
MOVEMENT DETECTOR	9	No			
LED RECESSED NON MAINTAINED EMERGENCY LUMINAIRE PIERLITE LED FIRE FLY2.	3	No			
LED JOINERY LIGHT FOR KITCHEN.	11	No			

Power, communications & security

PHONE/DATA OUTLET (1xRJ45) MOUNTED 300mm AFFL	33	No			
PHONE AND DATA OUTLET (2xRJ45) MOUNTED 300mm AFF	22	No			
TWO x F TYPE OUTLETS (PAY TV/FTA)	22	No			
APARTMENT NBN ENCLOSURE - REFER SCHEMATIC DIAGRAM	11	No			
2 MEGAPIXEL DOME CAMERA	3	No			
VIDEO INTERCOM UNIT	10	No			
ELECTRICAL DISTRIBUTION BOARD.	11	No			

Description	Quantity	Unit	Rate	Markup	Total
SINGLE GENERAL PURPOSE SOCKET OUTLET (UNLESS OTHERWISE INDICATED)	134	No			
DOUBLE GENERAL PURPOSE SOCKET OUTLET 10A (UNLESS OTHERWISE INDICATED) ABBREVIATION SAME AS ABOVE	146	No			
1 PHASE PERMANENT CONNECTION C/W ISOLATOR, AMPS AS INDICATED.	10	No			

Level 3

Lighting, fire detector & alarm system

SURFACE MOUNTED SMOKE DETECTOR TO AS3786/AS1670-6 WITH 240V SUPPLY.INTERLINK ALL SMOKE/THERMAL DETECTORS SO THAT IF ONE IS ACTIVATED ALL SMOKE/THERMAL DETECTORES IN THE APARTMENT ARE ACTIVATED.USE PHOTO-OPTIC OR ON STATION SMOKE DETECTORS TO SUIT EACH LOCATION TO MINIMISE FALSE ALARMS AS PER AS1670-6, DETECTORS TO BE CLIPSAL FIRETECH	11	No			
SMOKE DETECTOR	12	No			
THERMAL DETECTOR	9	No			
WALL MOUNTED AUDIBLE WARNING DEVICE	21	No			
40W LED SURFACE MOUNTED BATTEN LUMINAIRE EQUAL TO PIERLITE ECOBAT404E4. WITH EMERGENCY LUMINAIRE INCLUDED	1	No			
14W, 3000°K RECESSED DOWNLIGHT WITH FROSTED ACRYLIC LENS EQUAL TO PIERLITE PIERLUX ECO LED.	238	No			
EMERGENCY LED EXIT SIGN-PIERLITE LEDXM2P.	1	No			
MOVEMENT DETECTOR	8	No			
LED RECESSED NON MAINTAINED EMERGENCY LUMINAIRE PIERLITE LED FIRE FLY2.	3	No			
LED JOINERY LIGHT FOR KITCHEN.	11	No			

Power, communications & security

PHONE/DATA OUTLET (1xRJ45) MOUNTED 300mm AFFL	37	No			
PHONE AND DATA OUTLET (2xRJ45) MOUNTED 300mm AFF	21	No			
TWO x F TYPE OUTLETS (PAY TV/FTA)	21	No			
APARTMENT NBN ENCLOSURE - REFER SCHEMATIC DIAGRAM	11	No			

Description	Quantity	Unit	Rate	Markup	Total
2 MEGAPIXEL DOME CAMERA	3	No			
VIDEO INTERCOM UNIT	10	No			
ELECTRICAL DISTRIBUTION BOARD.	11	No			
SINGLE GENERAL PURPOSE SOCKET OUTLET (UNLESS OTHERWISE INDICATED)	130	No			
DOUBLE GENERAL PURPOSE SOCKET OUTLET 10A (UNLESS OTHERWISE INDICATED) ABBREVIATION SAME AS ABOVE	150	No			
1 PHASE PERMANENT CONNECTION C/W ISOLATOR, AMPS AS INDICATED.	11	No			

Level 4 - Level 6

Lighting, fire detector & alarm system

SURFACE MOUNTED SMOKE DETECTOR TO AS3786/AS1670-6 WITH 240V SUPPLY.INTERLINK ALL SMOKE/THERMAL DETECTORS SO THAT IF ONE IS ACTIVATED ALL SMOKE/THERMAL DETECTORES IN THE APARTMENT ARE ACTIVATED.USE PHOTO-OPTIC OR ON STATION SMOKE DETECTORS TO SUIT EACH LOCATION TO MINIMISE FALSE ALARMS AS PER AS1670-6, DETECTORS TO BE CLIPSAL FIRETECH	18	No			
SMOKE DETECTOR	21	No			
THERMAL DETECTOR	6	No			
WALL MOUNTED AUDIBLE WARNING DEVICE	12	No			
40W LED SURFACE MOUNTED BATTEN LUMINAIRE EQUAL TO PIERLITE ECOBAT404E4. WITH EMERGENCY LUMINAIRE INCLUDED	3	No			
20W LED SURFACE MOUNTED BATTEN LUMINAIRE EQUAL TO PIERLITE ECOBAT204E4. WITH EMERGENCY LUMINAIRE INCLUDED.	6	No			
14W, 3000°K RECESSED DOWNLIGHT WITH FROSTED ACRYLIC LENS EQUAL TO PIERLITE PIERLUX ECO LED.	429	No			
EMERGENCY LED EXIT SIGN-PIERLITE LEDXM2P.	3	No			
EMERGENCY LED EXIT SIGN WITH DIRECTION-PIERLITE LEDXM2P.	3	No			
MOVEMENT DETECTOR	15	No			
LED RECESSED NON MAINTAINED EMERGENCY LUMINAIRE PIERLITE LED FIRE FLY2.	3	No			
LED JOINERY LIGHT FOR KITCHEN.	18	No			

Description	Quantity	Unit	Rate	Markup	Total
Power, communications & security					
PHONE/DATA OUTLET (1xRJ45) MOUNTED 300mm AFFL	66	No			
PHONE AND DATA OUTLET (2xRJ45) MOUNTED 300mm AFF	36	No			
TWO x F TYPE OUTLETS (PAY TV/FTA)	36	No			
APARTMENT NBN ENCLOSURE - REFER SCHEMATIC DIAGRAM	33	No			
2 MEGAPIXEL DOME CAMERA	3	No			
VIDEO INTERCOM UNIT	18	No			
ELECTRICAL DISTRIBUTION BOARD. SINGLE GENERAL PURPOSE SOCKET OUTLET (UNLESS OTHERWISE INDICATED)	225	No			
DOUBLE GENERAL PURPOSE SOCKET OUTLET 10A (UNLESS OTHERWISE INDICATED) ABBREVIATION SAME AS ABOVE	267	No			
1 PHASE PERMANENT CONNECTION C/W ISOLATOR, AMPS AS INDICATED.	9	No			

Level 7

Lighting, fire detector & alarm system					
SURFACE MOUNTED SMOKE DETECTOR TO AS3786/AS1670-6 WITH 240V SUPPLY.INTERLINK ALL SMOKE/THERMAL DETECTORS SO THAT IF ONE IS ACTIVATED ALL SMOKE/THERMAL DETECTORES IN THE APARTMENT ARE ACTIVATED.USE PHOTO-OPTIC OR ON STATION SMOKE DETECTORS TO SUIT EACH LOCATION TO MINIMISE FALSE ALARMS AS PER AS1670-6, DETECTORS TO BE CLIPSAL FIRETECH	6	No			
SMOKE DETECTOR	6	No			
THERMAL DETECTOR	2	No			
WALL MOUNTED AUDIBLE WARNING DEVICE	4	No			
40W LED SURFACE MOUNTED BATTEN LUMINAIRE EQUAL TO PIERLITE ECOBAT404E4. WITH EMERGENCY LUMINAIRE INCLUDED	1	No			
20W LED SURFACE MOUNTED BATTEN LUMINAIRE EQUAL TO PIERLITE ECOBAT204E4. WITH EMERGENCY LUMINAIRE INCLUDED.	2	No			
14W, 3000°K RECESSED DOWNLIGHT WITH FROSTED ACRYLIC LENS EQUAL TO PIERLITE PIERLUX ECO LED.	142	No			

Description	Quantity	Unit	Rate	Markup	Total
EMERGENCY LED EXIT SIGN-PIERLITE LEDXM2P.	1	No			
MOVEMENT DETECTOR	5	No			
LED RECESSED NON MAINTAINED EMERGENCY LUMINAIRE PIERLITE LED FIRE FLY2.	1	No			
LED JOINERY LIGHT FOR KITCHEN.	6	No			

Power, communications & security

PHONE/DATA OUTLET (1xRJ45) MOUNTED 300mm AFFL	21	No			
PHONE AND DATA OUTLET (2xRJ45) MOUNTED 300mm AFF	12	No			
TWO x F TYPE OUTLETS (PAY TV/FTA)	12	No			
APARTMENT NBN ENCLOSURE - REFER SCHEMATIC DIAGRAM	6	No			
2 MEGAPIXEL DOME CAMERA	1	No			
VIDEO INTERCOM UNIT	6	No			
ELECTRICAL DISTRIBUTION BOARD.	6	No			
SINGLE GENERAL PURPOSE SOCKET OUTLET (UNLESS OTHERWISE INDICATED)	74	No			
DOUBLE GENERAL PURPOSE SOCKET OUTLET 10A (UNLESS OTHERWISE INDICATED) ABBREVIATION SAME AS ABOVE	89	No			
1 PHASE PERMANENT CONNECTION C/W ISOLATOR, AMPS AS INDICATED.	6	No			

Roof

Lighting, fire detector & alarm system

SMOKE DETECTOR	4	No			
WALL MOUNTED AUDIBLE WARNING DEVICE	1	No			
20W LED SURFACE MOUNTED BATTEN LUMINAIRE EQUAL TO PIERLITE ECOBAT204E4. WITH EMERGENCY LUMINAIRE INCLUDED.	2	No			
14W, 3000°K RECESSED DOWNLIGHT WITH FROSTED ACRYLIC LENS EQUAL TO PIERLITE PIERLUX ECO LED.	2	No			
EMERGENCY LED EXIT SIGN-PIERLITE LEDXM2P.	1	No			
MOVEMENT DETECTOR	3	No			
LED RECESSED NON MAINTAINED EMERGENCY LUMINAIRE PIERLITE LED FIRE FLY2.	1	No			
LED STRIP LIGHT EQUAL TO MARINERFLEX.	12	No			

Description	Quantity	Unit	Rate	Markup	Total
14W, RECESSED WALL BRICK LUMINAIRE EQUAL TO CROMPTON CBL6480.	16	No			
Total allowance for above	10,096	m2			

FIRE SERVICES

General Requirements	1	each			
Codes and Standards	1	each			
Fire Hydrant System	1	each			
Hose Reels	1	each			
Automatic Fire Detection and Alarm System	1	each			
Portable Fire Extinguishers	1	each			
Interfaces with other systems	1	each			
Allowance for above	10,096	m2			

LIFT SERVICES

Passenger lift servicing 6 levels	1	No			
Passenger lift servicing 10 levels	1	No			

EXTERNAL WORKS

Hard Landscaping

Open Awnings to Roof [Number of: 3]	25	m2			
Fixed Bench seating	2	No			

Soft Landscaping

Soft landscaping allowance	117	m2			
Irrigation system	1	Item			

PRELIMINARIES

Site establishment	1	Item			
Authority fees	1	Item			
Insurances	1	Item			
Site management	104	wks			
Site labour	104	wks			
Site admin/safety	104	wks			
Scaffolding / hoarding / fencing	1	Item			
Consumeables	104	wks			
Plant and tools	104	wks			
Shed hire	104	wks			
Temp services	104	wks			
Materials handling	104	wks			
Traffic management	104	wks			
Cranage/hoists	1	Item			
Dust / vibration control	104	wks			

Description	Quantity	Unit	Rate	Markup	Total
Anti erosion measures	1	Item			
Progressive clean	104	wks			
Surveyor	61	Item			
Final clean up	61	Item			
Site demobilisation	1	Item			

PROFIT/MARGIN

Allowance for Builders Margin at 5%	1	Item			
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CONTINGENCY RECOMMENDED

Allowance of 5% for Contingency	1	Item			
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CLARIFICATIONS

We have made an allowance for the following

Demolition & general site clearance.	Note
Bulk excavation and detailed excavation.	Note
Allowance for CSM System and shoring.	Note
Allowance for services connections and associated works.	Note
Allowance for detention basin and irrigation system.	Note
Allowance for placing cables underground.	Note
Allowance for fire hydrant booster assembly, fire hose reel, sprinkler & smoke detectors.	Note
Allowance for wet area ventilation	Note
Allowance for air conditioning.	Note
Allowance for lift service.	Note
Allowance for landscaping over site.	Note
Medium quality finishes and fitments.	Note
A construction period of 104 weeks.	Note

We have made no allowance for the following

No allowance for works other than specified	Note
Grey water management.	Note
Water Authority requirements.	Note
Smart system wiring.	Note
Escalation in costs and union enterprise bargaining costs.	Note
Any cost increases associated with the Carbon Tax.	Note
Council contributions, design fees, authority fees, bank fees and charges, marketing, leasing and selling costs.	Note

Note on Variations

Description	Quantity	Unit	Rate	Markup	Total
Any variation of the contract will be submitted to the client in writing and require the client's written approval and consent before the variation works is to proceed		Note			

Newin Estimating Services Disclaimer

This report is for use by the party to whom it is addressed and for no other purposes. No responsibility is taken for any third party who may use or rely on the whole or any part of this report		Note			
All quantities are approximate only		Note			
The builder/owner/project manager must confirm all rates, costs, quantities, items prior to entering into a contract or order any labour & materials.		Note			
Under no circumstances are the quantities or rates to form part of the building contract		Note			
This estimate and or rates provided will expire after a period of 3 months based on current market conditions		Note			

Subtotal	\$0.00
Adjustment	\$0.00
Post adjustment	\$0.00
G.S.T [10%]	\$0.00
Total	\$0.00