



COST ESTIMATE REPORT



Ranelagh Apartments – DA Application

Cost Report | For Millie Projects

MBM2569-0001 – 15th February 2021



QUANTITY SURVEYING | BUILDING CONSULTANCY |
TAX & ASSET SERVICES | PPP ADVISORY | INFRASTRUCTURE |
FACILITIES MANAGEMENT ADVISORY | EXPERT WITNESS





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1. Executive Summary

1.1 Introduction

MBM have been engaged by Mille Projects to prepare a cost estimate for the proposed façade refurbishment to ground floor, levels 1 – 30, and new construction of a Level 31 Penthouse, and rooftop courtyard at Ranelagh Apartments, Darling Point.

This report includes costs for the re-cladding of the building façade GF – Level 31, porte cochere, balcony & hob replacement, Level 31 Penthouse construction, rooftop courtyard and carpark DDA lift. The current concept estimate for the construction component of the works is **\$26,356,574.48 incl GST**. This cost includes preliminaries, builder's margin, professional fees and design contingency.

1.2 Basis of Cost Plan Estimate

The Report is based on conceptual information provided by Scott Carver report dated on the 11th February 2021 'Ranelagh Apartment Renewal – Bound Architectural Set - 10022021'.

MBM costs are presented in an elemental format with quantities measured where possible and costs applied at market rates. We have used benchmark rates applied on a \$per/m² where no documentation exists and applied previous experience and knowledge to provisional items.

Our general approach to pricing has been to adopt the data and methodology from our previous façade replacement experience in the Sydney Metropolitan. It is important to note that the rates and costs contained are developed from our internal project database and benchmarking.

It should be noted that due to the unique nature of the project and ergo the design, alongside the status of many high-value works items, means the estimate should be consistently reviewed as design progresses with a cost management approach undertaken at all stages.

Important Note:

The rates used were garnered from highly appropriate similar projects. MBM will work extensively with the architects and consultants to ensure the project stays on budget.

Value management opportunities

Numerous value management opportunities are available this early in the design that may not impact the overall design intent.



2. Summary of Costs

Given current market conditions and the increased level of competitiveness across the construction industry due to the impacts of COVID-19 on the market and the residential market live sites nearing completion or complete there has been an increased supply of reputable builders and sub-contractors looking for new work. We have witnessed a broader range of very competitive tender pricing than say 9 to 12 months ago. For this reason, we suggest a range of estimated final cost is considered as outlined below. MBM believe the eventual construction cost is likely to fall within the below range:

2.1 Exclusions

- Heritage consideration
- Building maintenance system upgrades
- Structural steel to façade (assumed all cladding and curtain walls can be fixed to existing building structure)
- Hazardous materials/ site contamination above and beyond allowances made
- Site allowance & enterprise agreements
- Statutory & Authority fees
- Council contributions
- Legal costs
- Out of hours works
- Staging of works
- EPA requirements
- Works beyond extent shown on drawings
- Operation & Maintenance Costs
- Exclusions as noted in the cost plan
- GRC Façade option

Covid-19

- Exchange rate fluctuations impacting goods, materials and equipment sourced from overseas
- Potential Material shortages associated with the inability to procure due to closed borders etc
- Potential labour impacts if people are sick or in isolation for extended periods
- Programme delays associated with labour and material shortages / supply chain impacts
- Closure of sites due to corona virus outbreaks
- Any possible delays and cost alterations due to the outcomes of COVID-19



2.2 Assumptions and Clarifications

- The contract will be based on a competitive lump sum tender
- Builder to be a tier two or three builder
- Construction programme of 60 weeks
- Penthouse construction to be done in conjunction with façade works



3. Detailed Cost Plan



SUMMARY



Client: Mille Projects
 Project: Ranelagh Apartments

Details: Ranelagh Apartment - DA Costing
 2569-0001
 Date - 15/02/2021

Code	Description	Page	% of Cost	Cost/m2	Total
1	Demolition/ Preparation/ Remediation	4	5.48	131.80	1,312,049
2	Cladding	4	37.65	906.14	9,020,655
3	SUBTOTAL TRADE COST		43.12	1,037.94	10,332,704
4	Gantry & Mast Climbers	5	8.11	195.23	1,943,475
5	Preliminaries	5	9.46	227.80	2,267,700
6	Builders Margin 3%		1.82	43.83	436,316
7	SUBTOTAL FACADE CONSTRUCTION COST		62.52	1,504.79	14,980,195
8	Design Contingency (10%)		6.25	150.48	1,498,020
9	FACADE CONSTRUCTION COST		68.77	1,655.27	16,478,215
10	Level 31 Penthouse	6	5.71	137.36	1,367,389
11	Roof (Level 32) Proposed Works	8	2.19	52.67	524,328
12	Carpark incl DDA Lift	8	3.14	75.65	753,114
13	Internal Modifications	9	6.47	155.66	1,549,606
14	Porte Cochere	10	1.28	30.82	306,799
15	Balcony Hob & Membrane	10	6.29	151.28	1,506,024
16	Market based savings (4%)		-3.75	-90.35	-899,419
17	ESTIMATED STAGE 1 CONSTRUCTION COST		90.09	2,168.36	21,586,056
18	Professional Fees (6%)		5.41	130.10	1,295,163
19	Construction Contingency (5%)		4.50	108.42	1,079,303

GFA: 9,955.00 m2 Cost/m2 (excl GST): \$2,407/m2

Project Total (excl GST): 23,960,522

GST (10%): 2,396,052

Project Total (incl GST): 26,356,574

REPORT DETAILS



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2569-0001
Date - 15/02/2021

Code	Description	Quantity	Unit	Rate	Amount
1	Demolition/ Preparation/ Remediation				
1.1	<u>Demolition</u>				
1.2	Take out and remove glass sliding doors	1,650	m2	135.00	222,750
1.3	Take out and remove doors - finish unknown	17	m2	135.00	2,295
1.4	Take out and remove glazed windows	3,732	m2	135.00	503,820
1.5	Demolish and remove masonry spandrels to accommodate additional facade weight	773	m2	198.00	153,054
1.6	Allowance to remove asbestos angle on facades	1,714	m	45.00	77,130
1.7	Allowance to demolish existing canopy over ground floor - included in Porte Cochere works	46	m2		INCL
1.8	Existing skylight to be demolished (L31)	1	item	1,000.00	1,000
1.9	Existing plantroom corner wall to be demolished (L31)	1	Psum	2,000.00	2,000
1.10	Demolish existing blockwork wall within carpark - included in carpark works	22	m2	150.00	INCL
1.11	Demolish existing concrete wall within carpark- included in carpark works	15	m2	100.00	INCL
1.12	Demolish existing L4 stairs within carpark - included in carpark works	4	m2	500.00	INCL
1.13	Demolish existing L4 roofing within carpark - included in carpark works	1	Psum	2,000.00	INCL
1.14	<u>Remediation</u>				
1.15	Allowance for the repair of spalling concrete elements	1	Psum	350,000.00	350,000
					1,312,049
2	Cladding				
2.1	<u>Backpan</u>				
2.2	Galvanised steel backpan direct fixed to brickwork to provide air seal, protect concrete and encapsulate asbestos material	5,301	m2	65.00	344,565
2.3	<u>Terracotta Texture</u>				
2.4	Vertical terracotta cladding fixed to existing masonry walls and columns including tophats	3,791	m2	405.00	1,535,355
2.5	Vertical terracotta cladding fixed to concrete frame on rooftop	163	m2	450.00	73,350
2.6	<u>Aluminum</u>				
2.7	Ribbed aluminum cladding	1,089	m2	360.00	392,040
2.8	Aluminum cladding to steel frame on rooftop and slab edge of roof level	258	m2	360.00	92,880
2.9	<u>Glazed Walls</u>				
2.10	Grey tinted low iron glazed curtain wall including dark metal aluminum frames	2,047	m2	1,100.00	2,251,700
2.11	Allowance for temporary protection during demolition	1,592	m2	45.00	71,640
2.12	<u>Glazed Sliding Doors</u>				
2.13	Grey tinted low iron glazed sliding doors including dark metal aluminum frames and hardware	1,622	m2	1,200.00	1,946,400
2.14	<u>Windows</u>				
2.15	Grey tinted low iron glazed window including dark metal aluminum frames (900mm high)	50	m2	900.00	45,000
2.16	Grey tinted low iron glazed window including dark metal aluminum frames (1000mm high)	165	m2	900.00	148,500
2.17	Grey tinted low iron glazed window including dark metal aluminum frames (1600mm high)	394	m2	900.00	354,600

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2.18	Grey tinted low iron glazed window including dark metal aluminum frames (2000mm high)	533	m2	900.00	479,700
2.19	Window reveals or PFC members (option D)		note		EXCL
2.20	Windows to existing fire stairwell - assumed to remain		note		EXCL
2.21	<u>Colourback Glazing</u>				
2.22	Grey tinted low iron glazed curtain wall including dark metal aluminum frames	513	m2	1,100.00	564,300
2.23	Grey tinted low iron glazed curtain wall over existing brick wall including dark metal aluminum frames	447	m2	1,100.00	491,700
2.24	<u>Pellets</u>				
2.25	Allowance for pelmet to roller blinds	1,478	m	100.00	147,800
2.26	<u>Paint</u>				
2.27	Prepare and paint to soffits of balconies	1,089	m2	25.00	27,225
2.28	Prepare and paint to solid balustrades	554	m2	25.00	13,850
2.29	Prepare and paint to rendered stairwell core wall	275	m2	25.00	6,875
2.30	Prepare and paint to rooftop plant room	295	m2	25.00	7,375
2.31	Prepare and paint to balcony slab edges around balconies	1,032	m2	25.00	25,800
2.32	<u>Structural Steel</u>				
2.33	Allowance for structural steel to external facade		note		EXCL
					9,020,655
4	Gantry & Mast Climbers				
4.1	Allowance for catch deck and protection to maintain safe access during facade works	1	Psum	350,000.00	350,000
4.2	Allowance for B class scaffold to perimeter of ground floor	1	Psum	100,000.00	100,000
4.3	Allowance for gantry platform, mast climbers including structural steel, fixing plates, drilling holes, assembly and dismantling	9,955	m2	145.00	1,443,475
4.4	Design & Shop Drawings	1	Item	50,000.00	50,000
					1,943,475
5	Preliminaries				
5.1	<u>Assumed programme</u>	60	wks		
5.2	Authority fees & charges	60	wks	450.00	27,000
5.3	Insurances	60	wks	450.00	27,000
5.4	Bank guarantee	60	wks	400.00	24,000
5.5	Subtotal				78,000
5.6					
5.7	Hoardings etc	60	wks	1,100.00	66,000
5.8	Temp office	60	wks	1,200.00	72,000
5.9	Notice boards	60	wks	85.00	5,100
5.10	Subtotal				143,100
5.11					
5.12	Site comms	60	wks	250.00	15,000
5.13	Temp electrics	60	wks	250.00	15,000

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5.14	Temp hydraulics	60	wks	150.00	9,000
5.15	Phones	60	wks	200.00	12,000
5.16	IT	60	wks	60.00	3,600
5.17	Subtotal				54,600
5.18					
5.19	Mobile crane	60	wks	3,000.00	180,000
5.20	Tower crane	60	wks	12,000.00	720,000
5.21	Crane crew	60	wks	3,000.00	180,000
5.22	Man & materials hoist	60	wks	2,000.00	120,000
5.23	Hoist crew	60	wks	2,500.00	150,000
5.24	Plant & equipment	60	wks	750.00	45,000
5.25	Subtotal				1,395,000
5.26					
5.27	Temp road access	60	wks	250.00	15,000
5.28	Safety	60	wks	300.00	18,000
5.29	Survey	60	wks	300.00	18,000
5.30	Sundry	60	wks	150.00	9,000
5.31	Legal	60	wks	150.00	9,000
5.32	Rubbish removal	60	wks	300.00	18,000
5.33	Security	60	wks	500.00	30,000
5.34	Subtotal				117,000
5.35					
5.36	Labour	60	wks	4,500.00	270,000
5.37	Supervision	60	wks	3,500.00	210,000
5.38					480,000
					2,267,700
10	Level 31 Penthouse				
10.1	<u>Suspended Slab</u>				
10.2	Existing suspended slab to remain		Note		
10.3	Existing skylight to be demolished - included within demolition		Note		INCL
10.4	Allowance for proposed slab to infill skylight void	5	m2	5,000.00	23,200
10.5	<u>Floor Finishes</u>				
10.6	Allowance for assumed carpet in bedrooms	88	m2	250.00	21,923
10.7	Allowance for assumed vinyl to living areas	150	m2	350.00	52,402
10.8	Allowance for assumed marble to indoor wet areas	39	m2	1,000.00	39,180
10.9	Allowance for assumed tiling to outdoor balcony areas	30	m2	400.00	11,844
10.10	Waterproofing to the above areas including showers	77	m2	200.00	15,400
10.11	<u>Ceiling Finishes</u>				
10.12	Allowance for plasterboard ceiling to bedrooms	88	m2	200.00	17,538

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Code	Description	Quantity	Unit	Rate	Amount
10.13	Allowance for waterproof plasterboard ceiling to wet areas	39	m2	250.00	9,795
10.14	Allowance for feature ceiling to living areas	150	m2	400.00	59,888
10.15	Allowance for waterproofing to all roofing areas	237	m2	100.00	23,741
10.16	Allowance to paint underside of slab to balcony - included within facade costs		Note		INCL
10.17	<u>Internal Walls</u>				
10.18	Allowance for blockwork walls to existing plantroom	21	m2	400.00	8,400
10.19	Allowance for internal walls, assumed plasterboard to living areas	88	m2	200.00	17,600
10.20	Allowance for internal walls, assumed waterproof plasterboard to wet areas	94	m2	250.00	23,500
10.21	Provisional sum allowance for lining to internal side of external walls	1	Psum	25,000.00	25,000
10.22	<u>Wall Finishes</u>				
10.23	Allowance for painting to above internal walls	109	m2	25.00	2,725
10.24	Allowance for wall tiling to above internal walls to wet areas	98	m2	250.00	24,500
10.25	<u>External Walls</u>				
10.26	All external envelope / facade works picked up under Facade costs including balcony, glazing, painting etc.		Note		INCL
10.27	<u>Doors and Door Hardware</u>				
10.28	Allowance for single. hollow core door including hardware and framing	8	no.	1,800.00	14,400
10.29	Allowance for main entry doors incl bedhead	3	no.	4,000.00	12,000
10.30	Sliding doors - included within facade costs		Note		INCL
10.31	<u>Stairs</u>				
10.32	Allowance for stairs to roof terrace inclusive of frame, finish, entry door and railings	6	m/rise	7,000.00	44,590
10.33	<u>FF&E</u>				
10.34	Allowance for beds, including mattress, frame etc.	4	no.	4,000.00	16,000
10.35	Allowance for mirrors above mounted vanities	14	m2	900.00	12,600
10.36	Allowance for miscellaneous items incl piano, dining table, living room furniture, study chairs etc.	1	Psum	50,000.00	50,000
10.37	<u>Joinery</u>				
10.38	Allowance for kitchen bench	5	m	5,000.00	25,550
10.39	Allowance for kitchen island	3	m	7,500.00	23,850
10.40	Allowance for TV cabinet	1	item	2,500.00	2,500
10.41	Wall mounted vanities to bathroom areas	9	m	6,000.00	52,620
10.42	Allowance for walk in robe / closets	19	m	4,500.00	84,105
10.43	Allowance for built-in study desk	13	m	3,500.00	43,995
10.44	Allowance for laundry bench	3	m	3,500.00	9,765
10.45	<u>Hydraulic Services</u>				
10.46	Shower head and tapware	3	no.	1,500.00	4,500
10.47	Bathtub	2	no.	7,500.00	15,000
10.48	WC - wall hung toilet	4	no.	3,500.00	14,000
10.49	Sunken basin	4	no.	1,200.00	4,800
10.50	Washing machine	1	no.	1,500.00	1,500

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Code	Description	Quantity	Unit	Rate	Amount
10.51	Laundry sink	1	no.	1,500.00	1,500
10.52	Labour to install above fixtures	15	no.	500.00	7,500
10.53	Plumbing reticulation to above	15	no.	2,500.00	37,500
10.54	<u>Mechanical Services</u>				
10.55	Allowance for air conditioning	333	m2	300.00	99,900
10.56	<u>Fire Services</u>				
10.57	Allowance for fire detection	333	m2	40.00	13,320
10.58	<u>Electrical Services</u>				
10.59	Allowance for general lighting	333	m2	200.00	66,600
10.60	Power reticulation	333	m2	50.00	16,650
10.61	<u>Security Services</u>				
10.62	Allowance for general security services	333	m2	50.00	16,650
10.63	SUBTOTAL TRADE COST	9,955	m2	107.29	1,068,031
10.64	Builders Preliminaries 13%	9,955	m2	13.95	138,844
10.65	Margin 3%	9,955	m2	3.64	36,206
10.66	SUBTOTAL CONSTRUCTION COST	9,955	m2	124.87	1,243,081
10.67	Design Contingency (10%)	9,955	m2	12.49	124,308
10.68	ESTIMATED CONSTRUCTION COST	9,955	m2	137.36	1,367,389
					1,367,389

11	Roof (Level 32) Proposed Works				
11.1	<u>Courtyard</u>				
11.2	Allowance for courtyard 1 & 2 timber decking finish	101	m2	500.00	50,285
11.3	<u>Drainage System</u>				
11.4	Allowance for membrane roof with syphonic drainage system to connect to existing storm water	407	m2	150.00	60,990
11.5	SUBTOTAL TRADE COST	9,955	m2	11.18	111,275
11.6	Builders Preliminaries 13%	9,955	m2	1.45	14,466
11.7	Margin 3%	9,955	m2	0.34	3,338
11.8	SUBTOTAL CONSTRUCTION COST	9,955	m2	12.97	129,079
11.9	Design Contingency (10%)	9,955	m2	1.30	12,908
11.10	ESTIMATED CONSTRUCTION COST	9,955	m2	14.26	141,987
					524,328

12	Carpark incl DDA Lift				
12.1	<u>Demolition</u>				
12.2	Demolish existing blockwork wall within carpark	22	m2	200.00	4,400
12.3	Demolish existing concrete wall within carpark	15	m2	150.00	2,250
12.4	Demolish existing L4 stairs within carpark	4	m2	500.00	2,080
12.5	Demolish existing L4 roofing within carpark	1	Psum	2,000.00	2,000
12.6	Allowance to cut through slabs	15	m2	400.00	6,000

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Code	Description	Quantity	Unit	Rate	Amount
12.7	Allowance to demolish and remove garden beds including plants, soil and walls	38	m2	160.00	6,080
12.8	<u>Substructure</u>				
12.9	Allowance for lift pit including excavation, concrete, reinforcement and footings	1	item	17,500.00	17,500
12.10	<u>Walls</u>				
12.11	Reinforced insitu concrete walls including render and paint finish externally	139	m2	540.00	75,060
12.12	Allowance for blockwork walls to lift lobby	62	m2	225.00	13,950
12.13	Allowance for assumed low-lying concrete wall to L4	64	m2	125.00	8,000
12.14	<u>Doors</u>				
12.15	Allowance for double door to lift lobby	1	no.	2,500.00	2,500
12.16	<u>Roof</u>				
12.17	Concrete roof including waterproofing membrane	7	m2	450.00	3,321
12.18	Suspended slab to level 4 lift	41	m2	400.00	16,448
12.19	<u>Stairs</u>				
12.20	Allowance for concrete stairs, L4 to ground level	3	m/rise	3,500.00	11,410
12.21	Handrails to both sides of stairs	7	m	500.00	3,500
12.22	Reinforced concrete stairs including balustrade (C1- C3) - assumed existing		note		EXCL
12.23	<u>Lift</u>				
12.24	Lift cart including fitout (Level 1 carpark - level 4 carpark)	1	item	225,000.00	225,000
12.25	<u>Walkway</u>				
12.26	Concrete ramp, L4 to ground level, including footings	27	m2	450.00	11,943
12.27	Handrail to both sides of walkway	47	m	500.00	23,500
12.28	<u>Glass Canopy</u>				
12.29	Powder coated structural steel beams	99	m2	225.00	22,253
12.30	Powder coated structural steel columns	99	m2	200.00	19,780
12.31	Lighting	99	m2	100.00	9,890
12.32	Glass panels	99	m2	700.00	69,230
12.33	Roof plumbing including gutters and downpipes	99	m2	75.00	7,418
12.34	Allowance for footings	99	m2	250.00	24,725
12.35	SUBTOTAL TRADE COST	9,955	m2	59.09	588,237
12.36	Builders Preliminaries 13%	9,955	m2	7.68	76,471
12.37	Margin 3%	9,955	m2	2.00	19,941
12.38	SUBTOTAL CONSTRUCTION COST	9,955	m2	68.77	684,649
12.39	Design Contingency (10%)	9,955	m2	6.88	68,465
12.40	ESTIMATED CONSTRUCTION COST	9,955	m2	75.65	753,114
					753,114
13	Internal Modifications				
13.1	Allowance for minor make good to internal units	93	Units	3,150.00	292,950
13.2	Allowance for blackout roller blinds to glazed walls, doors and windows	5,453	m2	180.00	981,540
13.3	SUBTOTAL TRADE COST	9,955	m2	98.60	981,540

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13.4	Builders Preliminaries 13%	9,955	m2	12.82	127,600
13.5	Margin 3%	9,955	m2	3.34	33,274
13.6	SUBTOTAL CONSTRUCTION COST	9,955	m2	114.76	1,142,414
13.7	Design Contingency (10%)	9,955	m2	11.48	114,241
13.8	ESTIMATED CONSTRUCTION COST	9,955	m2	126.23	1,256,656
					1,549,606
14	Porte Cochere				
14.1	<u>Demolition</u>				
14.2	Demolish and remove existing structure including steel framing and footings	47	m2	405.00	19,035
14.3	<u>New Structure</u>				
14.4	03 - Metal cladding and framing dark grey colour	69	m2	180.00	12,418
14.5	Structural steel beams	116	m2	405.00	46,980
14.6	Structural steel columns	116	m2	315.00	36,540
14.7	07 - Timber look soffit	69	m2	315.00	21,732
14.8	Strip lighting	69	m2	225.00	15,523
14.9	04 - Grey tinted glass	46	m2	1,000.00	46,090
14.10	Roof plumbing including gutters and downpipes	116	m2	85.00	9,860
14.11	Allowance for connection into existing building facade	17	m	315.00	5,355
14.12	Allowance for footings	116	m2	225.00	26,100
14.13	SUBTOTAL TRADE COST	9,955	m2	22.16	220,598
14.14	Builders Preliminaries 13%	9,955	m2	3.13	31,152
14.15	Margin 3%	9,955	m2	0.82	8,124
14.16	SUBTOTAL CONSTRUCTION COST	9,955	m2	28.02	278,909
14.17	Design Contingency (10%)	9,955	m2	2.80	27,891
14.18	ESTIMATED CONSTRUCTION COST	9,955	m2	30.82	306,799
					306,799
15	Balcony Hob & Membrane				
15.1	<u>Demolition</u>				
15.2	Take off and remove glass balustrade	908	m	150.00	136,200
15.3	Take off and remove asbestos sheeting to slab edge	908	m	100.00	90,800
15.4	Demolish and remove existing hobs	532	m	150.00	79,800
15.5	Take up and remove existing tiles including waterproof membrane and screed	981	m2	120.00	117,720
15.6	<u>Hob</u>				
15.7	Concrete Hob including formwork and reinforcement	532	m	180.00	95,760
15.8	Allowance for temporary plywood hoardings during hob replacement works	1,592	m2	75.00	119,400
15.9	<u>Waterproofing</u>				
15.10	Waterproof membrane to balcony	1,034	m2	65.00	67,210
15.11	Render skim finish to slab edge (balcony only)	908	m	40.00	36,320
15.12	Waterproofing to slab edge (balcony only)	908	m	35.00	31,780



REPORT DETAILS



Client: Mille Projects
 Project: Ranelagh Apartments

Details: Ranelagh Apartment - DA Costing
 2569-0001
 Date - 15/02/2021

Code	Description	Quantity	Unit	Rate	Amount
15.13	Waterproofing to concrete hob	532	m	35.00	18,620
15.14	<u>Tiling</u>				
15.15	Screed	981	m2	25.00	24,525
15.16	Supply and install new tile (PC supply \$50/m2)	981	m2	180.00	176,580
15.17	<u>Balustrade</u>				
15.18	Reinstate glass balustrade on completion of works	908	m	200.00	181,600
15.19	SUBTOTAL TRADE COST	9,955	m2	118.16	1,176,315
15.20	Builders Preliminaries 13%	9,955	m2	15.36	152,921
15.21	Margin 3%	9,955	m2	4.01	39,877
15.22	SUBTOTAL CONSTRUCTION COST	9,955	m2	137.53	1,369,113
15.23	Design Contingency (10%)	9,955	m2	13.75	136,911
15.24	ESTIMATED CONSTRUCTION COST	9,955	m2	151.28	1,506,024
					1,506,024

4. Our Expertise



Quantity Surveying

- Feasibility studies
- Cost planning and estimating
- Bills of Quantities
- Tender estimates, analysis and evaluation
- Contract administration
- Financier reporting
- Replacement cost analysis



PPP Advisory

- Business case and reference project
- Technical and services specifications
- Public sector comparator (PSC)
- Bid evaluation and negotiation
- Post contract administration and audit
- Support to private sector bidder



Building Consultancy

- Technical due diligence
- Make good schedules
- Condition audits
- Life cycle costing
- Asset registers
- Sinking funds
- Capital expenditure forecasting and analysis
- BCA consultancy and certification
- Sustainability services



Infrastructure

- Independent/Probabilistic estimating
- Cost planning
- Cost & contract administration
- Audits/assurance reviews
- Expert witness and dispute resolution



Tax & Assets Services

- Tax depreciation and capital allowance schedules
- Management of fixed asset registers
- Depreciation modelling and auditing
- Transaction support for acquisition, disposal and leasing



Facilities Management Advisory

- Review of maintenance services
- Redevelopment of contract models
- Preparation/review of scope of works and specifications
- Procurement of FM maintenance and cleaning
- Assistance with transition



Expert Witness

- Financial evaluation of claims
- Negotiation of costs
- Dispute Resolution
- Tribunal and Court Proceedings
- Quantum Reports



OUR LOCATIONS

MBM has offices in Sydney, Melbourne, Brisbane, Perth, Canberra, Adelaide and the Gold Coast.

We operate as a single entity and are able to utilise specialised skills from any office to deliver a successful outcome for your project or development.

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