Appendix IV

Exigere Cost Plan and AY Cost Audit

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Anglia Square
Cost Model Nr 1 Rev 1
26 September 2023
Weston Homes

Making projects happen

Quality Control

Document Title	Location	Date	Issued to	Prepared by	Approved by
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1.0 Executive Summary

1.1 This Cost Model for Anglia Square totals £317,591,000. The detailed scheme including Blocks A, B, C, D, J3, KL & M totals £121,536,000. The outline scheme including Blocks E, E/F, F, G & H totals £196,055,000. A summary breakdown to this figure is included in Section 2.0. A full breakdown is included in Appendix B. The total cost equates to £266.63/ft² over the Gross Internal Area of 1,191,133ft². The Net Internal Area on which the Cost Model is based is 784,696ft².

1.2 The Cost Model assumes the works will be Competitively Tendered on a Single Stage Fixed Price Lump Sum basis using a JCT Design & Build Form of Contract.

1.3 The Cost Model has been based on the information listed in Section 5.0 and is based on a present day fixed price at September 2023 price levels and excludes inflation, professional fees, VAT and all other items listed in Section 6.0.

1.4 The Cost Model has been based upon the areas set out in Section 7.0.

1.5 This Cost Model has been prepared solely for the use of Weston Homes as the client body as well as acting on behalf of the client body and should not be relied upon by any third party.

1.6 The measurements contained in this document should not be relied upon for any purpose other than the formulation of the Cost Model itself.

1.7 We have identified a series of Risks and Opportunities which need to be investigated further with the Employer and Design Team during the next stage of the project.

2.0 Summary of Cost Model

2.1 On the basis of the information as listed in Section 5.0, our Cost Model for the present day fixed price for construction costs for the works at September 2023 price levels, is set out in Section 2.1 to 2.3, an elemental build-up is included in Section 3.0.

Based on a Gross Internal Floor Area of 1,191,133ft² and a Net Internal Floor Area of 784,696ft².

	Development Total (1,057 units)									
	Total Area			S&C		Residential Fit-out		Site Wide Cost		Total Cost	
	ft² (NIA)	ft² (GIA)	N:G (%)	£/ft² (GIA)	£	£/ft² (GIA)	£	£/ft² (GIA)	£	£/ft² GIA	£
Demolition	784,696	1,191,133	66%	-	-	-	-	12	14,761,000	12	14,761,000
Detailed Scheme	322,715	471,237	68%	164	77,326,000	48	22,802,000	-	-	212	100,128,000
Outline Scheme	461,980	719,896	64%	168	120,883,000	56	40,336,000	-	-	224	161,219,000
External Works	784,696	1,191,133	66%	-	-	-	-	6	6,717,000	6	6,717,000
External Services	784,696	1,191,133	66%	-	-	-	-	3	3,650,000	3	3,650,000
Sub-total	**784,696**	**1,191,133**	**66%**	**166**	**198,209,000**	**53**	**63,138,000**	**21**	**25,128,000**	**241**	**286,475,000**
Weston Homes Preliminaries					21,805,000		6,947,000		2,364,000		31,116,000
Anticipated Total Construction Cost (Q2 22)	**784,696**	**1,191,133**	**66%**	**185**	**220,014,000**	**59**	**70,085,000**	**23**	**27,492,000**	**267**	**317,591,000**

Tender Price Inflation between September 2023 and commencing works on site in TBC — Excluded

2.0 Summary of Cost Model

2.2 On the basis of the information as listed in Section 5.0, our Cost Model for the present day fixed price for construction costs for the works at September 2023 price levels, is set out in Section 2.1 to 2.3, an elemental build-up is included in Section 3.0.

Based on a Gross Internal Floor Area of 1,191,133ft² and a Net Internal Floor Area of 784,696ft².

	Detailed Scheme Total (364 units)										
	Total Area			S&C		Residential Fit-out		Site Wide Cost		Total Cost	
	ft² (NIA)	ft² (GIA)	N:G (%)	£/ft² (GIA)	£	£/ft² (GIA)	£	£/ft² (GIA)	£	£/ft² GIA	£
Demolition	322,715	471,237	68%	-	-	-	-	12	5,521,000	12	5,521,000
Block A	120,772	206,841	58%	152	31,541,000	46	9,448,000	-	-	198	40,989,000
Block B	21,420	25,123	85%	196	4,931,000	72	1,816,000	-	-	269	6,747,000
Block C	12,088	15,349	79%	205	3,154,000	67	1,025,000	-	-	272	4,179,000
Block D	31,958	40,817	78%	171	6,962,000	52	2,130,000	-	-	223	9,092,000
Block J3	10,333	12,605	82%	248	3,129,000	40	509,000	-	-	289	3,638,000
Block KL	84,196	106,381	79%	154	16,369,000	44	4,725,000	-	-	198	21,094,000
Block M	41,947	64,121	65%	175	11,240,000	49	3,149,000	-	-	224	14,389,000
External Works	322,715	471,237	68%	-	-	-	-	6	2,707,000	6	2,707,000
External Services	322,715	471,237	68%	-	-	-	-	3	1,257,000	3	1,257,000
Sub-total	**322,715**	**471,237**	**68%**	**164**	**77,326,000**	**48**	**22,802,000**	**20**	**9,485,000**	**233**	**109,613,000**
Weston Homes Preliminaries					8,508,000		2,509,000		906,000		11,923,000
Anticipated Total Construction Cost (Q2 22)	**322,715**	**471,237**	**68%**	**182**	**85,834,000**	**54**	**25,311,000**	**22**	**10,391,000**	**258**	**121,536,000**
Tender Price Inflation between September 2023 and commencing works on site in TBC											Excluded

2.0 Summary of Cost Model

2.3 On the basis of the information as listed in Section 5.0, our Cost Model for the present day fixed price for construction costs for the works at September 2023 price levels, is set out in Section 2.1 to 2.3, an elemental build-up is included in Section 3.0.

Based on a Gross Internal Floor Area of 1,191,133ft² and a Net Internal Floor Area of 784,696ft².

	Outline Scheme Total (693 units)									
	Total Area			S&C		Residential Fit-out		Site Wide Cost		Total Cost	
	ft² (NIA)	ft² (GIA)	N:G (%)	£/ft² (GIA)	£	£/ft² (GIA)	£	£/ft² (GIA)	£	£/ft² GIA	£
Demolition	461,980	719,896	64%	-	-	-	-	13	9,240,000	13	9,240,000
Block E	89,675	131,881	68%	168	22,145,000	59	7,820,000	-	-	227	29,965,000
Block EF	28,525	36,598	78%	168	6,146,000	70	2,550,000	-	-	238	8,696,000
Block F	77,286	107,167	72%	168	17,995,000	63	6,804,000	-	-	231	24,799,000
Block G	90,342	160,319	56%	168	26,920,000	50	8,079,000	-	-	218	34,999,000
Block H	86,650	121,633	71%	168	20,424,000	61	7,373,000	-	-	229	27,797,000
Block J	89,503	162,300	55%	168	27,253,000	48	7,710,000	-	-	215	34,963,000
External Works	461,980	719,896	64%	-	-	-	-	6	4,010,000	6	4,010,000
External Services	461,980	719,896	64%	-	-	-	-	3	2,393,000	3	2,393,000
Sub-total	**461,980**	**719,896**	**64%**	**168**	**120,883,000**	**56**	**40,336,000**	**22**	**15,643,000**	**246**	**176,862,000**
Weston Homes Preliminaries					13,297,000		4,438,000		1,458,000		19,193,000
Anticipated Total Construction Cost (Q2 22)	**461,980**	**719,896**	**64%**	**186**	**134,180,000**	**62**	**44,774,000**	**24**	**17,101,000**	**272**	**196,055,000**

Tender Price Inflation between September 2023 and commencing works on site in TBC — Excluded

3.0 Elemental Summary (Detailed Scheme)

3.1 The Elemental breakdown of the Cost Model is set out below. A full breakdown is included in Appendix B.

	Block A - 149 units			Block B - 25 units			Block C - 21 units			Block D - 34 units		
	ft²	£/ft²	£	ft²	£/ft²	£	ft²	£/ft²	£	ft²	£/ft²	£
Site Preparation												
Demolition and enabling	206,841			25,123			15,349			40,817		
Shell & Core												
Substructure	206,841	32.94	6,814,000	25,123	17.75	446,000	15,349	18.76	288,000	40,817	15.56	635,000
Frame, Upper Floors, & Stairs	206,841	28.52	5,900,000	25,123	28.14	707,000	15,349	32.44	498,000	40,817	32.58	1,330,000
Roof	206,841	11.08	2,292,000	25,123	19.11	480,000	15,349	14.53	223,000	40,817	9.97	407,000
External Walls, Windows & Doors	206,841	37.98	7,856,000	25,123	82.39	2,070,000	15,349	72.32	1,110,000	40,817	65.39	2,669,000
Internal Walls and Doors	206,841	6.82	1,410,000	25,123	9.55	240,000	15,349	7.56	116,000	40,817	6.88	281,000
Wall, Floor & Ceiling Finishes	206,841	3.90	807,000	25,123	3.74	94,000	15,349	3.84	59,000	40,817	3.80	155,000
Fixtures & Fittings	206,841	0.89	184,000	25,123	1.23	31,000	15,349	1.95	30,000	40,817	0.98	40,000
Mechanical & Electrical Services	206,841	28.95	5,989,000	25,123	32.92	827,000	15,349	52.64	808,000	40,817	34.01	1,388,000
BWIC	206,841	1.40	289,000	25,123	1.43	36,000	15,349	1.43	22,000	40,817	1.40	57,000
Fit-Out												
Private Tenure	105,649	89.43	9,448,000	-	-	-	-	-	-	23,810	89.46	2,130,000
Affordable Tenure	-	-	-	21,420	84.78	1,816,000	12,088	84.80	1,025,000	-	-	-
External Works												
External Works												
External Services												
External Services												
On-Costs												
Main Contractor's Preliminaries	206,841	21.80	4,509,000	25,123	29.57	743,000	15,349	29.97	460,000	40,817	24.50	1,000,000
Main Contractor's OH&P	206,841	-		25,123	-		15,349	-		40,817	-	
Design Risk Transfer	206,841	-		25,123	-		15,349	-		40,817	-	
Design Reserve	206,841	-		25,123	-		15,349	-		40,817	-	
Construction Contingency	206,841	-		25,123	-		15,349	-		40,817	-	
Total Anticipated Construction Cost	**206,841**	**219.97**	**45,498,000**	**25,123**	**298.13**	**7,490,000**	**15,349**	**302.23**	**4,639,000**	**40,817**	**247.25**	**10,092,000**

3.0 Elemental Summary (Detailed Scheme)

3.1 The Elemental breakdown of the Cost Model is set out below. A full breakdown is included in Appendix B.

	Block J3 - 8 units			Block KL - 81 units			Block M - 46 units		
	ft²	£/ft²	£	ft²	£/ft²	£	ft²	£/ft²	£
Site Preparation									
Demolition and enabling	12,605			106,381			64,121		
Shell & Core									
Substructure	12,605	18.49	233,000	106,381	17.47	1,859,000	64,121	21.10	1,353,000
Frame, Upper Floors, & Stairs	12,605	33.40	421,000	106,381	30.18	3,211,000	64,121	32.00	2,052,000
Roof	12,605	36.49	460,000	106,381	15.52	1,651,000	64,121	21.77	1,396,000
External Walls, Windows & Doors	12,605	110.67	1,395,000	106,381	44.13	4,695,000	64,121	52.35	3,357,000
Internal Walls and Doors	12,605	6.19	78,000	106,381	6.65	707,000	64,121	6.33	406,000
Wall, Floor & Ceiling Finishes	12,605	3.01	38,000	106,381	3.65	388,000	64,121	5.38	345,000
Fixtures & Fittings	12,605	1.19	15,000	106,381	0.88	94,000	64,121	0.87	56,000
Mechanical & Electrical Services	12,605	37.37	471,000	106,381	33.98	3,615,000	64,121	34.08	2,185,000
BWIC	12,605	1.43	18,000	106,381	1.40	149,000	64,121	1.40	90,000
Fit-Out									
Private Tenure	5,683	89.56	509,000	37,825	89.41	3,382,000	35,209	89.44	3,149,000
Affordable Tenure	-	-	-	15,845	84.76	1,343,000	-	-	-
External Works									
External Works									
External Services									
External Services									
On-Costs									
Main Contractor's Preliminaries	12,605	31.81	401,000	106,381	21.83	2,322,000	64,121	24.67	1,582,000
Main Contractor's OH&P	12,605	-		106,381	-		64,121	-	
Design Risk Transfer	12,605	-		106,381	-		64,121	-	
Design Reserve	12,605	-		106,381	-		64,121	-	
Construction Contingency	12,605	-		106,381	-		64,121	-	
Total Anticipated Construction Cost	**12,605**	**320.44**	**4,039,000**	**106,381**	**220.12**	**23,416,000**	**64,121**	**249.08**	**15,971,000**

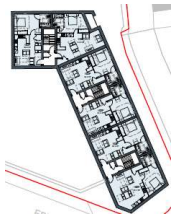
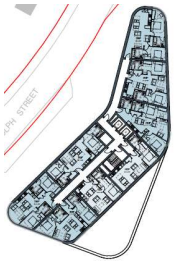
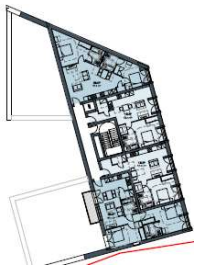
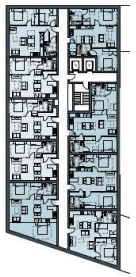
3.0 Elemental Summary (Detailed Scheme)

3.1 The Elemental breakdown of the Cost Model is set out below. A full breakdown is included in Appendix B.

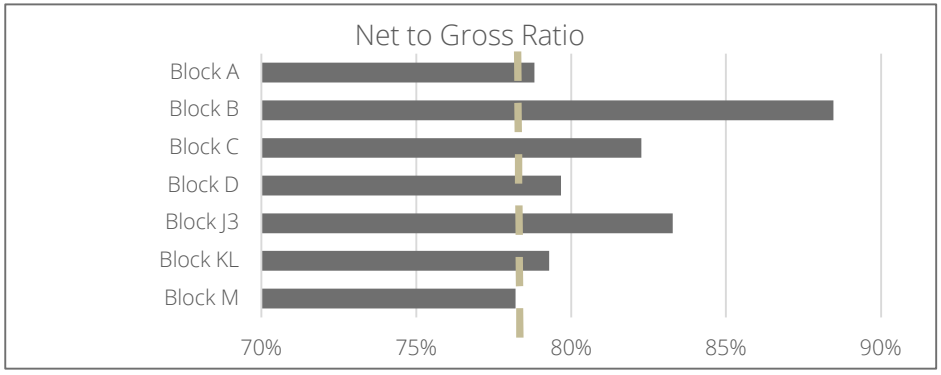
	Other			Detailed Scheme Total; 364 units		
	ft²	£/ft²	£	ft²	£/ft²	£
Site Preparation						
Demolition and enabling	471,237		5,521,000	471,237		5,521,000
Shell & Core						-
Substructure	64,121	-	-	471,237	24.68	11,628,000
Frame, Upper Floors, & Stairs	64,121	-	-	471,237	29.96	14,119,000
Roof	64,121	-	-	471,237	14.66	6,909,000
External Walls, Windows & Doors	64,121	-	-	471,237	49.13	23,152,000
Internal Walls and Doors	64,121	-	-	471,237	6.87	3,238,000
Wall, Floor & Ceiling Finishes	64,121	-	-	471,237	4.00	1,886,000
Fixtures & Fittings	64,121	-	-	471,237	0.95	450,000
Mechanical & Electrical Services	64,121	-	-	471,237	32.43	15,283,000
BWIC	64,121	-	-	471,237	1.40	661,000
Fit-Out						-
Private Tenure	-	-	-	208,176	89.43	18,618,000
Affordable Tenure	-	-	-	49,353	84.78	4,184,000
External Works						-
External Works			2,707,000			2,707,000
External Services						
External Services			1,257,000			1,257,000
On-Costs						-
Main Contractor's Preliminaries	64,121	14.13	906,000	471,237	25.30	11,923,000
Main Contractor's OH&P	64,121	-		471,237	-	-
Design Risk Transfer	64,121	-		471,237	-	-
Design Reserve	64,121	-		471,237	-	-
Construction Contingency	64,121	-		471,237	-	-
Total Anticipated Construction Cost	**471,237**	**22.05**	**10,391,000**	**471,237**	**257.91**	**121,536,000**

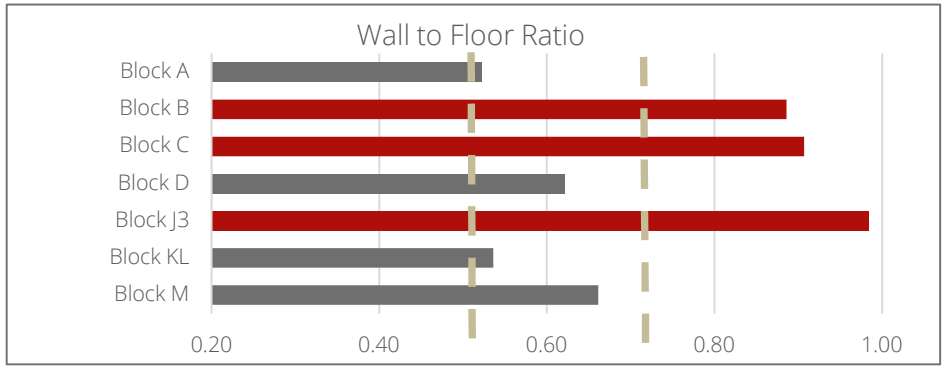
4.0 Floorplate Efficiency Benchmarking

The following table outlines the key design metrics of the typical residential level of each block across the detailed scheme.

Anglia Square Detailed Scheme	Block A	Block B	Block C	Block D	Block J3	Block KL	Block M
							
Nr of Storeys	8	4	4	6	3	7	6
Apt per floor	31 incl twnhs	15 incl twnhs	6	8	4	9	6
Typical Net Area (m²)	1,938	629	320	533	264	559	391
Typical Gross Area (m²)	2,459	711	389	669	317	705	500
Typical Net to Gross	79%	88%	82%	80%	83%	79%	78%
Typical Wall to Floor	0.52	0.89	0.91	0.62	0.98	0.54	0.66
Storey height (m)	3.15	3.15	3.15	3.15	3.15	3.15	3.15

The tables below show the efficiencies of the typical residential level of each block across the detailed scheme.





5.0 Basis and Assumptions

5.1 Assumptions

5.1.1 The following assumptions have been made in preparing this Cost Model and must be reviewed by the Employer and Design Team to ensure they are an accurate representation of the anticipated procurement and cost basis:

1. Costs represent a present day fixed price, at a September 2023 Base Date, and assumes an immediate start on site, on a fixed price, lump sum basis.

2 Inflation between the Base Date of this Cost Model, (September 2023) and commencing works on site, (TBC) has been excluded from this Cost Model subject to a review of the project programme

3 Inflation during the construction period, (assumed to be in the order of 24 months), is included within the rates used to inform the Cost Model.

4 The Cost Model assumes the works will be Competitively Tendered on a Single Stage Fixed Price Lump Sum using a JCT Design & Build Form of Contract.

5 The costs assume the works are undertaken in a single phase, based on the latest programme, indicating a construction period in the order of 24 months.

6 Within the Cost Model, the following allowances have been included for each component of the scheme:

▪ Weston Homes Preliminaries	11.00%
▪ Main Contractor's Overhead and Profit	Excluded
▪ Design and Build Risk Premium	Excluded
▪ Design Reserve	Included in Rates
▪ Construction Contingency	Excluded

5.0 Basis and Assumptions

5.2 Design and Scope Assumptions

5.2.1 The following assumptions have been made in preparing this Cost Model and must be reviewed by the Employer and Design Team to ensure they are an accurate representation of the anticipated scope:

1	Strip Out & Demolition	Allowances have been made to demolish existing buildings on the site, these have been split between: - Block C - Block D - Blocks A, D, J3, K/L & M - Blocks E, E/F & F - Blocks G, H & J - Central Shopping Centre Allowances for general site clearance have been included to all areas inside the redline boundaries.
2	Substructure	Due to differing building heights we included both piled foundations and raft foundations, as per the below: - Block B townhouses and Block J3 assumed raft foundation - All other blocks are 3+ stories and therefore have been assumed piled foundations Block A includes a basement carpark which has been assumed 400mm thick RC cantilever wall. It has been assumed that the carpark will be lit and ventilated with pedestrian access via Core 1 lift.

5.0 Basis and Assumptions

3	Frame, Upper Floors, & Stairs	Typical residential blocks have been assumed as concrete frame system inclusive of concrete blade columns 220x800mm, concrete core walls, suspended concrete slabs and precast concrete stairs. No allowance for PT slabs has been included. Traditional construction of the townhouses to Block B and J3 including block and beam construction with timber cassette upper floor system has been assumed.
4	Roof	A mix of green (20%), brown (40%) and paved (40%) roof finishes, including allowance for roof access and balustrading. PV's included to 20% of green and brown roof areas. Podiums to blocks A, KL and M have been included. It has been assumed these will require podium slab, drainage, surface finishes and access / fall arrest.
5	External Walls, Windows & Doors	Insitu brick walls on SFS framing system with minor allowances for reveals around windows, double glazed UPVC windows and doors to 40% of the elevations, steel bolt on balconies to all apartments. Facade areas have been based upon an assumed storey height of 3.15m to all levels upper levels and 4m at ground level. An allowance of £1,000/m² has been applied to all commercial 'shopfronts'.
6	Internal Walls and Doors	Plasterboard drylining to party and internal apartment wall, standard size timber painted doors throughout.

5.0 Basis and Assumptions

7	Wall, Floor & Ceiling Finishes	Shell and core Communal areas have been priced as ceramic tiled flooring with painted walls to residential entrances and carpet to stairs and residential corridors. Please note no finishes have been applied to commercial units. Ceiling finishes: Matt white emulsion paint throughout with allowances for access hatches. Residential Wall Finishes: Matt white emulsion paint throughout with MDF painted skirtings. Half height tiling to bathrooms, ceramic tiling allowed with 600mm glass kitchen splashback. Floor Finishes: Carpet to bedrooms, ceramic tiling to bathrooms throughout. Kitchen and living areas has been priced as vinyl.
8	Fixtures & Fittings	Shell and Core Allowances include for building signage, post boxes and apartment numbering. Cycle racks have been included at 1per unit. Residential Fit-out Kitchens haven been priced as symphony or similar, appliances have been included for private and affordable rent units. Allowances for bathroom FFE include vanity units, toilet roll holder, coat hook and a mirror. An allowance of £1,500 per apartment has been made for wardrobes to master bedrooms.

5.0 Basis and Assumptions

9	Mechanical & Electrical Services	Heating and hot water via centralised Air Source Heat Pump with heat interface units HIU's located in each apartment to provide indirect heating and instantaneous hot water. Radiators in all rooms with electric towel rails within bathrooms, no allowance for underfloor heating. Ventilation via MVHR units to all apartments, LED downlights to kitchens and bathrooms, pendant fittings to living and bedrooms, no dimming control. TV and data points to all living and bedrooms. Switches and sockets assumed to be white plastic, video entry control included, allowance for sprinklers to all apartments, lifts included where shown on GA plans. Allowance included for life safety generators, PV's included to all roofs as a sustainability requirement. No allowance for AV installations. Capped off services only to commercial spaces.
10	BWIC	Allowance included for builders work and fire stopping in connection with MEP services
11	External Works	The external works area includes all areas within the red line boundary with building footprints deducted. The area has been apportioned between soft and hard landscaping with minor allowances for planting, external features, drainage and interfaces with site boundaries.
12	External Services	Allowances have been made for plot connections and infrastructure from plot boundary and upgrading of the existing sub-station. Please note no allowance have been included for off site infrastructure.
13	Commercial Units	Commerical units have been included at shell and core only. No allowances for fit-out have been carried to commercial spaces.

6.0 Exclusions

6.1 The following headings are excluded from the Cost Model but are likely to have a cost impact and therefore should form part of the Overall Project Budget or Development Appraisal. This list is intended as a guide and cannot be relied upon to be exhaustive:

1 Site Acquisition - site or lease acquisition costs, and associated stamp duty;
2 Agents and Legal Fees and Commissions associated with site or lease acquisition;
3 Settlements with 3rd Parties - Rights of Light, Daylight/Sunlight compensation, (or associated insurances), Air Rights, Oversailing Agreements, Party Wall Awards, Stopping Up Awards, Dilapidation Costs or other 3rd Party Compensation Costs;
4 Professional Fees associated with 3rd Party Settlements - consultants acting on behalf of neighbours/ 3rd Parties;
5 Statutory Fees and associated costs - Building Control fees, Planning Application fees, Listed Building consent/Conservation area consent costs, Section 106/278 fees and the like, landlord approval costs;
6 Professional and Legal Fees;
7 Site Surveys, Investigations and Monitoring Costs together with associated attendances, Wind Studies, Environmental Audits and the like;
8 Finance Costs - funding arrangement fees, facility fees, interest charges and the like;
9 Professional Fees associated with Finance and Project Monitoring - monitoring teams acting on behalf of a funder, insurer or tenant;
10 Insurance - Project Policies or insurance of existing buildings by Employer, Clause 6.5.1 non negligent insurance, Latent Defects Insurance; Note - Construction Preliminaries include for Contractor's Employers Liability and Public Liability Insurances, and if applicable Professional Indemnity
11 Taxation, Grants and Incentives - VAT, Capital allowances or other grants and incentives;
12 Letting & Marketing Costs - brochures, models, videos, CGI's, show suite/marketing suite, room mock-ups, launch events, topping out ceremonies, agents fees and commissions, (associated with sale or letting);
13 Overall Project Risk/Contingency - Contingency beyond the Construction contingency held in Construction Costs;
14 Inflation - the programme for the project is yet to be determined, therefore we have excluded inflation. The estimated cost included herein represents a present day fixed price.

6.0 Exclusions

6.2 The following items are excluded from the Cost Model, but may result in additional cost should they be required for the scheme. The necessity for these items must be reviewed with the Employer and Design Team and appropriate allowances included within the Overall Project Budget or Development

1 Pre-Construction Services Agreements - for Main Contractor, Façade Sub Contractor, Mechanical and Electrical Sub Contractors, Lift Sub Contractors, Piling and Enabling Works Sub Contractors;
2 External Utilities - Reinforcement, Diversion or Upgrade within or beyond the site boundary;
3 External Utilities - dual/diverse incoming electrical supplies, temporary substations;
4 Temporary substation provision or multiple re-location of existing substations during construction;
5 Independent Commissioning Management fees (assumed to be included in the separate budget for professional fees);
6 External works beyond the site boundary;
7 Monitoring of adjacent buildings;
8 Capped service connections to retail units
9 Fitting out beyond shell to retail unit(s);
10 Furniture to Landlord areas - reception, lift lobbies, terraces, courtyards, building management and facilities management areas;
11 Soft Furnishings throughout, (Blinds, Curtains or the like);
12 Artwork, Planting or Branding;
13 Irrigation systems to terraces, courtyards, green roofs / walls and the like;
14 Samples and Mock-ups - architectural models, Computer Generated Images, Videos and the like;
15 Project Office - dedicated project office for the project team including rent, rates, service charge, fitting out, maintenance and utility charges, consumables and dilapidations associated with all of the above;
16 Feature / Branded Hoarding and/or bespoke screen printed / acoustic monoflex to scaffold enclosures;
17 BREEAM assessment costs and costs associated with works to achieve BREEAM
18 Eco Homes / Code for Sustainable Homes assessment costs and costs associated with works to achieve over and above the targeted rating;
19 Enhancements to base design to achieve Secured by Design Accreditation;
20 Project Collaboration Tools, (Aconex, A-Site, BIW or the like);
21 Currency Fluctuations associated with payment of materials in currency other than UK Sterling;
22 Phasing costs - the Cost Model is based on an assumption of one continues phase of works;

6.0 Exclusions

23 Working Condition Restrictions, (Section 60 or Section 61 Notices);
24 Out of hours working;
25 Novated design fees, (assume included within the Professional Fees budget with the Overall Project Budget);
26 Gas installations including gas connections to apartments
27 Cooling to landlord areas / Heating to reception areas
28 Trace heating and leak detection to hot and cold water services

6.0 Exclusions

6.3 The following items are excluded from the Cost Model, but may result in additional cost in the vent of specific risks materialising or the scope / specification altering from that assumed in the preparation of this Cost Model and should therefore be covered by a Project Contingency/Risk Allowance or provided for within the Overall Project Budget or Development Appraisal held by the Client:

1 Abnormal ground conditions, (contamination, obstructions, utilities), associated remediation, attendances and consequential costs;
2 Archaeological surveys, investigations and associated attendances;
3 Effect of discovery of archaeological artefacts or other antiquities together with associated attendances and consequential costs;
4 Asbestos surveys and investigations, desktop, or Demolition and Refurbishment together with associated attendances;
5 Asbestos removal, associated attendances and consequential costs;
6 Works to Party Walls;
7 Fire rated boundary glazing, (assume no external walls are constructed within the restricted zone of neighbouring buildings);
8 Temporary roof during construction;

7.0 Schedule of Floor Areas

Notes to be read in conjunction wiWH the Schedule of Floor Areas

7.1 All areas have been measured in accordance with the RICS Code of Measuring Practice, 6th Edition May 2015.

7.2 All areas have been measured from the following drawings received from Weston Homes on 11 March 2022.

- 35301 ZZ-99-DR-A-01-0099 - Masterplan B01
- 35301 ZZ-00-DR-A-01-0100 - Masterplan L00
- 35301 ZZ-00-DR-A-01-0101.1 - Masterplan L00.1
- 35301 ZZ-01-DR-A-01-0101 - Masterplan L01
- 35301 ZZ-02-DR-A-01-0102 - Masterplan L02
- 35301 ZZ-03-DR-A-01-0103 - Masterplan L03
- 35301 ZZ-04-DR-A-01-0104 - Masterplan L04
- 35301 ZZ-05-DR-A-01-0105 - Masterplan L05
- 35301 ZZ-06-DR-A-01-0106 - Masterplan L06
- 35301 ZZ-07-DR-A-01-0107 - Masterplan L07
- 35301 ZZ-99-DR-A-01-0199 -Masterplan Roof

7.3 The measurements contained within this document should not be relied upon for any purpose other than the formulation of the Cost Model.

7.4 Marked up floor plans illustrating the GIA and NIA measurements is included in Appendix A.

7.5 The following definitions have been used in the compilation of the Schedule of Floor Areas:

- Net Internal Area - The useable area within a building measured to the internal face of the perimeter walls at each floor level.
- Gross Internal Area - The area of a building measured to the internal face of the perimeter walls at each floor level.
- Gross External Area - The area of the building measured externally at each floor level.

7.6 Net Internal Areas do not necessarily equate to Net Saleable/Net Lettable Areas and the allocation of areas is based upon our assumptions, as above, regarding use and further amendments.

7.7 The accuracy of these areas will also be affected by the scale and size of the drawings as currently available.

7.8 No allowance has been made within the Area Schedule for the sub-division of floor plates for multi-tenancy arrangements, (such as lobbies, corridors and division walls). These measures would reduce the stated Net Internal Area.

1.9 As the tenure split of units are not indicated on the GA masterplans for the' Detailed' Blocks, where there Weston Homes Accommodation Schedule indicates a multi-tenure block, the nr. of rented units have been multiplied by the provided Weston Homes average unit size for that unit type to calculate the rented NIA. The Private NIA is derrived by using our measured NIA with the calculated Rented NIA deducted.

1.10 All areas for the 'Outline' Scheme, Blocks J, G, H, E, EF, & F, have been taken from the Weston Homes Schedule 'Anglia Square_Submission Schedule 31.03.2022' received 16 March 2022. This schedule does not show any GIA at Ground on Block E, however, indicates residential units and commercial NIA. The GIA shown in the schedule for Level 1 was larger than anticipated. Therefore, we have measured the GIA at Ground and Level 1 from Masterplan drawing 35301 ZZ-00-DR-A-01-0100-Masterplan.pdf and Masterplan drawing 35301 ZZ-00-DR-A-01-0101-Masterplan.pdf.

Summary - Schedule of Floor Areas - Combined - Metric

Block	Private m²	Rented m²	Total Resi Net Internal m²	WH Total Resi Net Internal m²	Commercial m²	WH Commercial m²	Total Net Internal m²	WH Total Net Internal m²	Car Park m²	Plant m²	Back of House / FM m²	Lifts/ Risers/ Structure m²	Total Gross Internal m²	WH Total Gross Internal	Net to Gross %
A	9,815	-	9,815	9,815	1,405	1,404	11,220	11,219	3,667	-	-	4,329	19,216	19,216	58%
B	-	1,990	1,990	1,992	-	-	1,990	1,992	-	-	-	344	2,334	2,333	85%
C	-	1,123	1,123	1,123	-	-	1,123	1,123	-	-	-	303	1,426	1,425	79%
D	2,212	-	2,212	2,137	757	629	2,969	2,766	-	-	-	823	3,792	3,692	78%
M	3,271	-	3,271	3,273	626	627	3,897	3,900	664	-	-	1,396	5,957	5,910	65%
K/L	3,514	1,472	4,986	4,986	2,836	2,835	7,822	7,820	-	-	-	2,061	9,883	9,859	79%
J3	528	-	528	528	432	432	960	960	-	-	-	211	1,171	1,171	82%
J	8,010	-	8,010	8,010	305	305	8,315	8,315	-	-	-	6,763	15,078	15,078	55%
G	8,393	-	8,393	8,393	-	-	8,393	8,393	-	-	-	6,501	14,894	14,894	56%
H	7,660	-	7,660	7,660	390	390	8,050	8,050	-	-	-	3,250	11,300	11,300	71%
E	6,646	1,560	8,206	8,206	125	125	8,331	8,331	-	-	-	3,921	12,252	12,096	68%
EF	2,650	-	2,650	2,650	-	-	2,650	2,650	-	-	-	750	3,400	3,400	78%
F	7,068	-	7,068	7,068	112	112	7,180	7,180	-	-	-	2,776	9,956	9,956	72%
Total	59,767	6,145	65,912	65,841	6,988	6,858	72,900	72,699	4,331	-	-	33,428	110,659	110,330	66%

Summary - Schedule of Floor Areas - Combined - Imperial

Level	Private ft²	Rented ft²	Total Resi Net Internal ft²	WH Total Resi Net Internal ft²	Commercial ft²	WH Commercial ft²	Total Net Internal ft²	WH Total Net Internal ft²	Car Park ft²	Plant ft²	Back of House / FM ft²	Lifts/ Risers/ Structure ft²	Total Gross Internal ft²	WH Total Gross Internal	Net to Gross %
A	105,649	-	105,649	105,645	15,123	15,113	120,772	120,758	39,472	-	-	46,597	206,841	206,841	58%
B	-	21,420	21,420	21,440	-		21,420	21,440	-	-	-	3,703	25,123	25,112	85%
C	-	12,088	12,088	12,091	-		12,088	12,091	-	-	-	3,261	15,349	15,334	79%
D	23,810	-	23,810	23,004	8,148	6,765	31,958	29,769	-	-	-	8,859	40,817	39,742	78%
M	35,209	-	35,209	35,234	6,738	6,745	41,947	41,979	7,147	-	-	15,027	64,121	63,615	65%
K/L	37,825	15,845	53,669	53,664	30,527	30,515	84,196	84,179	-	-	-	22,185	106,381	106,122	79%
J3	5,683	-	5,683	5,686	4,650	4,650	10,333	10,336	-	-	-	2,271	12,605	12,605	82%
J	86,220	-	86,220	86,220	3,283	3,283	89,503	89,503	-	-	-	72,797	162,300	162,300	55%
G	90,342	-	90,342	90,342	-		90,342	90,342	-	-	-	69,977	160,319	160,319	56%
H	82,452	-	82,452	82,452	4,198	4,198	86,650	86,650	-	-	-	34,983	121,633	121,633	71%
E	71,538	16,792	88,329	88,329	1,346	1,346	89,675	89,675	-	-	-	42,206	131,881	130,201	68%
EF	28,525	-	28,525	28,525	-		28,525	28,525	-	-	-	8,073	36,598	36,598	78%
F	76,080	-	76,080	76,080	1,206	1,206	77,286	77,286	-	-	-	29,881	107,166	107,166	72%
Total	643,332	66,145	709,477	708,711	75,219	73,820	784,696	782,531	46,619	-	-	359,819	1,191,133	1,187,589	66%
%	54.01%	5.55%	59.56%		6.31%		65.88%		3.91%			30.21%	100.00%		

Summary - Schedule of Floor Areas - Detail - Metric

Block	Private m²	Rented m²	Total Resi Net Internal m²	WH Total Resi Net Internal m²	Commercial m²	WH Commercial m²	Total Net Internal m²	WH Total Net Internal m²	Car Park m²	Plant m²	Back of House / FM m²	Lifts/ Risers/ Structure m²	Total Gross Internal m²	WH Total Gross Internal	Net to Gross %
A	9,815	-	9,815	9,815	1,405	1,404	11,220	11,219	3,667	-	-	4,329	19,216	19,216	58%
B	-	1,990	1,990	1,992	-	-	1,990	1,992	-	-	-	344	2,334	2,333	85%
C	-	1,123	1,123	1,123	-	-	1,123	1,123	-	-	-	303	1,426	1,425	79%
D	2,212	-	2,212	2,137	757	629	2,969	2,766	-	-	-	823	3,792	3,692	78%
M	3,271	-	3,271	3,273	626	627	3,897	3,900	664	-	-	1,396	5,957	5,910	65%
K/L	3,514	1,472	4,986	4,986	2,836	2,835	7,822	7,820	-	-	-	2,061	9,883	9,859	79%
J3	528	-	528	528	432	432	960	960	-	-	-	211	1,171	1,171	82%
Total	19,340	4,585	23,925	23,854	6,056	5,926	29,981	29,780	4,331	-	-	9,467	43,779	43,606	68%

Summary - Schedule of Floor Areas - Detail - Imperial

Level	Private ft²	Rented ft²	Total Resi Net Internal ft²	WH Total Resi Net Internal ft²	Commercial ft²	WH Commercial ft²	Total Net Internal ft²	WH Total Net Internal ft²	Car Park ft²	Plant ft²	Back of House / FM ft²	Lifts/ Risers/ Structure ft²	Total Gross Internal ft²	WH Total Gross Internal	Net to Gross %
A	105,649	-	105,649	105,645	15,123	15,113	120,772	120,758	39,472	-	-	46,597	206,841	206,841	58%
B	-	21,420	21,420	21,440	-		21,420	21,440	-	-	-	3,703	25,123	25,112	85%
C	-	12,088	12,088	12,091	-		12,088	12,091	-	-	-	3,261	15,349	15,334	79%
D	23,810	-	23,810	23,004	8,148	6,765	31,958	29,769	-	-	-	8,859	40,817	39,742	78%
M	35,209	-	35,209	35,234	6,738	6,745	41,947	41,979	7,147	-	-	15,027	64,121	63,615	65%
K/L	37,825	15,845	53,669	53,664	30,527	30,515	84,196	84,179	-	-	-	22,185	106,381	106,122	79%
J3	5,683	-	5,683	5,686	4,650	4,650	10,333	10,336	-	-	-	2,271	12,605	12,605	82%
Total	208,176	49,353	257,529	256,763	65,187	63,787	322,715	320,551	46,619	-	-	101,903	471,237	469,372	68%
%	44.18%	10.47%	54.65%		13.83%		68.48%		9.89%			21.62%	100.00%		

Summary - Schedule of Floor Areas - Outline - Metric

Block	Private m²	Rented m²	Total Resi Net Internal m²	WH Total Resi Net Internal m²	Commercial m²	WH Commercial m²	Total Net Internal m²	WH Total Net Internal m²	Car Park m²	Plant m²	Back of House / FM m²	Lifts/ Risers/ Structure m²	Total Gross Internal m²	WH Total Gross Internal	Net to Gross %
J	8,010	-	8,010	8,010	305	305	8,315	8,315	-	-	-	6,763	15,078	15,078	55%
G	8,393	-	8,393	8,393	-	-	8,393	8,393	-	-	-	6,501	14,894	14,894	56%
H	7,660	-	7,660	7,660	390	390	8,050	8,050	-	-	-	3,250	11,300	11,300	71%
E	6,646	1,560	8,206	8,206	125	125	8,331	8,331	-	-	-	3,921	12,252	12,096	68%
EF	2,650	-	2,650	2,650	-	-	2,650	2,650	-	-	-	750	3,400	3,400	78%
F	7,068	-	7,068	7,068	112	112	7,180	7,180	-	-	-	2,776	9,956	9,956	72%
Total	40,427	1,560	41,987	41,987	932	932	42,919	42,919	-	-	-	23,961	66,880	66,724	64%

Summary - Schedule of Floor Areas - Outline - Imperial

Level	Private ft²	Rented ft²	Total Resi Net Internal ft²	WH Total Resi Net Internal ft²	Commercial ft²	WH Commercial ft²	Total Net Internal ft²	WH Total Net Internal ft²	Car Park ft²	Plant ft²	Back of House / FM ft²	Lifts/ Risers/ Structure ft²	Total Gross Internal ft²	WH Total Gross Internal	Net to Gross %
J	86,220	-	86,220	86,220	3,283	3,283	89,503	89,503	-	-	-	72,797	162,300	162,300	55%
G	90,342	-	90,342	90,342	-		90,342	90,342	-	-	-	69,977	160,319	160,319	56%
H	82,452	-	82,452	82,452	4,198	4,198	86,650	86,650	-	-	-	34,983	121,633	121,633	71%
E	71,538	16,792	88,329	88,329	1,346	1,346	89,675	89,675	-	-	-	42,206	131,881	130,201	68%
EF	28,525	-	28,525	28,525	-		28,525	28,525	-	-	-	8,073	36,598	36,598	78%
F	76,080	-	76,080	76,080	1,206	1,206	77,286	77,286	-	-	-	29,881	107,166	107,166	72%
Total	435,156	16,792	451,948	451,948	10,032	10,032	461,980	461,980	-	-	-	257,916	719,896	718,217	64%
%	60.45%	2.33%	62.78%		1.39%		64.17%					35.83%	100.00%		

Block A - Schedule of Floor Areas - Metric

Level	Private m²	Rented m²	Total Resi Net Internal m²	WH Total Resi Net Internal m²	Commercial m²	WH Commercial m²	Total Net Internal m²	WH Total Net Internal m²	Reception / Lobbies m²	Circulation / Stairs m²	Car Park m²	Plant m²	Back of House / FM m²	Lifts/ Risers/ Structure m²	Total Gross Internal m²	WH Total Gross Internal	Net to Gross %
B	-	-	-	-	-	-	-	-	-	-	3,289	-	-	284	3,573	3,573	0%
G	295	-	295	294	1,405	1,404	1,700	1,698	-	-	378	-	-	1,404	3,482	3,482	49%
1	1,938	-	1,938	1,938	-	-	1,938	1,938	-	-	-	-	-	521	2,459	2,459	79%
2	1,938	-	1,938	1,938	-	-	1,938	1,938	-	-	-	-	-	521	2,459	2,459	79%
3	1,938	-	1,938	1,938	-	-	1,938	1,938	-	-	-	-	-	521	2,459	2,459	79%
4	1,475	-	1,475	1,475	-	-	1,475	1,475	-	-	-	-	-	429	1,904	1,904	77%
5	1,055	-	1,055	1,055	-	-	1,055	1,055	-	-	-	-	-	318	1,373	1,373	77%
6	835	-	835	835	-	-	835	835	-	-	-	-	-	226	1,061	1,061	79%
7	341	-	341	341	-	-	341	341	-	-	-	-	-	105	446	446	76%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	9,815	-	9,815	9,815	1,405	1,404	11,220	11,219	-	-	3,667	-	-	4,329	19,216	19,216	58%

Block A - Schedule of Floor Areas - Imperial

Level	Private ft²	Rented ft²	Total Resi Net Internal ft²	WH Total Resi Net Internal ft²	Commercial ft²	WH Commercial ft²	Total Net Internal ft²	WH Total Net Internal ft²	Reception / Lobbies ft²	Circulation / Stairs ft²	Car Park ft²	Plant ft²	Back of House / FM ft²	Lifts/ Risers/ Structure ft²	Total Gross Internal ft²	WH Total Gross Internal	Net to Gross %
B	-	-	-	-	-	-	-	-	-	-	35,403	-	-	3,057	38,460	38,460	0%
G	3,175	-	3,175	3,167	15,123	15,113	18,299	18,279	-	-	4,069	-	-	15,113	37,480	37,480	49%
1	20,861	-	20,861	20,860	-	-	20,861	20,860	-	-	-	-	-	5,608	26,469	26,469	79%
2	20,861	-	20,861	20,860	-	-	20,861	20,860	-	-	-	-	-	5,608	26,469	26,469	79%
3	20,861	-	20,861	20,860	-	-	20,861	20,860	-	-	-	-	-	5,608	26,469	26,469	79%
4	15,877	-	15,877	15,874	-	-	15,877	15,874	-	-	-	-	-	4,618	20,495	20,495	77%
5	11,356	-	11,356	11,360	-	-	11,356	11,360	-	-	-	-	-	3,423	14,779	14,779	77%
6	8,988	-	8,988	8,992	-	-	8,988	8,992	-	-	-	-	-	2,433	11,421	11,421	79%
7	3,671	-	3,671	3,674	-	-	3,671	3,674	-	-	-	-	-	1,130	4,801	4,801	76%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	105,649	-	105,649	105,645	15,123	15,113	120,772	120,758	-	-	39,472	-	-	46,597	206,841	206,841	58%

%	51.08%		51.08%		7.31%		58.39%				19.08%			22.53%	100.00%		

Block B - Schedule of Floor Areas - Metric

Level	Private m²	Rented m²	Total Resi Net Internal m²	WH Total Resi Net Internal m²	Commercial m²	WH Commercial m²	Total Net Internal m²	WH Total Net Internal m²	Reception / Lobbies m²	Circulation / Stairs m²	Car Park m²	Plant m²	Back of House / FM m²	Lifts/ Risers/ Structure m²	Total Gross Internal m²	WH Total Gross Internal	Net to Gross %
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		0%
G	-	578	578	579	-	-	578	579	-	-	-	-	-	133	711	711	81%
1	-	629	629	629	-	-	629	629	-	-	-	-	-	82	711	711	88%
2	-	629	629	629	-	-	629	629	-	-	-	-	-	82	711	711	88%
3	-	154	154	154	-	-	154	154	-	-	-	-	-	47	201	202	77%
4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		0%
5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		0%
6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		0%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		0%
Total	-	1,990	1,990	1,992	-	-	1,990	1,992	-	-	-	-	-	344	2,334	2,333	85%

Block B - Schedule of Floor Areas - Imperial

Level	Private ft²	Rented ft²	Total Resi Net Internal ft²	WH Total Resi Net Internal ft²	Commercial ft²	WH Commercial ft²	Total Net Internal ft²	WH Total Net Internal ft²	Reception / Lobbies ft²	Circulation / Stairs ft²	Car Park ft²	Plant ft²	Back of House / FM ft²	Lifts/ Risers/ Structure ft²	Total Gross Internal ft²	WH Total Gross Internal	Net to Gross %
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	-	6,222	6,222	6,230	-	-	6,222	6,230	-	-	-	-	-	1,432	7,653	7,648	81%
1	-	6,771	6,771	6,775	-	-	6,771	6,775	-	-	-	-	-	883	7,653	7,648	88%
2	-	6,771	6,771	6,775	-	-	6,771	6,775	-	-	-	-	-	883	7,653	7,648	88%
3	-	1,658	1,658	1,660	-	-	1,658	1,660	-	-	-	-	-	506	2,164	2,169	77%
4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	-	21,420	21,420	21,440	-	-	21,420	21,440	-	-	-	-	-	3,703	25,123	25,112	85%
%		85.26%	85.26%				85.26%							14.74%	100.00%		

Block C - Schedule of Floor Areas - Metric

Level	Private m²	Rented m²	Total Resi Net Internal m²	WH Total Resi Net Internal m²	Commercial m²	WH Commercial m²	Total Net Internal m²	WH Total Net Internal m²	Reception / Lobbies m²	Circulation / Stairs m²	Car Park m²	Plant m²	Back of House / FM m²	Lifts/ Risers/ Structure m²	Total Gross Internal m²	WH Total Gross Internal	Net to Gross %
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		0%
G	-	268	268	268	-	-	268	268	-	-	-	-	-	121	389	389	69%
1	-	320	320	320	-	-	320	320	-	-	-	-	-	69	389	389	82%
2	-	320	320	320	-	-	320	320	-	-	-	-	-	69	389	389	82%
3	-	215	215	215	-	-	215	215	-	-	-	-	-	44	259	259	83%
4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		0%
5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		0%
6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		0%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		0%
Total	-	1,123	1,123	1,123	-	-	1,123	1,123	-	-	-	-	-	303	1,426	1,425	79%

Block C - Schedule of Floor Areas - Imperial

Level	Private ft²	Rented ft²	Total Resi Net Internal ft²	WH Total Resi Net Internal ft²	Commercial ft²	WH Commercial ft²	Total Net Internal ft²	WH Total Net Internal ft²	Reception / Lobbies ft²	Circulation / Stairs ft²	Car Park ft²	Plant ft²	Back of House / FM ft²	Lifts/ Risers/ Structure ft²	Total Gross Internal ft²	WH Total Gross Internal	Net to Gross %
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	-	2,885	2,885	2,883	-	-	2,885	2,883	-	-	-	-	-	1,302	4,187	4,183	69%
1	-	3,444	3,444	3,446	-	-	3,444	3,446	-	-	-	-	-	743	4,187	4,183	82%
2	-	3,444	3,444	3,446	-	-	3,444	3,446	-	-	-	-	-	743	4,187	4,183	82%
3	-	2,314	2,314	2,317	-	-	2,314	2,317	-	-	-	-	-	474	2,788	2,786	83%
4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	-	12,088	12,088	12,091	-	-	12,088	12,091	-	-	-	-	-	3,262	15,349	15,334	79%

%		78.75%	78.75%				78.75%							21.25%	100.00%		

Block D - Schedule of Floor Areas - Metric

Level	Private m²	Rented m²	Total Resi Net Internal m²	WH Total Resi Net Internal m²	Commercial m²	WH Commercial m²	Total Net Internal m²	WH Total Net Internal m²	Reception / Lobbies m²	Circulation / Stairs m²	Car Park m²	Plant m²	Back of House / FM m²	Lifts/ Risers/ Structure m²	Total Gross Internal m²	WH Total Gross Internal	Net to Gross %
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	-	-	-	-	622	629	622	629	-	-	-	-	-	178	800	800	78%
1	412	-	412	396	135	-	547	396	-	-	-	-	-	133	680	661	80%
2	533	-	533	511	-	-	533	511	-	-	-	-	-	136	669	648	80%
3	533	-	533	511	-	-	533	511	-	-	-	-	-	136	669	648	80%
4	367	-	367	354	-	-	367	354	-	-	-	-	-	120	487	467	75%
5	367	-	367	364	-	-	367	364	-	-	-	-	-	120	487	467	75%
6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	2,212	-	2,212	2,137	757	629	2,969	2,766	-	-	-	-	-	823	3,792	3,692	78%

Block D - Schedule of Floor Areas - Imperial

Level	Private ft²	Rented ft²	Total Resi Net Internal ft²	WH Total Resi Net Internal ft²	Commercial ft²	WH Commercial ft²	Total Net Internal ft²	WH Total Net Internal ft²	Reception / Lobbies ft²	Circulation / Stairs ft²	Car Park ft²	Plant ft²	Back of House / FM ft²	Lifts/ Risers/ Structure ft²	Total Gross Internal ft²	WH Total Gross Internal	Net to Gross %
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	-	-	-	-	6,695	6,765	6,695	6,765	-	-	-	-	-	1,916	8,611	8,606	78%
1	4,435	-	4,435	4,264	1,453	-	5,888	4,264	-	-	-	-	-	1,432	7,320	7,115	80%
2	5,737	-	5,737	5,504	-	-	5,737	5,504	-	-	-	-	-	1,464	7,201	6,979	80%
3	5,737	-	5,737	5,504	-	-	5,737	5,504	-	-	-	-	-	1,464	7,201	6,979	80%
4	3,950	-	3,950	3,815	-	-	3,950	3,815	-	-	-	-	-	1,292	5,242	5,031	75%
5	3,950	-	3,950	3,918	-	-	3,950	3,918	-	-	-	-	-	1,292	5,242	5,031	75%
6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	23,810	-	23,810	23,004	8,148	6,765	31,958	29,769	-	-	-	-	-	8,859	40,817	39,742	78%

%	58.33%		58.33%		19.96%	16.57%	78.30%							21.70%	100.00%		

Block M - Schedule of Floor Areas - Metric

Level	Private m²	Rented m²	Total Resi Net Internal m²	WH Total Resi Net Internal m²	Commercial m²	WH Commercial m²	Total Net Internal m²	WH Total Net Internal m²	Reception / Lobbies m²	Circulation / Stairs m²	Car Park m²	Plant m²	Back of House / FM m²	Lifts/ Risers/ Structure m²	Total Gross Internal m²	WH Total Gross Internal	Net to Gross %
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		0%
G	190	-	190	192	626	627	816	818	-	-	664	-	-	555	2,035	1,990	40%
1	875	-	875	875	-	-	875	875	-	-	-	-	-	262	1,137	1,136	77%
2	857	-	857	857	-	-	857	857	-	-	-	-	-	209	1,066	1,065	80%
3	567	-	567	567	-	-	567	567	-	-	-	-	-	152	719	719	79%
4	391	-	391	391	-	-	391	391	-	-	-	-	-	109	500	500	78%
5	391	-	391	391	-	-	391	391	-	-	-	-	-	109	500	500	78%
6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		0%
Total	3,271	-	3,271	3,273	626	627	3,897	3,900	-	-	664	-	-	1,396	5,957	5,910	65%

Block M - Schedule of Floor Areas - Imperial

Level	Private ft²	Rented ft²	Total Resi Net Internal ft²	WH Total Resi Net Internal ft²	Commercial ft²	WH Commercial ft²	Total Net Internal ft²	WH Total Net Internal ft²	Reception / Lobbies ft²	Circulation / Stairs ft²	Car Park ft²	Plant ft²	Back of House / FM ft²	Lifts/ Risers/ Structure ft²	Total Gross Internal ft²	WH Total Gross Internal	Net to Gross %
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	2,045	-	2,045	2,063	6,738	6,745	8,783	8,808	-	-	7,147	-	-	5,974	21,905	21,420	40%
1	9,419	-	9,419	9,417	-	-	9,419	9,417	-	-	-	-	-	2,820	12,239	12,228	77%
2	9,225	-	9,225	9,226	-	-	9,225	9,226	-	-	-	-	-	2,250	11,474	11,464	80%
3	6,103	-	6,103	6,105	-	-	6,103	6,105	-	-	-	-	-	1,636	7,739	7,739	79%
4	4,209	-	4,209	4,211	-	-	4,209	4,211	-	-	-	-	-	1,173	5,382	5,382	78%
5	4,209	-	4,209	4,211	-	-	4,209	4,211	-	-	-	-	-	1,173	5,382	5,382	78%
6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	35,209	-	35,209	35,234	6,738	6,745	41,947	41,979	-	-	7,147	-	-	15,027	64,121	63,615	65%
%	54.91%		54.91%		10.51%	10.52%	65.42%				11.15%			23.43%	100.00%		

Block K/L - Schedule of Floor Areas - Metric

Level	Private m²	Rented m²	Total Resi Net Internal m²	WH Total Resi Net Internal m²	Commercial m²	WH Commercial m²	Total Net Internal m²	WH Total Net Internal m²	Reception / Lobbies m²	Circulation / Stairs m²	Car Park m²	Plant m²	Back of House / FM m²	Lifts/ Risers/ Structure m²	Total Gross Internal m²	WH Total Gross Internal	Net to Gross %
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	-	-	-	-	1,990	1,990	1,990	1,990	-	-	-	-	-	689	2,679	2,679	74%
1	119	300	419	419	485	485	904	904	-	-	-	-	-	184	1,088	1,088	83%
2	866	586	1,452	1,452	203	203	1,655	1,654	-	-	-	-	-	368	2,023	1,999	82%
3	852	586	1,438	1,438	158	158	1,596	1,596	-	-	-	-	-	382	1,978	1,978	81%
4	559	-	559	559	-	-	559	559	-	-	-	-	-	146	705	705	79%
5	559	-	559	559	-	-	559	559	-	-	-	-	-	146	705	705	79%
6	559	-	559	559	-	-	559	559	-	-	-	-	-	146	705	705	79%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	3,514	1,472	4,986	4,986	2,836	2,835	7,822	7,820	-	-	-	-	-	2,061	9,883	9,859	79%

Block K/L - Schedule of Floor Areas - Imperial

Level	Private ft²	Rented ft²	Total Resi Net Internal ft²	WH Total Resi Net Internal ft²	Commercial ft²	WH Commercial ft²	Total Net Internal ft²	WH Total Net Internal ft²	Reception / Lobbies ft²	Circulation / Stairs ft²	Car Park ft²	Plant ft²	Back of House / FM ft²	Lifts/ Risers/ Structure ft²	Total Gross Internal ft²	WH Total Gross Internal	Net to Gross %
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	-	-	-	-	21,420	21,418	21,420	21,418	-	-	-	-	-	7,416	28,837	28,837	74%
1	1,281	3,229	4,510	4,513	5,221	5,215	9,731	9,729	-	-	-	-	-	1,981	11,711	11,711	83%
2	9,322	6,308	15,629	15,624	2,185	2,182	17,814	17,806	-	-	-	-	-	3,961	21,776	21,517	82%
3	9,171	6,308	15,479	15,475	1,701	1,700	17,179	17,175	-	-	-	-	-	4,112	21,291	21,291	81%
4	6,017	-	6,017	6,017	-	-	6,017	6,017	-	-	-	-	-	1,572	7,589	7,589	79%
5	6,017	-	6,017	6,017	-	-	6,017	6,017	-	-	-	-	-	1,572	7,589	7,589	79%
6	6,017	-	6,017	6,017	-	-	6,017	6,017	-	-	-	-	-	1,572	7,589	7,589	79%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	###
Total	37,825	15,845	53,669	53,664	30,527	30,515	84,196	84,179	-	-	-	-	-	22,185	106,381	106,122	79%
%	35.56%	14.89%	50.45%		28.70%	28.68%	79.15%							20.85%	100.00%		

Block J3 - Schedule of Floor Areas - Metric

Level	Private m²	Rented m²	Total Resi Net Internal m²	WH Total Resi Net Internal m²	Commercial m²	WH Commercial m²	Total Net Internal m²	WH Total Net Internal m²	Reception / Lobbies m²	Circulation / Stairs m²	Car Park m²	Plant m²	Back of House / FM m²	Lifts/ Risers/ Structure m²	Total Gross Internal m²	WH Total Gross Internal	Net to Gross %
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	-	-	-	-	432	432	432	432	-	-	-	-	-	105	537	537	80%
1	264	-	264	264	-	-	264	264	-	-	-	-	-	53	317	317	83%
2	264	-	264	264	-	-	264	264	-	-	-	-	-	53	317	317	83%
3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	528	-	528	528	432	432	960	960	-	-	-	-	-	211	1,171	1,171	82%

Block J3 - Schedule of Floor Areas - Imperial

Level	Private ft²	Rented ft²	Total Resi Net Internal ft²	WH Total Resi Net Internal ft²	Commercial ft²	WH Commercial ft²	Total Net Internal ft²	WH Total Net Internal ft²	Reception / Lobbies ft²	Circulation / Stairs ft²	Car Park ft²	Plant ft²	Back of House / FM ft²	Lifts/ Risers/ Structure ft²	Total Gross Internal ft²	WH Total Gross Internal	Net to Gross %
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	-	-	-	-	4,650	4,650	4,650	4,650	-	-	-	-	-	1,130	5,780	5,780	80%
1	2,842	-	2,842	2,843	-	-	2,842	2,843	-	-	-	-	-	570	3,412	3,412	83%
2	2,842	-	2,842	2,843	-	-	2,842	2,843	-	-	-	-	-	570	3,412	3,412	83%
3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	5,683	-	5,683	5,686	4,650	4,650	10,333	10,336	-	-	-	-	-	2,271	12,605	12,605	82%
%	45.09%		45.09%		36.89%	36.89%	81.98%							18.02%	100.00%		

Block J - Schedule of Floor Areas - Metric

Level	Private m²	Rented m²	Total Resi Net Internal m²	WH Total Resi Net Internal m²	Commercial m²	WH Commercial m²	Total Net Internal m²	WH Total Net Internal m²	Reception / Lobbies m²	Circulation / Stairs m²	Car Park m²	Plant m²	Back of House / FM m²	Lifts/ Risers/ Structure m²	Total Gross Internal m²	WH Total Gross Internal	Net to Gross %
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	686	-	686	686	305	305	991	991	-	-	-	-	-	2,186	3,177	3,177	31%
1	874	-	874	874	-	-	874	874	-	-	-	-	-	2,303	3,177	3,177	28%
2	2,015	-	2,015	2,015	-	-	2,015	2,015	-	-	-	-	-	307	2,322	2,322	87%
3	1,475	-	1,475	1,475	-	-	1,475	1,475	-	-	-	-	-	847	2,322	2,322	64%
4	1,274	-	1,274	1,274	-	-	1,274	1,274	-	-	-	-	-	479	1,753	1,753	73%
5	1,014	-	1,014	1,014	-	-	1,014	1,014	-	-	-	-	-	402	1,416	1,416	72%
6	672	-	672	672	-	-	672	672	-	-	-	-	-	239	911	911	74%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	8,010	-	8,010	8,010	305	305	8,315	8,315	-	-	-	-	-	6,763	15,078	15,078	55%

Block J - Schedule of Floor Areas - Imperial

Level	Private ft²	Rented ft²	Total Resi Net Internal ft²	WH Total Resi Net Internal ft²	Commercial ft²	WH Commercial ft²	Total Net Internal ft²	WH Total Net Internal ft²	Reception / Lobbies ft²	Circulation / Stairs ft²	Car Park ft²	Plant ft²	Back of House / FM ft²	Lifts/ Risers/ Structure ft²	Total Gross Internal ft²	WH Total Gross Internal	Net to Gross %
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	7,384	-	7,384	7,384	3,283	3,283	10,667	10,667	-	-	-	-	-	23,530	34,197	34,197	31%
1	9,408	-	9,408	9,408	-	-	9,408	9,408	-	-	-	-	-	24,789	34,197	34,197	28%
2	21,689	-	21,689	21,689	-	-	21,689	21,689	-	-	-	-	-	3,305	24,994	24,994	87%
3	15,877	-	15,877	15,877	-	-	15,877	15,877	-	-	-	-	-	9,117	24,994	24,994	0%
4	13,713	-	13,713	13,713	-	-	13,713	13,713	-	-	-	-	-	5,156	18,869	18,869	0%
5	10,915	-	10,915	10,915	-	-	10,915	10,915	-	-	-	-	-	4,327	15,242	15,242	0%
6	7,233	-	7,233	7,233	-	-	7,233	7,233	-	-	-	-	-	2,573	9,806	9,806	0%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	86,220	-	86,220	86,220	3,283	3,283	89,503	89,503	-	-	-	-	-	72,797	162,300	162,300	55%
%	53.12%		53.12%		2.02%	2.02%	55.15%							44.85%	100.00%		

Block G - Schedule of Floor Areas - Metric

Level	Private m²	Rented m²	Total Resi Net Internal m²	WH Total Resi Net Internal m²	Commercial m²	WH Commercial m²	Total Net Internal m²	WH Total Net Internal m²	Reception / Lobbies m²	Circulation / Stairs m²	Car Park m²	Plant m²	Back of House / FM m²	Lifts/ Risers/ Structure m²	Total Gross Internal m²	WH Total Gross Internal	Net to Gross %
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	910	-	910	910	-		910	910	-	-	-	-	-	2,095	3,005	3,005	30%
1	1,001	-	1,001	1,001	-	-	1,001	1,001	-	-	-	-	-	2,004	3,005	3,005	33%
2	1,497	-	1,497	1,497	-	-	1,497	1,497	-	-	-	-	-	705	2,202	2,202	68%
3	1,657	-	1,657	1,657	-	-	1,657	1,657	-	-	-	-	-	545	2,202	2,202	75%
4	1,162	-	1,162	1,162	-	-	1,162	1,162	-	-	-	-	-	390	1,552	1,552	75%
5	722	-	722	722	-	-	722	722	-	-	-	-	-	254	976	976	74%
6	722	-	722	722	-	-	722	722	-	-	-	-	-	254	976	976	74%
7	722	-	722	722	-	-	722	722	-	-	-	-	-	254	976	976	74%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		0%
Total	8,393	-	8,393	8,393	-	-	8,393	8,393	-	-	-	-	-	6,501	14,894	14,894	56%

Block G - Schedule of Floor Areas - Imperial

Level	Private ft²	Rented ft²	Total Resi Net Internal ft²	WH Total Resi Net Internal ft²	Commercial ft²	WH Commercial ft²	Total Net Internal ft²	WH Total Net Internal ft²	Reception / Lobbies ft²	Circulation / Stairs ft²	Car Park ft²	Plant ft²	Back of House / FM ft²	Lifts/ Risers/ Structure ft²	Total Gross Internal ft²	WH Total Gross Internal	Net to Gross %
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	9,795	-	9,795	9,795	-	-	9,795	9,795	-	-	-	-	-	22,551	32,346	32,346	30%
1	10,775	-	10,775	10,775	-	-	10,775	10,775	-	-	-	-	-	21,571	32,346	32,346	33%
2	16,114	-	16,114	16,114	-	-	16,114	16,114	-	-	-	-	-	7,589	23,702	23,702	68%
3	17,836	-	17,836	17,836	-	-	17,836	17,836	-	-	-	-	-	5,866	23,702	23,702	75%
4	12,508	-	12,508	12,508	-	-	12,508	12,508	-	-	-	-	-	4,198	16,706	16,706	75%
5	7,772	-	7,772	7,772	-	-	7,772	7,772	-	-	-	-	-	2,734	10,506	10,506	74%
6	7,772	-	7,772	7,772	-	-	7,772	7,772	-	-	-	-	-	2,734	10,506	10,506	74%
7	7,772	-	7,772	7,772	-	-	7,772	7,772	-	-	-	-	-	2,734	10,506	10,506	74%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	90,342	-	90,342	90,342	-	-	90,342	90,342	-	-	-	-	-	69,977	160,319	160,319	56%
%	56.35%		56.35%				56.35%							43.65%	100.00%		

Block H - Schedule of Floor Areas - Metric

Level	Private m²	Rented m²	Total Resi Net Internal m²	WH Total Resi Net Internal m²	Commercial m²	WH Commercial m²	Total Net Internal m²	WH Total Net Internal m²	Reception / Lobbies m²	Circulation / Stairs m²	Car Park m²	Plant m²	Back of House / FM m²	Lifts/ Risers/ Structure m²	Total Gross Internal m²	WH Total Gross Internal	Net to Gross %
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	798	-	798	798	390	390	1,188	1,188	-	-	-	-	-	582	1,770	1,770	67%
1	1,277	-	1,277	1,277	-	-	1,277	1,277	-	-	-	-	-	512	1,789	1,789	71%
2	1,137	-	1,137	1,137	-	-	1,137	1,137	-	-	-	-	-	652	1,789	1,789	64%
3	1,112	-	1,112	1,112	-	-	1,112	1,112	-	-	-	-	-	376	1,488	1,488	75%
4	1,112	-	1,112	1,112	-	-	1,112	1,112	-	-	-	-	-	376	1,488	1,488	75%
5	1,112	-	1,112	1,112	-	-	1,112	1,112	-	-	-	-	-	376	1,488	1,488	75%
6	1,112	-	1,112	1,112	-	-	1,112	1,112	-	-	-	-	-	376	1,488	1,488	75%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	7,660	-	7,660	7,660	390	390	8,050	8,050	-	-	-	-	-	3,250	11,300	11,300	71%

Block H - Schedule of Floor Areas - Imperial

Level	Private ft²	Rented ft²	Total Resi Net Internal ft²	WH Total Resi Net Internal ft²	Commercial ft²	WH Commercial ft²	Total Net Internal ft²	WH Total Net Internal ft²	Reception / Lobbies ft²	Circulation / Stairs ft²	Car Park ft²	Plant ft²	Back of House / FM ft²	Lifts/ Risers/ Structure ft²	Total Gross Internal ft²	WH Total Gross Internal	Net to Gross %
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	8,590	-	8,590	8,590	4,198	4,198	12,788	12,788	-	-	-	-	-	6,265	19,052	19,052	67%
1	13,746	-	13,746	13,746	-	-	13,746	13,746	-	-	-	-	-	5,511	19,257	19,257	71%
2	12,239	-	12,239	12,239	-	-	12,239	12,239	-	-	-	-	-	7,018	19,257	19,257	64%
3	11,970	-	11,970	11,970	-	-	11,970	11,970	-	-	-	-	-	4,047	16,017	16,017	75%
4	11,970	-	11,970	11,970	-	-	11,970	11,970	-	-	-	-	-	4,047	16,017	16,017	75%
5	11,970	-	11,970	11,970	-	-	11,970	11,970	-	-	-	-	-	4,047	16,017	16,017	75%
6	11,970	-	11,970	11,970	-	-	11,970	11,970	-	-	-	-	-	4,047	16,017	16,017	75%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	82,452	-	82,452	82,452	4,198	4,198	86,650	86,650	-	-	-	-	-	34,983	121,633	121,633	71%
%	67.79%		67.79%		3.45%	3.45%	71.24%							28.76%	100.00%		

Block E - Schedule of Floor Areas - Metric

Level	Private m²	Rented m²	Total Resi Net Internal m²	WH Total Resi Net Internal m²	Commercial m²	WH Commercial m²	Total Net Internal m²	WH Total Net Internal m²	Reception / Lobbies m²	Circulation / Stairs m²	Car Park m²	Plant m²	Back of House / FM m²	Lifts/ Risers/ Structure m²	Total Gross Internal m²	WH Total Gross Internal	Net to Gross %
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	490	210	700	700	125	125	825	825	-	-	-	-	-	858	1,683	-	49%
1	842	250	1,092	1,092	-	-	1,092	1,092	-	-	-	-	-	568	1,660	3,187	66%
2	1,118	400	1,518	1,518	-	-	1,518	1,518	-	-	-	-	-	857	2,375	2,375	64%
3	1,368	400	1,768	1,768	-	-	1,768	1,768	-	-	-	-	-	607	2,375	2,375	74%
4	1,043	300	1,343	1,343	-	-	1,343	1,343	-	-	-	-	-	452	1,795	1,795	75%
5	1,043	-	1,043	1,043	-	-	1,043	1,043	-	-	-	-	-	340	1,383	1,383	75%
6	742	-	742	742	-	-	742	742	-	-	-	-	-	239	981	981	76%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	6,646	1,560	8,206	8,206	125	125	8,331	8,331	-	-	-	-	-	3,921	12,252	12,096	68%

Block E - Schedule of Floor Areas - Imperial

Level	Private ft²	Rented ft²	Total Resi Net Internal ft²	WH Total Resi Net Internal ft²	Commercial ft²	WH Commercial ft²	Total Net Internal ft²	WH Total Net Internal ft²	Reception / Lobbies ft²	Circulation / Stairs ft²	Car Park ft²	Plant ft²	Back of House / FM ft²	Lifts/ Risers/ Structure ft²	Total Gross Internal ft²	WH Total Gross Internal	Net to Gross %
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	5,274	2,260	7,535	7,535	1,346	1,346	8,880	8,880	-	-	-	-	-	9,236	18,116	-	49%
1	9,063	2,691	11,754	11,754	-	-	11,754	11,754	-	-	-	-	-	6,114	17,868	34,305	66%
2	12,034	4,306	16,340	16,340	-	-	16,340	16,340	-	-	-	-	-	9,225	25,565	25,565	64%
3	14,725	4,306	19,031	19,031	-	-	19,031	19,031	-	-	-	-	-	6,534	25,565	25,565	74%
4	11,227	3,229	14,456	14,456	-	-	14,456	14,456	-	-	-	-	-	4,865	19,321	19,321	75%
5	11,227	-	11,227	11,227	-	-	11,227	11,227	-	-	-	-	-	3,660	14,887	14,887	75%
6	7,987	-	7,987	7,987	-	-	7,987	7,987	-	-	-	-	-	2,573	10,559	10,559	76%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	71,538	16,792	88,329	88,329	1,346	1,346	89,675	89,675	-	-	-	-	-	42,206	131,881	130,201	68%
%	54.24%	12.73%	66.98%		1.02%	1.02%	68.00%							32.00%	100.00%		

Block EF - Schedule of Floor Areas - Metric

Level	Private m²	Rented m²	Total Resi Net Internal m²	WH Total Resi Net Internal m²	Commercial m²	WH Commercial m²	Total Net Internal m²	WH Total Net Internal m²	Reception / Lobbies m²	Circulation / Stairs m²	Car Park m²	Plant m²	Back of House / FM m²	Lifts/ Risers/ Structure m²	Total Gross Internal m²	WH Total Gross Internal m²	Net to Gross %
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	700	-	700	700	-		700	700	-	-	-	-	-	84	784	784	89%
1	490	-	490	490	-	-	490	490	-	-	-	-	-	330	820	820	60%
2	690	-	690	690	-	-	690	690	-	-	-	-	-	130	820	820	84%
3	490	-	490	490	-	-	490	490	-	-	-	-	-	110	600	600	82%
4	280	-	280	280	-	-	280	280	-	-	-	-	-	96	376	376	74%
5	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	0%
6	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	0%
7	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	2,650	-	2,650	2,650	-	-	2,650	2,650	-	-	-	-	-	750	3,400	3,400	78%

Block EF - Schedule of Floor Areas - Imperial

Level	Private ft²	Rented ft²	Total Resi Net Internal ft²	WH Total Resi Net Internal ft²	Commercial ft²	WH Commercial ft²	Total Net Internal ft²	WH Total Net Internal ft²	Reception / Lobbies ft²	Circulation / Stairs ft²	Car Park ft²	Plant ft²	Back of House / FM ft²	Lifts/ Risers/ Structure ft²	Total Gross Internal ft²	WH Total Gross Internal	Net to Gross %
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	7,535	-	7,535	7,535	-	-	7,535	7,535	-	-	-	-	-	904	8,439	8,439	89%
1	5,274	-	5,274	5,274	-	-	5,274	5,274	-	-	-	-	-	3,552	8,826	8,826	60%
2	7,427	-	7,427	7,427	-	-	7,427	7,427	-	-	-	-	-	1,399	8,826	8,826	84%
3	5,274	-	5,274	5,274	-	-	5,274	5,274	-	-	-	-	-	1,184	6,458	6,458	82%
4	3,014	-	3,014	3,014	-	-	3,014	3,014	-	-	-	-	-	1,033	4,047	4,047	74%
5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	28,525	-	28,525	28,525	-	-	28,525	28,525	-	-	-	-	-	8,073	36,598	36,598	78%

%	77.94%		77.94%				77.94%							22.06%	100.00%		

Block F - Schedule of Floor Areas - Metric

Level	Private m²	Rented m²	Total Resi Net Internal m²	WH Total Resi Net Internal m²	Commercial m²	WH Commercial m²	Total Net Internal m²	WH Total Net Internal m²	Reception / Lobbies m²	Circulation / Stairs m²	Car Park m²	Plant m²	Back of House / FM m²	Lifts/ Risers/ Structure m²	Total Gross Internal m²	WH Total Gross Internal	Net to Gross %
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	730	-	730	730	112	112	842	842	-	-	-	-	-	790	1,632	1,632	52%
1	1,254	-	1,254	1,254	-	-	1,254	1,254	-	-	-	-	-	378	1,632	1,632	77%
2	1,254	-	1,254	1,254	-	-	1,254	1,254	-	-	-	-	-	378	1,632	1,632	77%
3	1,254	-	1,254	1,254	-	-	1,254	1,254	-	-	-	-	-	378	1,632	1,632	77%
4	1,254	-	1,254	1,254	-	-	1,254	1,254	-	-	-	-	-	378	1,632	1,632	77%
5	661	-	661	661	-	-	661	661	-	-	-	-	-	237	898	898	74%
6	661	-	661	661	-	-	661	661	-	-	-	-	-	237	898	898	74%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	7,068	-	7,068	7,068	112	112	7,180	7,180	-	-	-	-	-	2,776	9,956	9,956	72%

Block F - Schedule of Floor Areas - Imperial

Level	Private ft²	Rented ft²	Total Resi Net Internal ft²	WH Total Resi Net Internal ft²	Commercial ft²	WH Commercial ft²	Total Net Internal ft²	WH Total Net Internal ft²	Reception / Lobbies ft²	Circulation / Stairs ft²	Car Park ft²	Plant ft²	Back of House / FM ft²	Lifts/ Risers/ Structure ft²	Total Gross Internal ft²	WH Total Gross Internal	Net to Gross %
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	7,858	-	7,858	7,858	1,206	1,206	9,063	9,063	-	-	-	-	-	8,504	17,567	17,567	52%
1	13,498	-	13,498	13,498	-	-	13,498	13,498	-	-	-	-	-	4,069	17,567	17,567	77%
2	13,498	-	13,498	13,498	-	-	13,498	13,498	-	-	-	-	-	4,069	17,567	17,567	77%
3	13,498	-	13,498	13,498	-	-	13,498	13,498	-	-	-	-	-	4,069	17,567	17,567	0%
4	13,498	-	13,498	13,498	-	-	13,498	13,498	-	-	-	-	-	4,069	17,567	17,567	0%
5	7,115	-	7,115	7,115	-	-	7,115	7,115	-	-	-	-	-	2,551	9,666	9,666	0%
6	7,115	-	7,115	7,115	-	-	7,115	7,115	-	-	-	-	-	2,551	9,666	9,666	0%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	76,080	-	76,080	76,080	1,206	1,206	77,286	77,286	-	-	-	-	-	29,882	107,167	107,166	72%
%	70.99%		70.99%		1.12%	1.12%	72.12%							27.88%	100.00%		

Unit Mix - Detail

Exigere

		Private								Rented									
Block	Residenial NIA m²	1B, 1P Unit	1B, 2P Unit	2B, 3P Unit	2B, 4P Unit	3B, 4P Unit	3B, 5P Unit	3B, 6P Unit	Total Private	1B, 1P Unit	1B, 2P Unit	2B, 3P Unit	2B, 4P Unit	3B, 4P Unit	3B, 5P Unit	3B, 6P Unit	Total Rented	Total Units	Av. Unit Size m²
A	9,815	4	51	19	67		7	1	149								-	149	66
B	1,990								-		14				11		25	25	80
C	1,123								-		21						21	21	53
D	2,212		10	6	18				34								-	34	65
M	3,271		19	1	21		5		46								-	46	71
K/L	4,986		17	8	27		1		53		26				2		28	81	62
J3	528		4		4				8								-	8	66
Total	23,925	4	101	34	137	-	13	1	290	-	61	-	-	-	13	-	74	364	66

Weston Homes Schedule

		Private								Rented									
Block	Residenial NIA m²	1B, 1P Unit	1B, 2P Unit	2B, 3P Unit	2B, 4P Unit	3B, 4P Unit	3B, 5P Unit	3B, 6P Unit	Total Private	1B, 1P Unit	1B, 2P Unit	2B, 3P Unit	2B, 4P Unit	3B, 4P Unit	3B, 5P Unit	3B, 6P Unit	Total Rented	Total Units	Av. Unit Size m²
A	9,815	4	51	19	67	-	7	1	149								-	149	66
B	1,992								-		14				11		25	25	80
C	1,123								-		21						21	21	53
D	2,137		10	6	18				34								-	34	63
M	3,273		20	1	23		5		49								-	49	67
K/L	4,986		19	8	25		1		53		26				2		28	81	62
J3	528		4		4				8								-	8	66
Total	23,854	4	104	34	137	-	13	1	293	-	61	-	-	-	13	-	74	367	65

Unit Mix - Outline

Exigere

		Private								Rented									
Block	Residential NIA m²	1B, 1P Unit	1B, 2P Unit	2B, 3P Unit	2B, 4P Unit	3B, 4P Unit	3B, 5P Unit	3B, 6P Unit	Total Private	1B, 1P Unit	1B, 2P Unit	2B, 3P Unit	2B, 4P Unit	3B, 4P Unit	3B, 5P Unit	3B, 6P Unit	Total Rented	Total Units	Av. Unit Size m
J	8,010	1	40	18	61		7		127								-	127	63
G	8,393	3	65	15	55		3		141								-	141	60
H	7,660	2	65	10	47		5		129								-	129	59
E	8,206	5	37	14	51		2		109	4	28						32	141	58
EF	2,650	5			35				40								-	40	66
F	7,068	2	48	10	47		8		115								-	115	61
Total		18	255	67	296	-	25	-	661	4	28	-	-	-	-	-	32	693	

Weston Homes Schedule

		Private								Rented									
Block	Residential NIA m²	1B, 1P Unit	1B, 2P Unit	2B, 3P Unit	2B, 4P Unit	3B, 4P Unit	3B, 5P Unit	3B, 6P Unit	Total Private	1B, 1P Unit	1B, 2P Unit	2B, 3P Unit	2B, 4P Unit	3B, 4P Unit	3B, 5P Unit	3B, 6P Unit	Total Rented	Total Units	Av. Unit Size m
J	8,010	1	40	18	61		7		127								-	127	63
G	8,393	3	65	15	55		3		141								-	141	60
H	7,660	2	65	10	47		5		129								-	129	59
E	8,206	5	37	14	51		2		109	4	28						32	141	58
EF	2,650	5			35				40								-	40	66
F	7,068	2	48	10	47		8		115								-	115	61
Total		18	255	67	296	-	25	-	661	4	28	-	-	-	-	-	32	693	

8.0 Risks and Opportunities

8.1 Risks

8.1.1 The following represent the key risks from a commercial perspective on the scheme together with a brief commentary on how they have been addressed within the Cost Model:

▪ Contamination	Allowances have been made for 50% of excavation to be contaminated. This remains a risk item.
▪ Phasing and delivery	In the absence of a programme or phasing strategy, the cost plan assumes immediate start on site for all phases.
▪ Existing services infrastructure	Existing electrical load required to support the scheme should be explored, allowance for upgrade to existing sub-stations have been allowed for. No allowances for off-site infrastructure have been made.
▪ Parking	Basement and grade level parking to Block A as shown on GA plans has been included. There are no further allowances for parking across the scheme.
▪ Commercial Fit-out	Commercial areas at ground floor have been included as shell and core only. Fit-out to these spaces have been excluded.
▪ Residential Plant Strategy	It is noted there is no internal plant area shown on GA plans. Strategy for rooftop plant and external plant rooms to be developed.

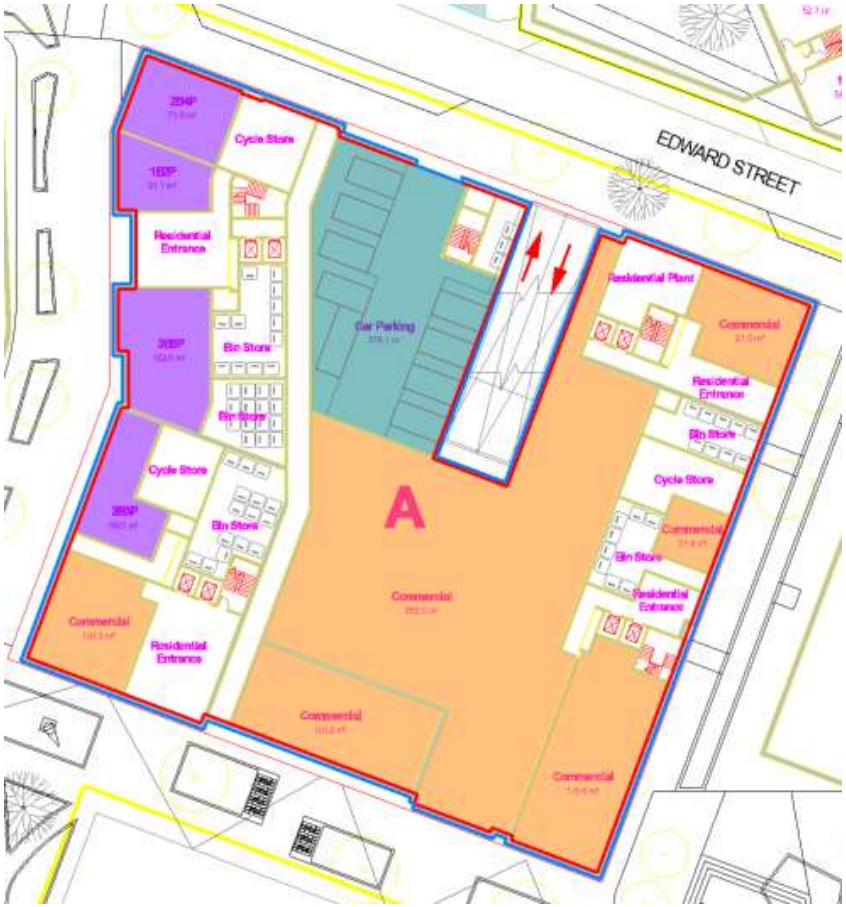
8.0 Risks and Opportunities

8.2 Opportunities

8.2.1 The following represent the key opportunities from a commercial perspective on the scheme together with a brief commentary on how they have been addressed within the Cost Model:

▪ Residential Balconies	Bolt-on balconies have been included to all residential units. Opportunity to omit and replace with Juliette balconies.
▪ Basement Area	Review provision of basement parking, parking at grade throughout the site to be explored.

Appendix A - Marked-up Drawings



Project Name:
Anglia Square

Drawing Name:
Masterplan L00

Drawing Nr:
35301 ZZ-00-DR-A-01-0100

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

A - GF

Project Name:
Anglia Square

Drawing Name:
Masterplan L01

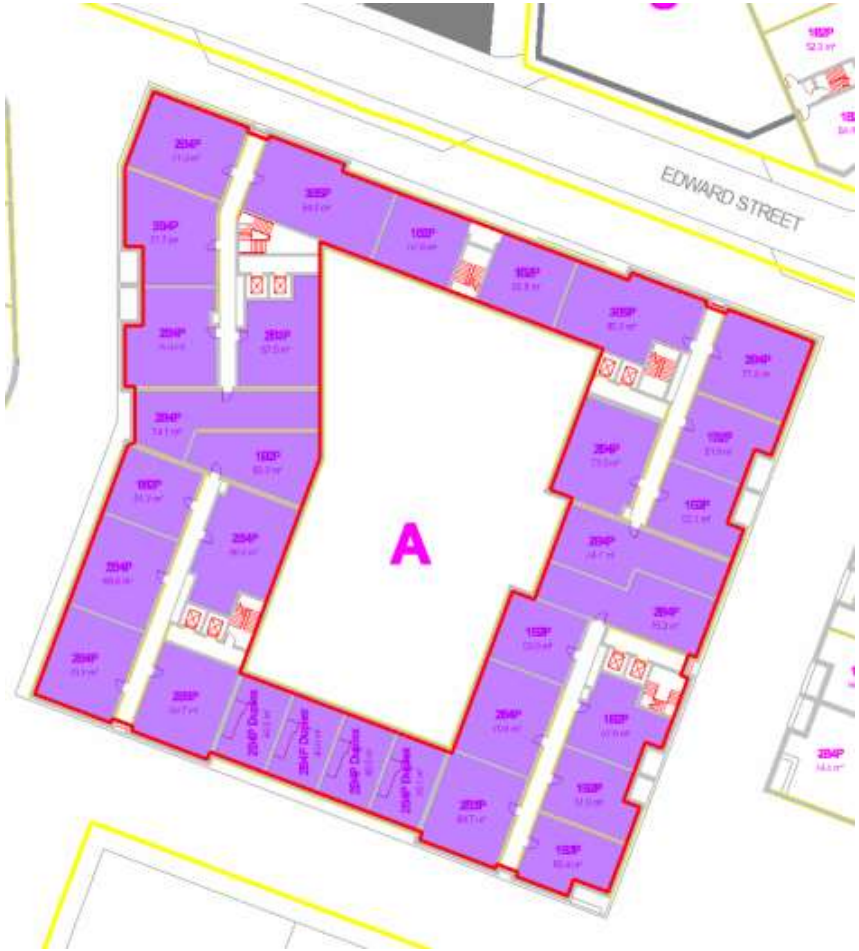
Drawing Nr:
35301 ZZ-01-DR-A-01-0101

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

A - L1



Project Name:
Anglia Square

Drawing Name:
Masterplan L02

Drawing Nr:
35301 ZZ-02-DR-A-01-0102

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

A - L2

Project Name:
Anglia Square

Drawing Name:
Masterplan L03

Drawing Nr:
35301 ZZ-03-DR-A-01-0103

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

A - L3

Project Name:
Anglia Square

Drawing Name:
Masterplan L04

Drawing Nr:
35301 ZZ-04-DR-A-01-0104

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

A - L4

Project Name:
Anglia Square

Drawing Name:
Masterplan L05

Drawing Nr:
35301 ZZ-05-DR-A-01-0105

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

A - L5

Project Name:
Anglia Square

Drawing Name:
Masterplan L06

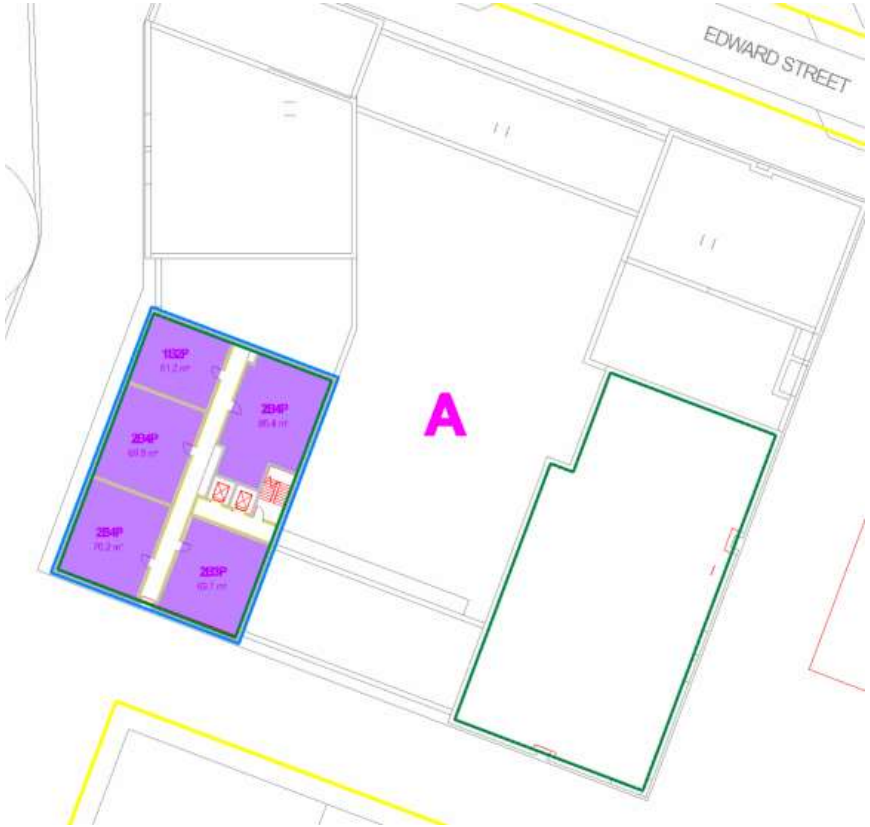
Drawing Nr:
35301 ZZ-06-DR-A-01-0106

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

A - L6



Project Name:
Anglia Square

Drawing Name:
Masterplan L07

Drawing Nr:
35301 ZZ-07-DR-A-01-0107

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

A - L7

Project Name:
Anglia Square

Drawing Name:
Masterplan L00

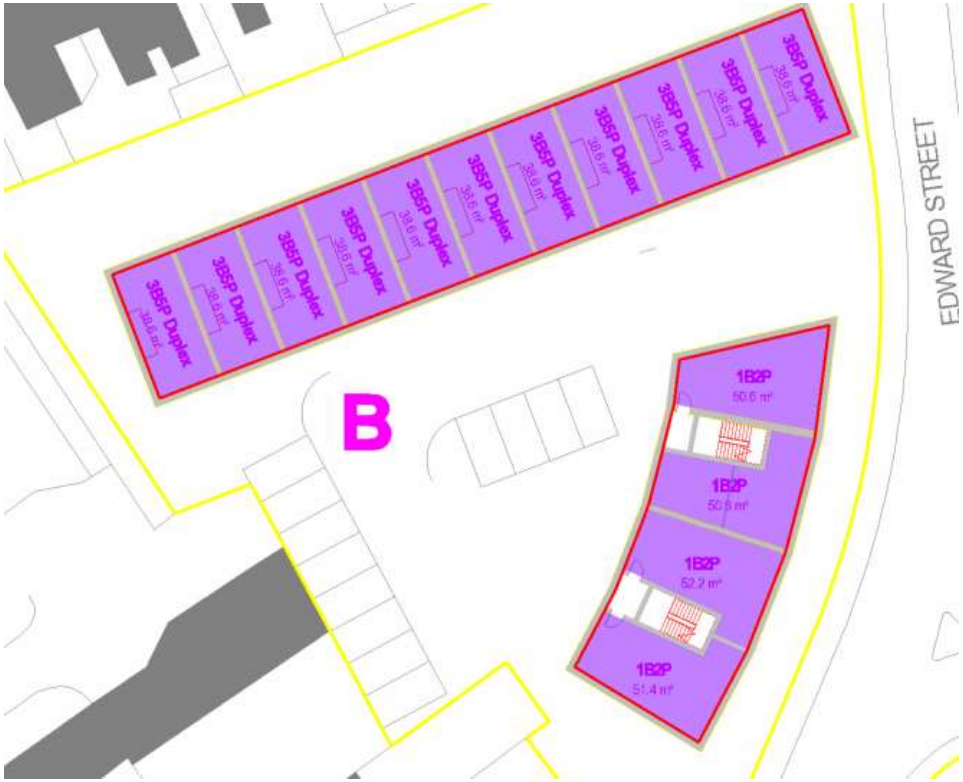
Drawing Nr:
35301 ZZ-00-DR-A-01-0100

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

B - GF



Project Name:
Anglia Square

Drawing Name:
Masterplan L01

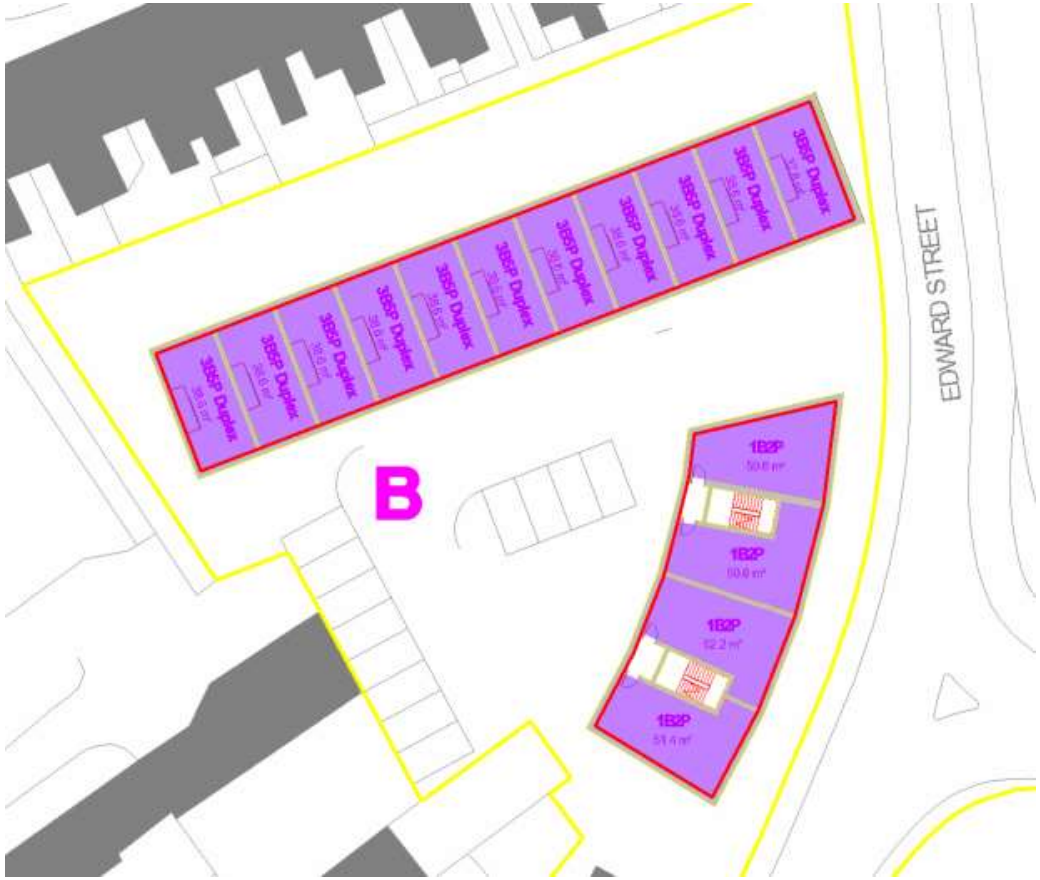
Drawing Nr:
35301 ZZ-01-DR-A-01-0101

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

B - L1



Project Name:
Anglia Square

Drawing Name:
Masterplan L02

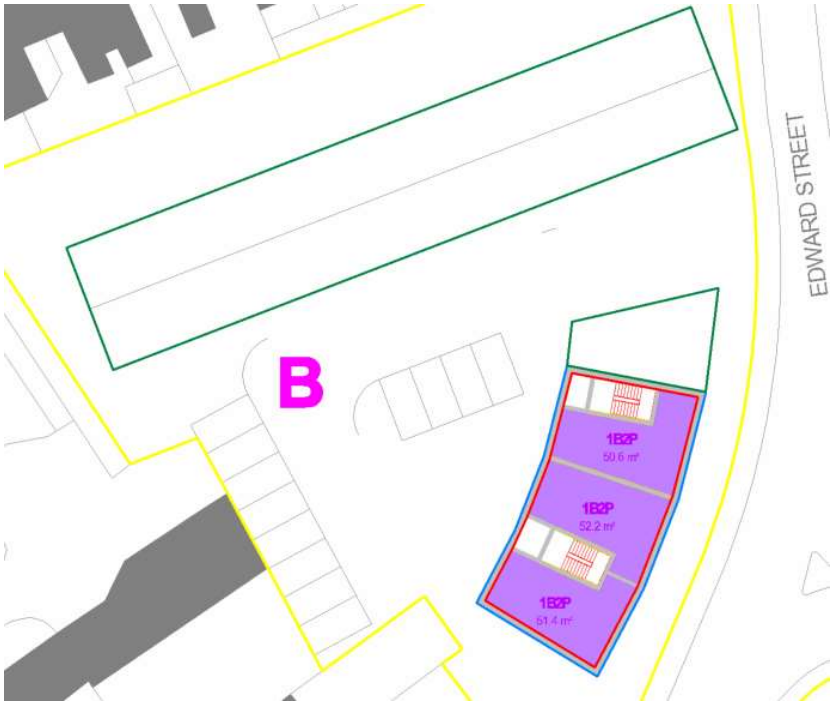
Drawing Nr:
35301 ZZ-02-DR-A-01-0102

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

B - L2



Project Name:
Anglia Square

Drawing Name:
Masterplan L03

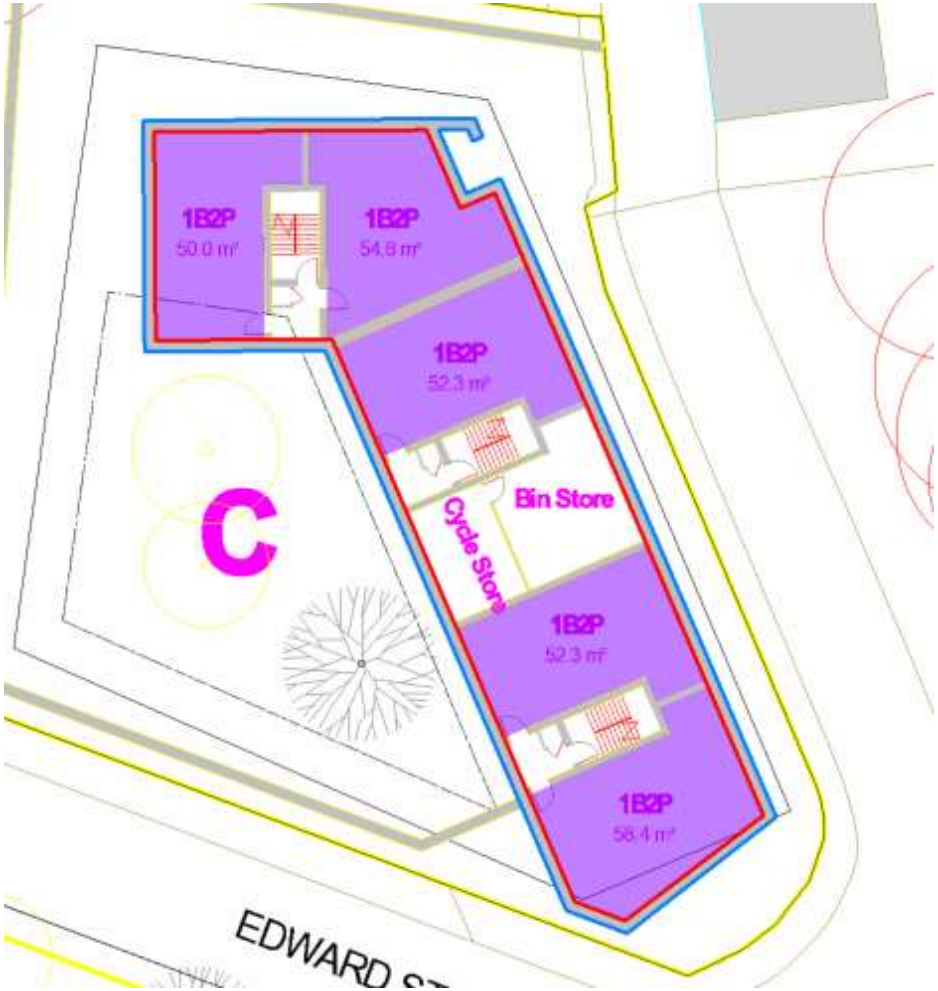
Drawing Nr:
35301 ZZ-03-DR-A-01-0103

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

B - L3



Project Name:
Anglia Square

Drawing Name:
Masterplan L00

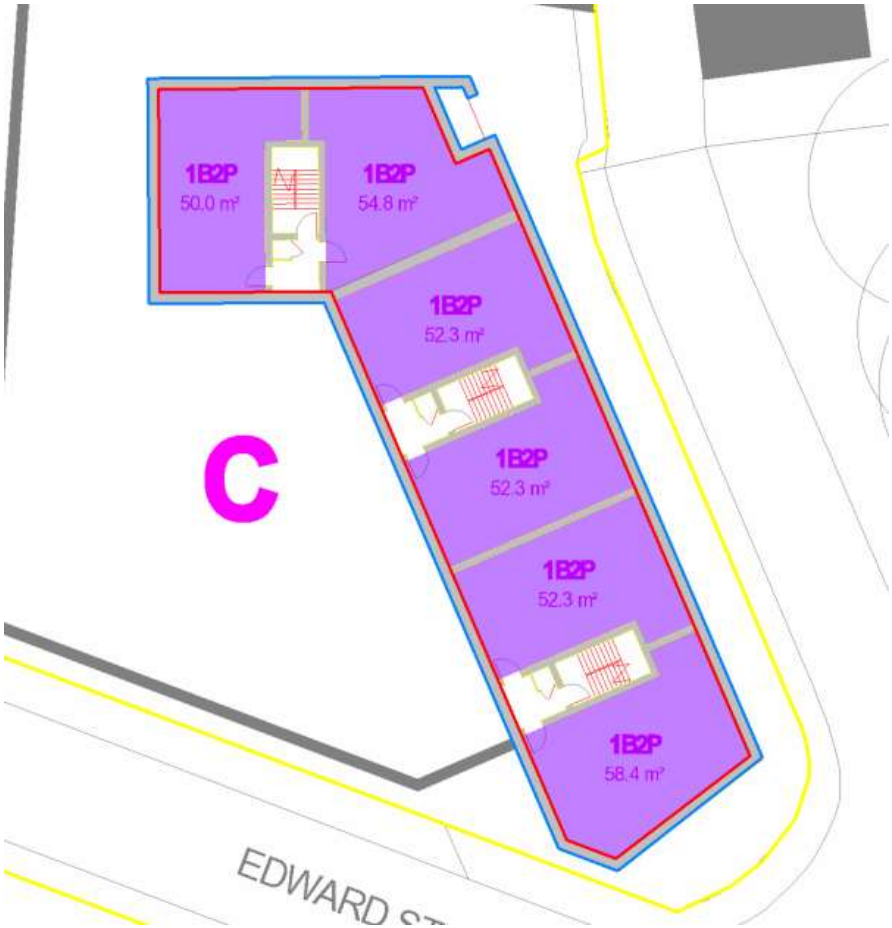
Drawing Nr:
35301 ZZ-00-DR-A-01-0100

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

C - GF



Project Name:
Anglia Square

Drawing Name:
Masterplan L01

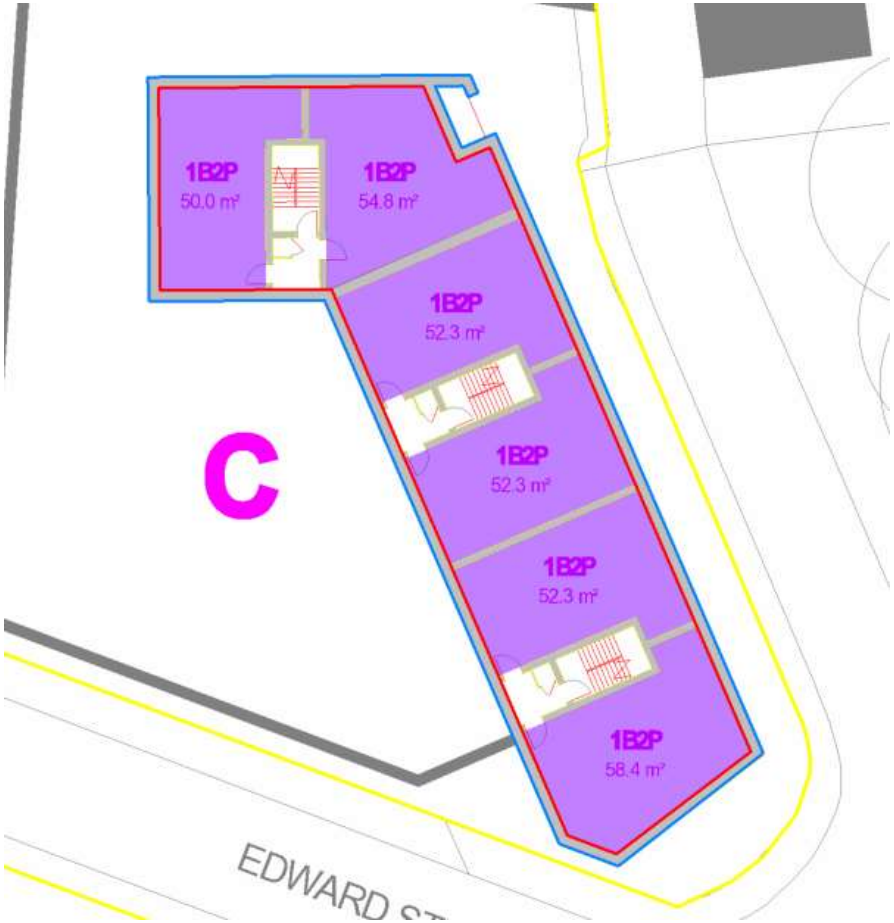
Drawing Nr:
35301 ZZ-01-DR-A-01-0101

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

C - L1



Project Name:
Anglia Square

Drawing Name:
Masterplan L02

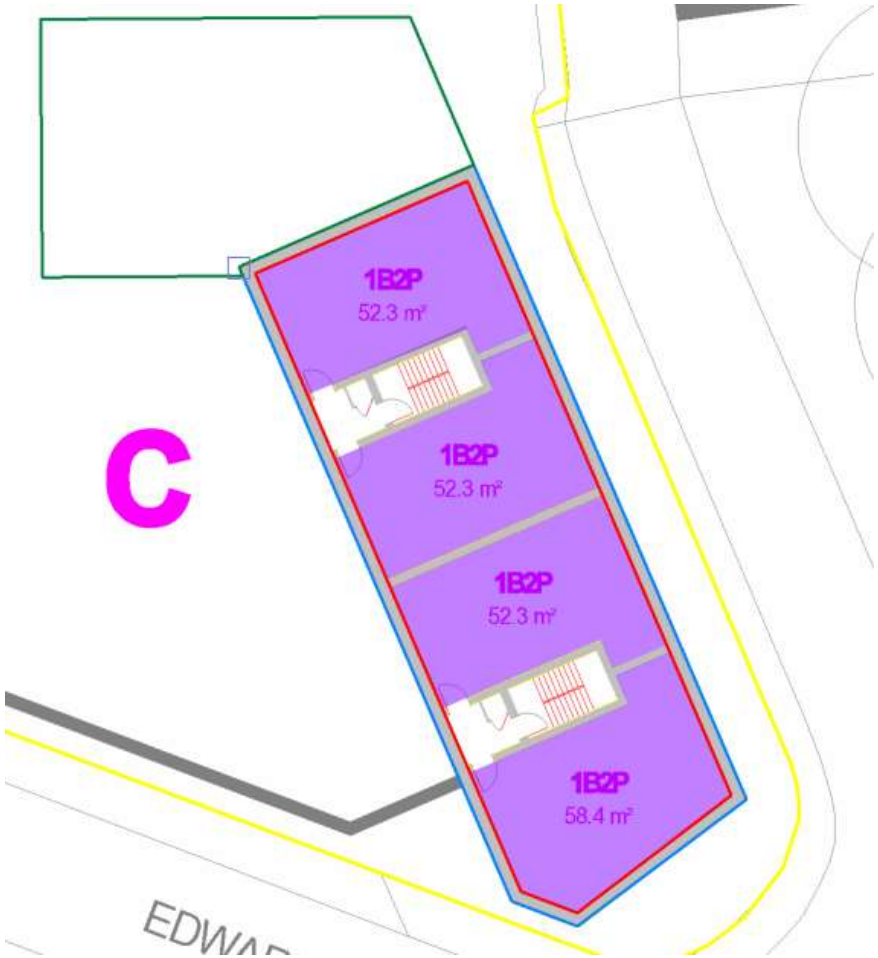
Drawing Nr:
35301 ZZ-02-DR-A-01-0102

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

C - L2



Project Name:
Anglia Square

Drawing Name:
Masterplan L03

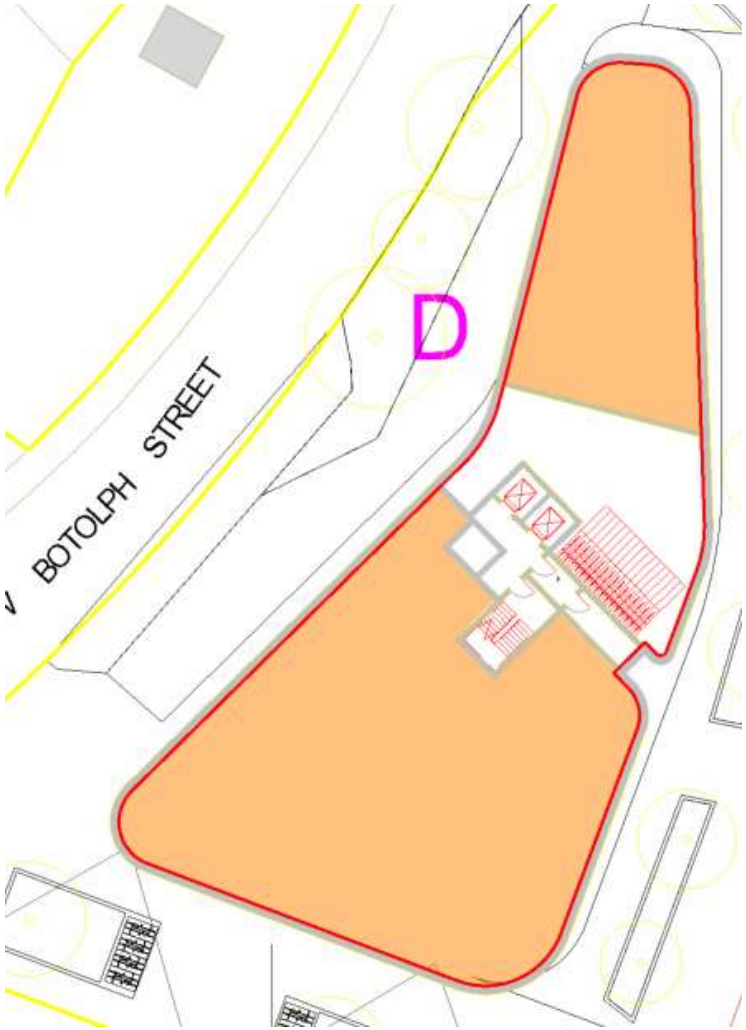
Drawing Nr:
35301 ZZ-03-DR-A-01-0103

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

C - L3



Project Name:
Anglia Square

Drawing Name:
Masterplan L00

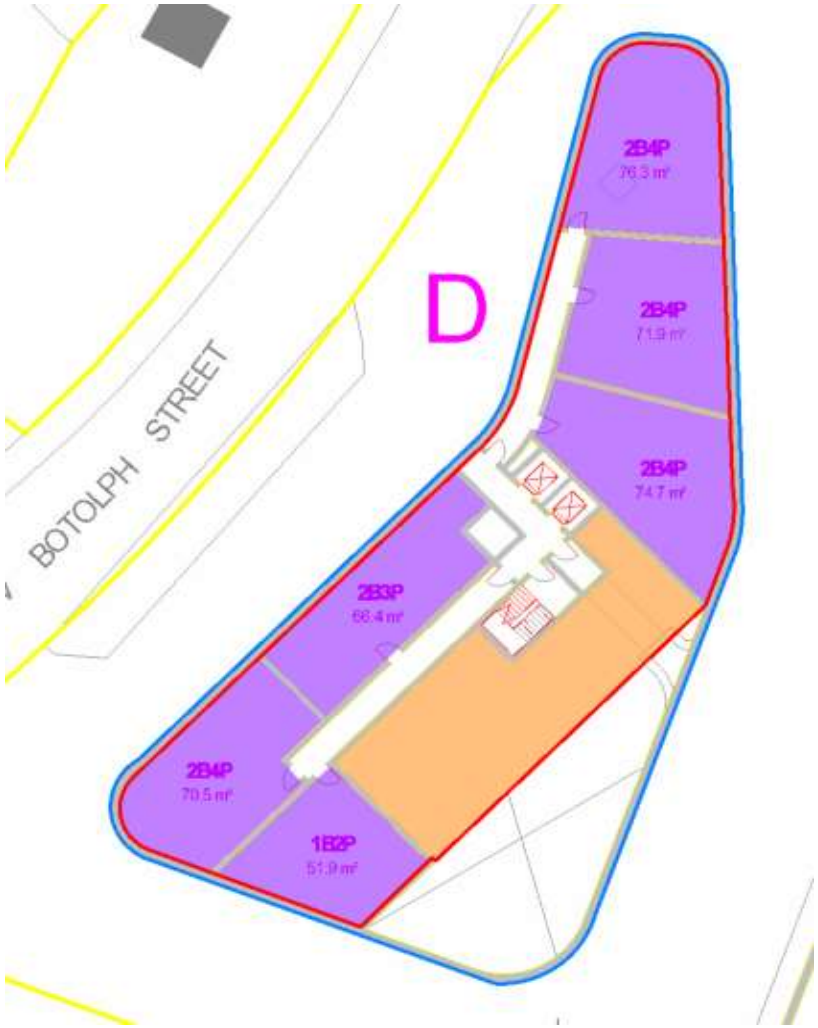
Drawing Nr:
35301 ZZ-00-DR-A-01-0100

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

D - GF



Project Name:
Anglia Square

Drawing Name:
Masterplan L01

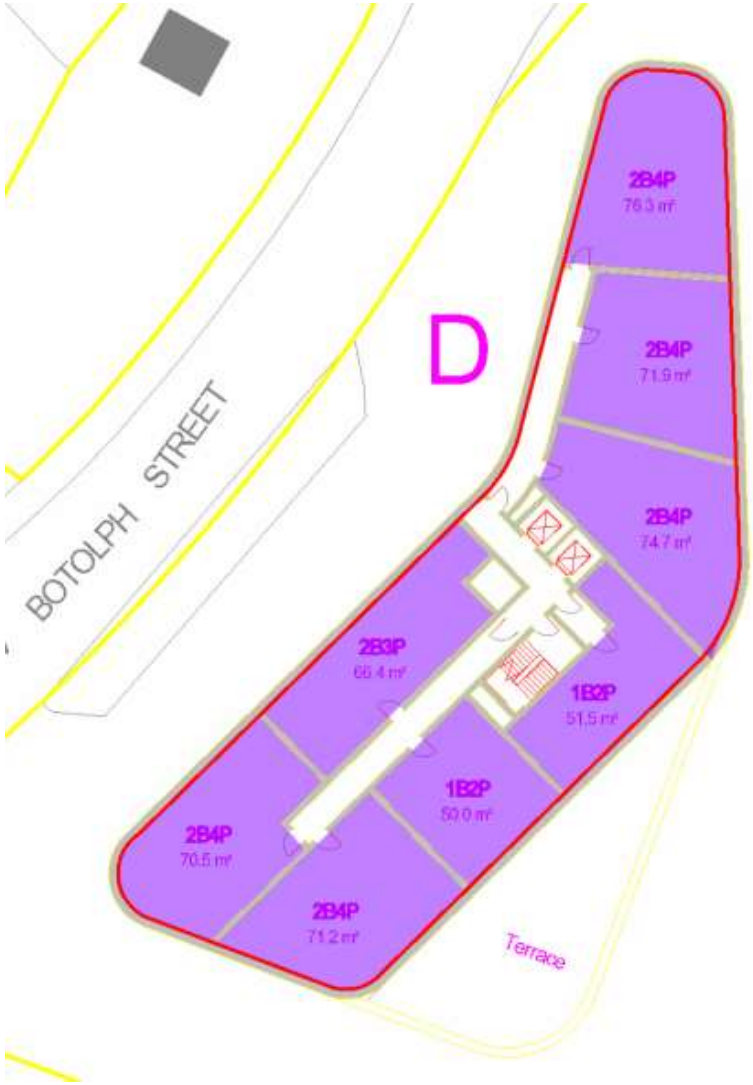
Drawing Nr:
35301 ZZ-01-DR-A-01-0101

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

D - L1



Project Name:
Anglia Square

Drawing Name:
Masterplan L02

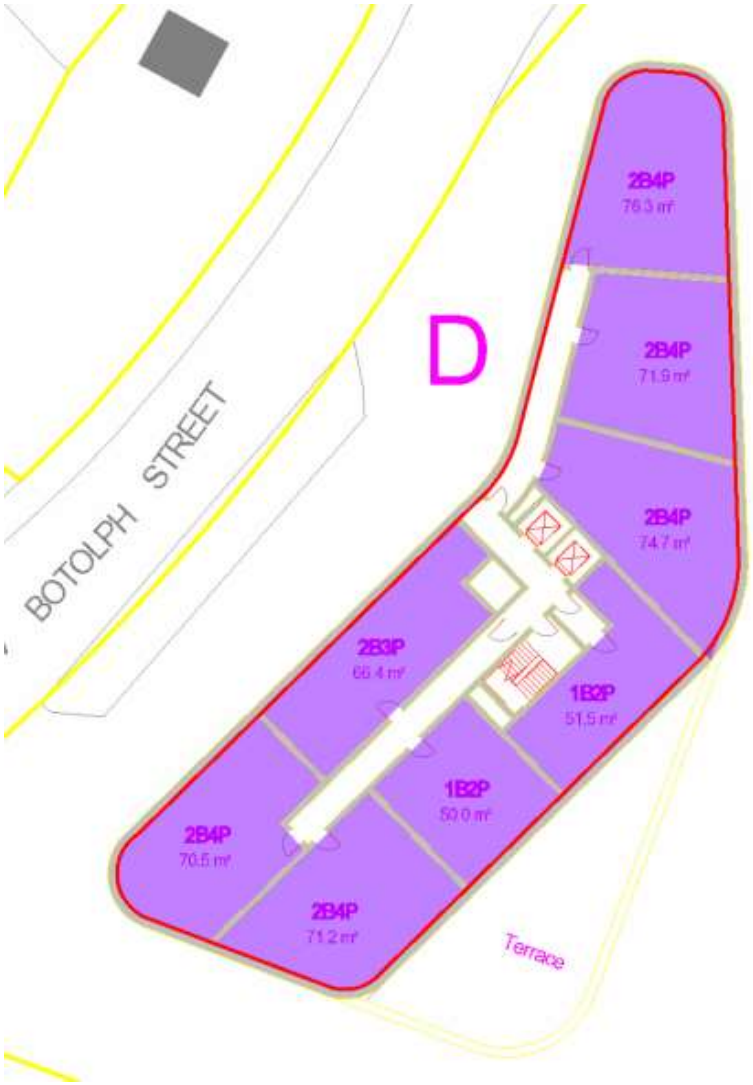
Drawing Nr:
35301 ZZ-02-DR-A-01-0102

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

D - L2



Project Name:
Anglia Square

Drawing Name:
Masterplan L03

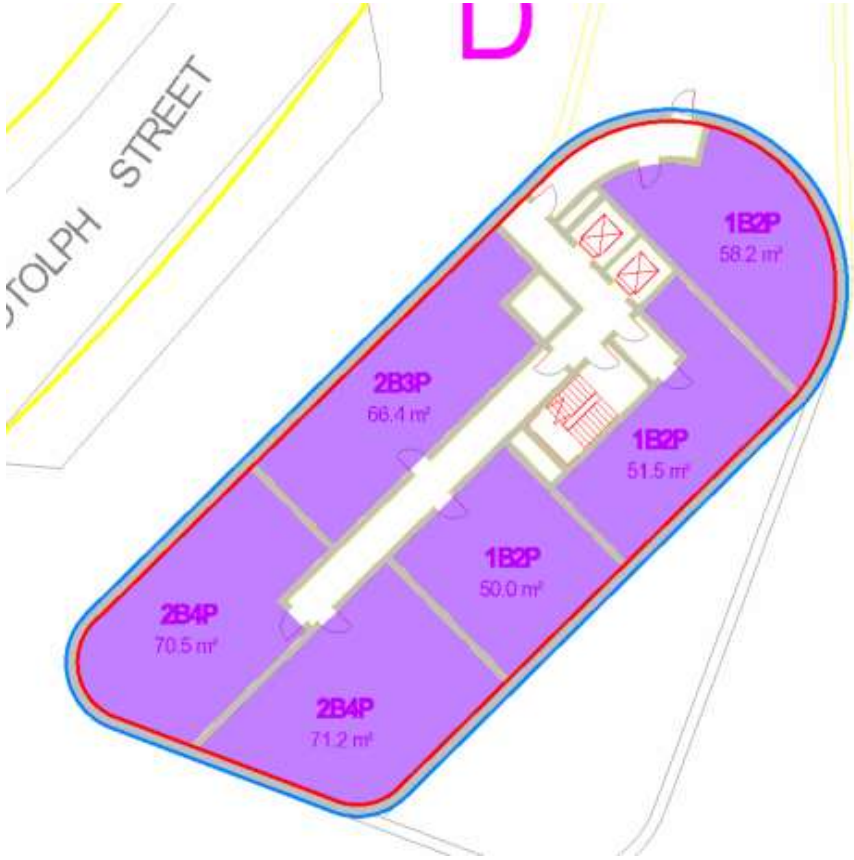
Drawing Nr:
35301 ZZ-03-DR-A-01-0103

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

D - L3



Project Name:
Anglia Square

Drawing Name:
Masterplan L04

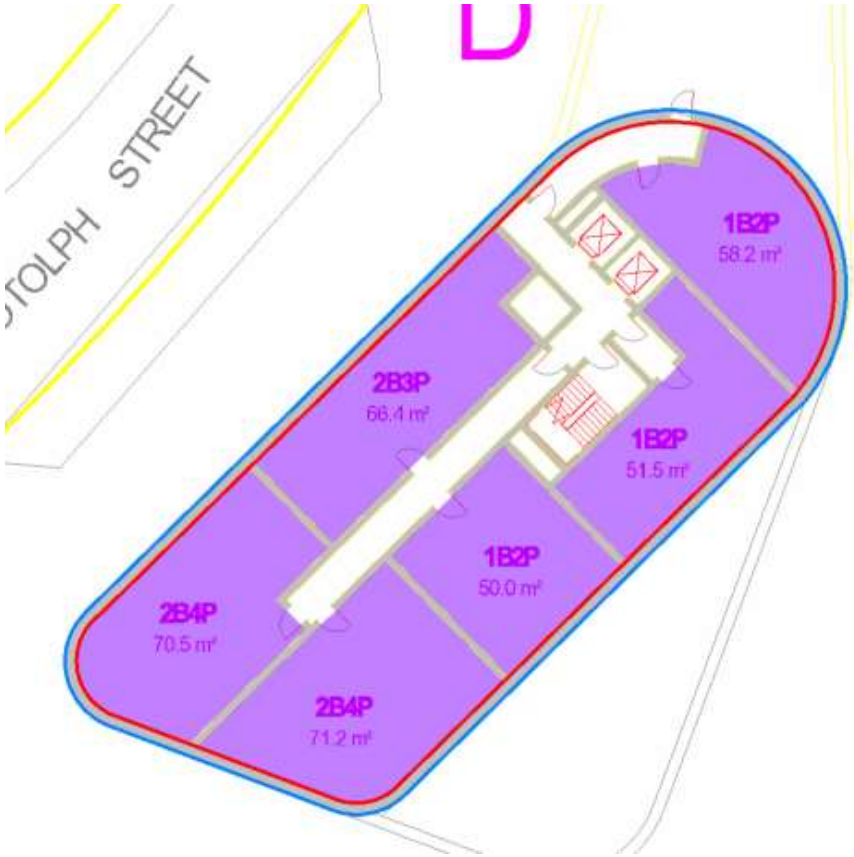
Drawing Nr:
35301 ZZ-04-DR-A-01-0104

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

D - L4



Project Name:
Anglia Square

Drawing Name:
Masterplan L05

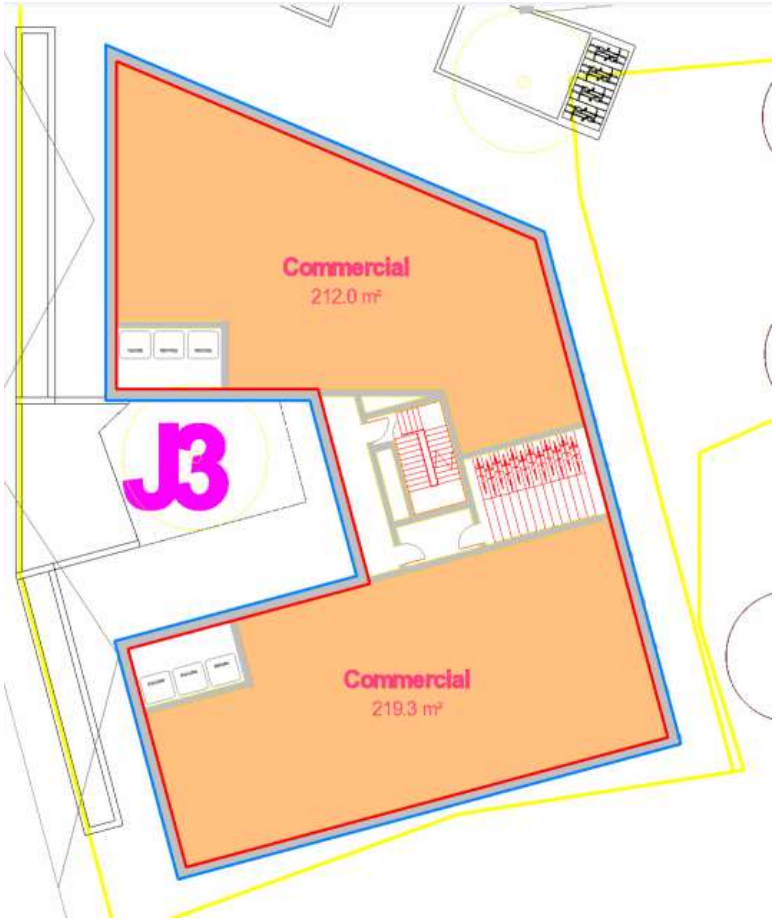
Drawing Nr:
35301 ZZ-05-DR-A-01-0105

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

D - L5



Project Name:
Anglia Square

Drawing Name:
Masterplan L00

Drawing Nr:
35301 ZZ-00-DR-A-01-0100

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

J3- GF

Project Name:
Anglia Square

Drawing Name:
Masterplan L01

Drawing Nr:
35301 ZZ-01-DR-A-01-0101

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

J3 - L1

Project Name:
Anglia Square

Drawing Name:
Masterplan L02

Drawing Nr:
35301 ZZ-02-DR-A-01-0102

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

J3 - L2

Project Name:
Anglia Square

Drawing Name:
Masterplan L00

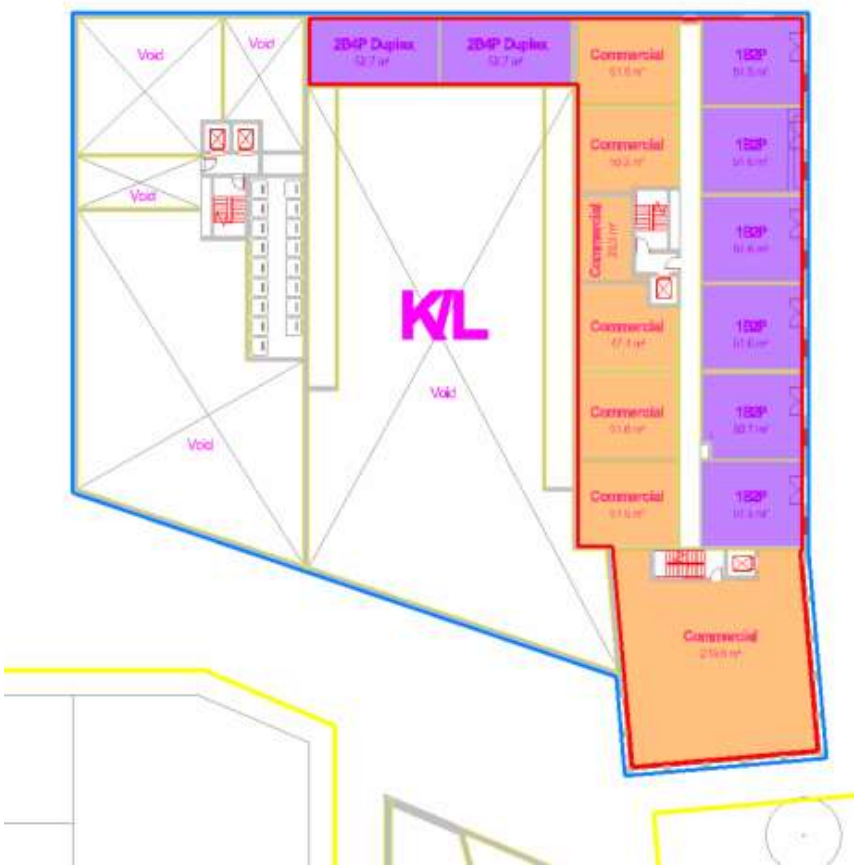
Drawing Nr:
35301 ZZ-00-DR-A-01-0100

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

KL - GF



Project Name:
Anglia Square

Drawing Name:
Masterplan L01

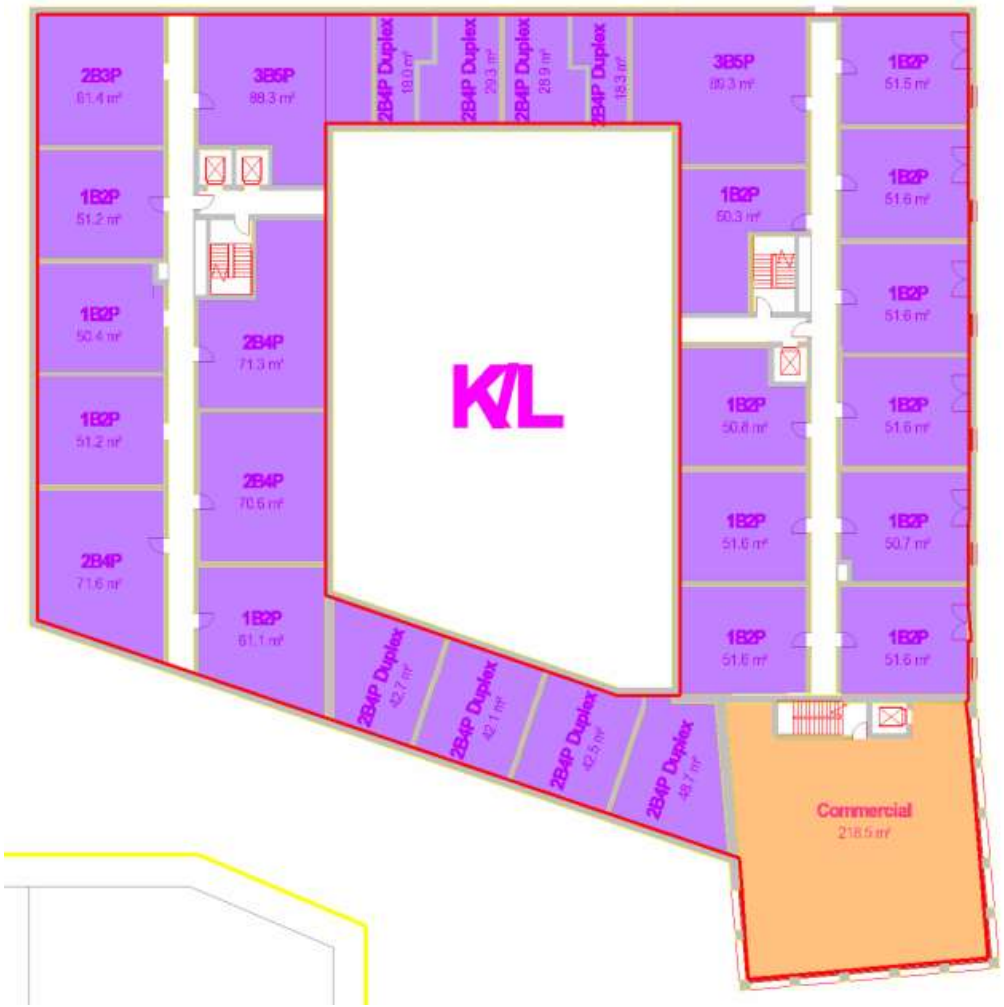
Drawing Nr:
35301 ZZ-01-DR-A-01-0101

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

KL - L1



Project Name:
Anglia Square

Drawing Name:
Masterplan L02

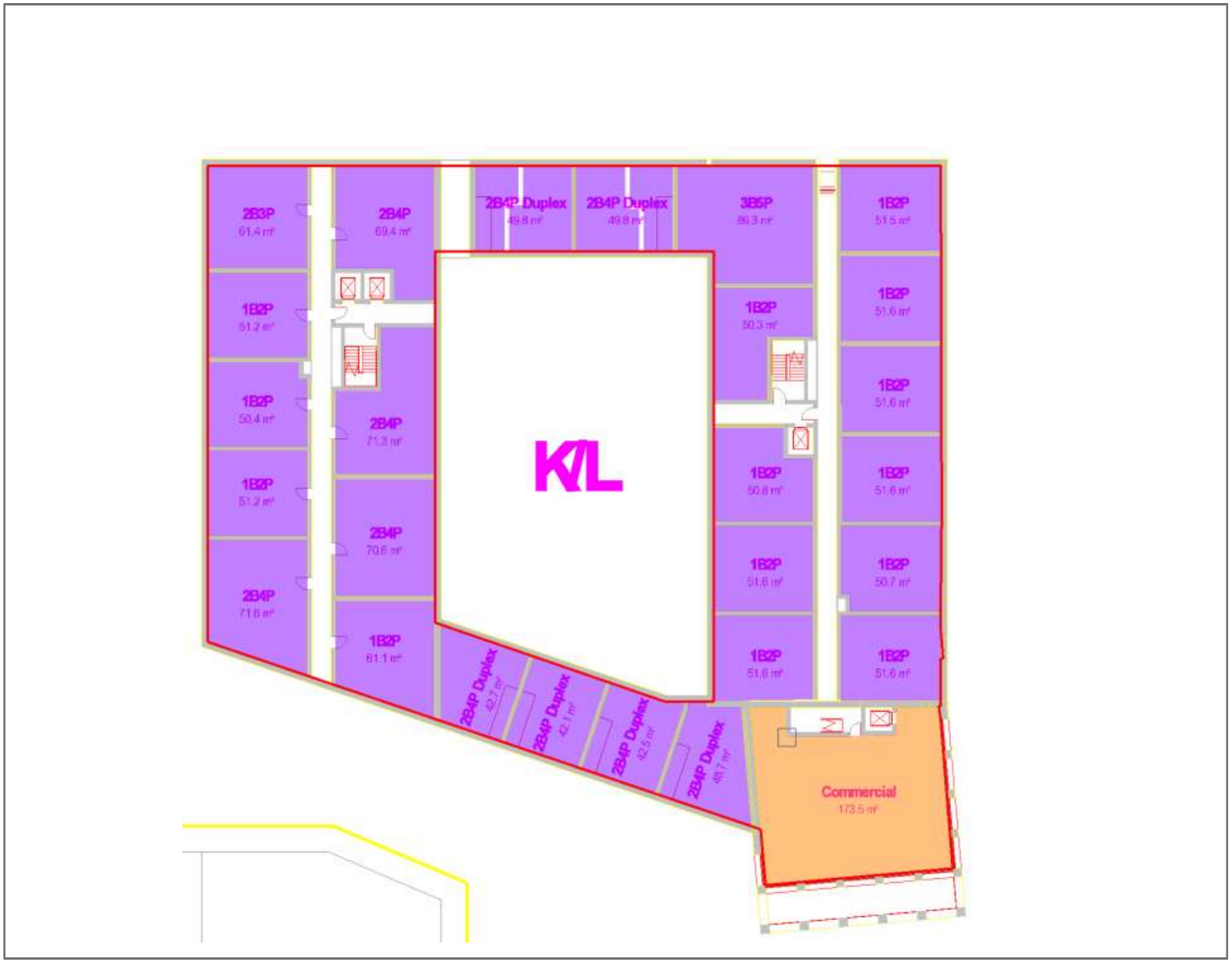
Drawing Nr:
35301 ZZ-02-DR-A-01-0102

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

KL - L2



Project Name:
Anglia Square

Drawing Name:
Masterplan L03

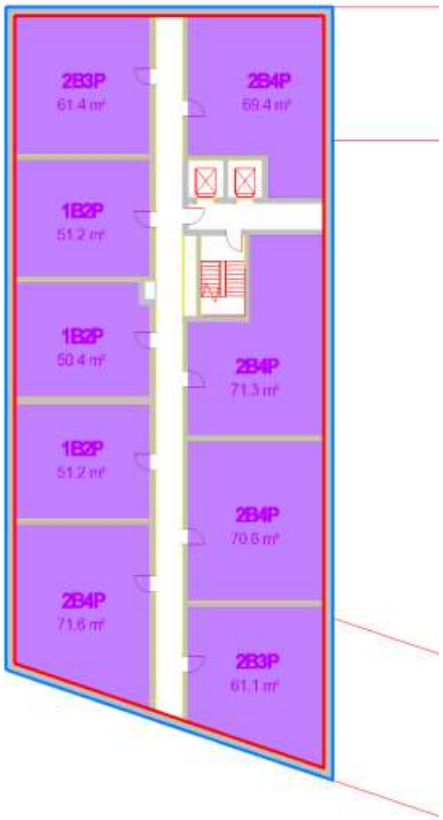
Drawing Nr:
35301 ZZ-03-DR-A-01-0103

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

KL - L3



Project Name:
Anglia Square

Drawing Name:
Masterplan L04

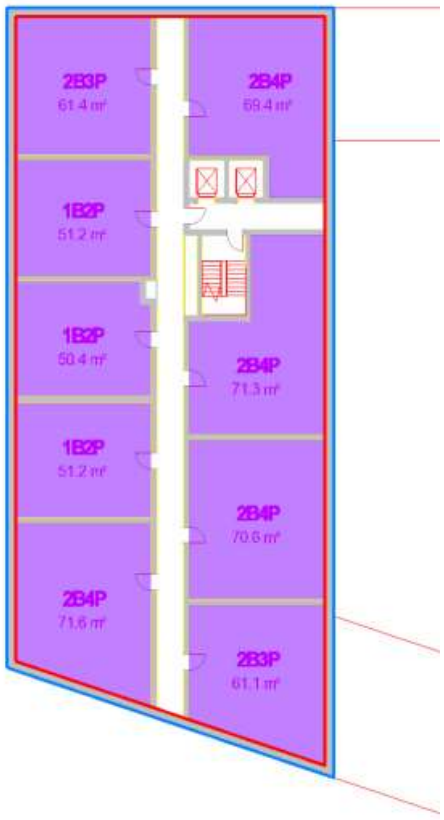
Drawing Nr:
35301 ZZ-04-DR-A-01-0104

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

KL - L4



Project Name:
Anglia Square

Drawing Name:
Masterplan L05

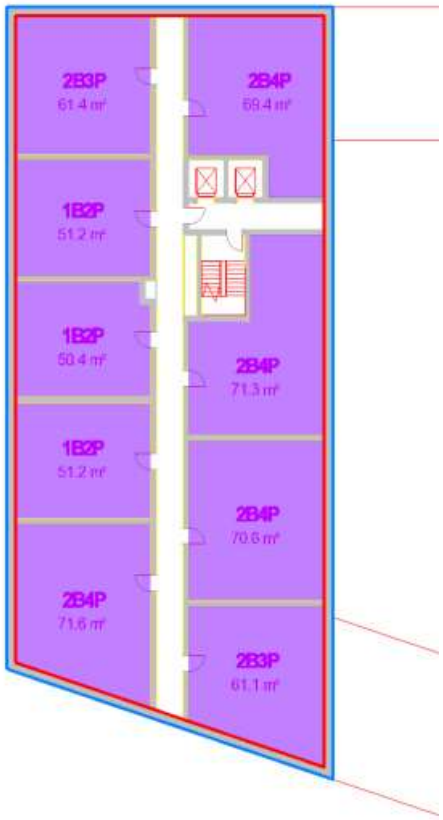
Drawing Nr:
35301 ZZ-05-DR-A-01-0105

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

KL - L5



Project Name:
Anglia Square

Drawing Name:
Masterplan L06

Drawing Nr:
35301 ZZ-06-DR-A-01-0106

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

KL - L6

Project Name:
Anglia Square

Drawing Name:
Masterplan L00

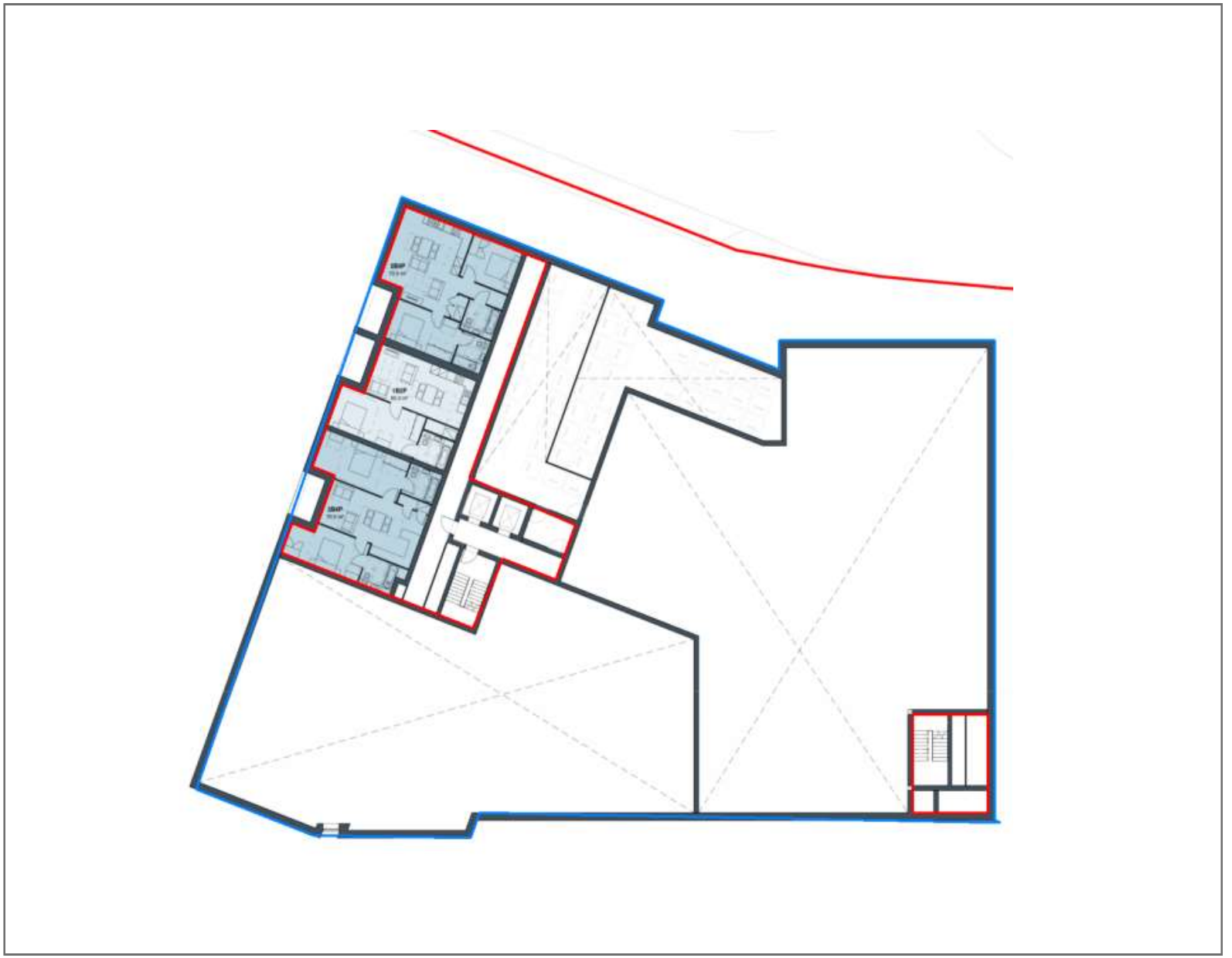
Drawing Nr:
35301 ZZ-00-DR-A-01-0100

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

M - GF



Project Name:
Anglia Square

Drawing Name:
Masterplan L00-1

Drawing Nr:
35301 ZZ-00-DR-A-01-

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

M - GF.1

Project Name:
Anglia Square

Drawing Name:
Masterplan L01

Drawing Nr:
35301 ZZ-01-DR-A-01-0101

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

M - L1

Project Name:
Anglia Square

Drawing Name:
Masterplan L02

Drawing Nr:
35301 ZZ-02-DR-A-01-0102

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

M - L2

Project Name:
Anglia Square

Drawing Name:
Masterplan L03

Drawing Nr:
35301 ZZ-03-DR-A-01-0103

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

M - L3

Project Name:
Anglia Square

Drawing Name:
Masterplan L04

Drawing Nr:
35301 ZZ-04-DR-A-01-0104

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

M - L4

Project Name:
Anglia Square

Drawing Name:
Masterplan L05

Drawing Nr:
35301 ZZ-05-DR-A-01-0105

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

M - L5

Appendix B - Cost Breakdown

Ref.	Description	%	Cost/m²	Cost/ft²	Total	Notes
	Demolition	5.2	148.08	13.76	16,386,000	
	Detailed Scheme					
	Block A	14.3	2,367.71	219.97	45,498,000	
	Block B (townhouses)	2.3	3,209.08	298.13	7,490,000	
	Block C	1.5	3,253.16	302.23	4,639,000	
	Block D	3.2	2,661.39	247.25	10,092,000	
	Block J3	1.3	3,449.19	320.44	4,039,000	
	Block KL	7.3	2,369.32	220.12	23,416,000	
	Block M	5.1	2,681.05	249.08	15,971,000	
	Outline Scheme					
	Block E	10.4	2,714.82	252.21	33,262,000	
	Block F	8.7	2,764.76	256.85	27,526,000	
	Block E/F	3.0	2,839.12	263.76	9,653,000	
	Block G	12.3	2,608.37	242.32	38,849,000	
	Block H	9.7	2,730.53	253.67	30,855,000	
	Block J	12.2	2,573.88	239.12	38,809,000	
	Carry Forward	96.5	36,370.46	3,378.91	306,485,000	

Ref.	Description	%	Cost/m²	Cost/ft²	Total	Notes
	Brought Forward	96.5	36,370.46	3,378.91	306,485,000	
	External Works	2.3	67.38	6.26	7,456,000	
	External Services	1.2	32.98	3.06	3,650,000	
	Total	100.0	36,470.82	3,388.23	317,591,000	

Ref.	Description	%	Cost/m²	Cost/ft²	Total	Notes
	Demolition and enabling works	100.0	148.08	13.76	16,386,000	
	Total	100.0	148.08	13.76	16,386,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Demolition and enabling works				14,762,000	
2	Main Contractor's Preliminaries			11.00	1,623,820	
3	Main Contractor's OH&P			0.00	0	
4	Design and Build Risk			0.00	0	
5	Design Reserve			0.00	0	
6	Contingency			0.00	0	
7	Sundries	1	Item	180.00	180	
	Total				16,386,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Block C**					
2	Allowance for demolition of grade level car park	1,261	m²	10.00	12,610	Site Area 1,261m²
3	Allowance for general site clearance	1,261	m²	5.00	6,305	
5	**Block D**					
6	Allowance for demolition of grade level car park (Broadside Warehouse car park)	2,697	m²	10.00	26,970	Site Area 2,697m²
7	Allowance for general site clearance	2,697	m²	5.00	13,485	
9	**Blocks A, D, J3, K/L, M**					
10	Allowance for general site clearance	18,538	m²	5.00	92,690	Site Area 18,538m²
12	**Blocks E, E/F, F**					
13	Allowance for demolition of existing 2-storey retail building	16,720	m³	55.00	919,600	Site Area 10,899m²
14	Allowance for general site clearance	10,899	m²	5.00	54,495	
16	**Blocks G, H, J**					
17	Allowance for general site clearance	13,193	m²	5.00	65,965	Site Area 13,193m²
19	**Demolition of central shopping centre and offices**					
20	Allowance for demolition of below podium level	29,283	m³	55.00	1,610,565	
21	Allowance for demolition of podium level	58,566	m³	55.00	3,221,130	
	Carry Forward				6,023,815	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				6,023,815	
22	Allowance for demolition of 4 storey office above podium	20,136	m³	55.00	1,107,480	
23	Allowance for demolition of 1 storey above podium building	6,558	m³	55.00	360,690	
24	Allowance for demolition of 5 storey above podium building	2,193	m³	55.00	120,615	
25	Allowance for demolition of 2 storey above podium building	7,308	m³	55.00	401,940	
26	Allowance for demolition of 7 storey above podium multi storey car park	46,011	m³	55.00	2,530,605	
27	Allowance for removal of ground bearing slab	19,522	m²	30.00	585,660	
29	**Misc**					
30	Allowance for temporary works	1	Item	1,000,000.00	1,000,000	
31	Allowance for removal of flyover connection to St Crispins Road	1	Item	500,000.00	500,000	
32	Allowance for cut and fill across site	46,588	m³	35.00	1,630,580	
33	Risk allowance for dealing with contamination	1	Item	500,000.00	500,000	
34	Allowance for asbestos removal	1	Item	0.00	0	Excluded
35	Sundries	1	Item	615.00	615	
	Carry Forward				14,762,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				14,762,000	
	Total				14,762,000	

Ref.	Description	%	Cost/m²	Cost/ft²	Total	Notes
	Shell and Core	77.0	1,821.97	169.27	35,011,000	
	Residential Fit-out Private	23.0	545.71	50.70	10,486,444	
	Commercial Fit-out	0.0	0.00	0.00	0	Excluded
	Sundries	0.0	0.03	0.00	556	
	Total	100.0	2,367.71	219.97	45,498,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**1. SUBSTRUCTURE**					
2	Substructure	19,216	m²	354.60	6,814,000	
3	**2. SUPERSTRUCTURE**					
4	Frame	19,216	m²	59.01	1,134,000	
5	Upper Floors	19,216	m²	233.35	4,484,000	
6	Roof	19,216	m²	119.28	2,292,000	
7	Stairs	19,216	m²	14.68	282,000	
8	External Walls	19,216	m²	287.10	5,517,000	
9	Windows and External Doors	19,216	m²	121.72	2,339,000	
10	Internal Walls and Partitions	19,216	m²	61.36	1,179,000	
11	Internal Doors	19,216	m²	12.02	231,000	
12	**3. INTERNAL FINISHES**					
13	Wall Finishes	19,216	m²	8.12	156,000	
14	Floor Finishes	19,216	m²	21.18	407,000	
15	Ceiling Finishes	19,216	m²	12.70	244,000	
16	**4. FITTINGS, FURNISHINGS AND EQUIPMENT**					
17	Fittings, Furnishings and Equipment	19,216	m²	9.58	184,000	
	Carry Forward				**25,263,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				**25,263,000**	
18	**Sub Total**				**25,263,000**	
19	**5. SERVICES**					
20	Sanitary Installations	19,216	m²	0.21	4,000	
21	Services Equipment	19,216	m²			
22	Disposal Installations	19,216	m²	23.63	454,000	
23	Water Installations	19,216	m²	29.56	568,000	
24	Heat Source	19,216	m²			
25	Space Heating and Air Conditioning	19,216	m²	41.68	801,000	
26	Ventilation Systems	19,216	m²	14.88	286,000	
27	Electrical Installations	19,216	m²	79.05	1,519,000	
28	Fuel Installations	19,216	m²			
29	Lift and Conveyor Installations	19,216	m²	39.03	750,000	
30	Fire and Lightning Protection	19,216	m²	25.66	493,000	
31	Communication, Security and Control Installations	19,216	m²	57.97	1,114,000	
32	Specialist Installations	19,216	m²			
33	Builderswork	19,216	m²	15.04	289,000	
	Carry Forward				**31,541,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				**31,541,000**	
34	**Sub Total**	**19,216**	**m²**		**6,278,000**	
35	Main Contractor's Preliminaries	19,216	m²	11.00	3,469,510	
36	Main Contractor's OH&P	19,216	m²	0.00	0	
37	Design and Build Risk	19,216	m²	0.00	0	
38	Design Reserve	19,216	m²	0.00	0	
39	Construction Contingency	19,216	m²	0.00	0	
40	Sundries	1	Item	490.00	490	
	Total				**35,011,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**SUBSTRUCTURE**					
3	**Earthworks**					
4	Allowance for excavation, level and compact, investigations	3,830	m²	32.61	124,900	
5	Allowance for contamination (25%)	958	m³	250.00	239,500	Risk allowance
6	Allowance for removal of obstructions	1	Item	76,000.00	76,000	
7	E.O. allowance to accommodate underground water tank	1	Item			
9	**Pile Caps**					
10	Allowance for reinforced pile caps	1,343	m³	300.00	402,900	
12	**Piles**					
13	Allowance for piling design fees	1	Item	15,000.00	15,000	
14	Piling Mat; 750 mm thick	2,873	m³	35.00	100,555	
15	Structural Bearing Piles incl pile caps	398	Nr	1,573.67	626,320	
17	**Ground bearing raft slab [in lieu of piles]**					
18	600 thick ground bearing raft slab including sand bed, concrete blinding, pumping, placing and broom finish	3,830	m²	0.00	0	
20	**Pad foundations [in lieu of raft slab]**					
	Carry Forward				**1,585,175**	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				**1,585,175**	
21	Pad foundations including concrete, pumping and placing, formwork and reinforcement	3,830	m²	0.00	0	
23	**Ground bearing slab**					
24	300mm thick ground bearing raft slabs including reinforcement, slab finish and drainage	3,830	m²	166.34	637,100	
26	**Lift Pits**					
27	Allowance for constructing lift pits	4	Nr	10,000.00	40,000	
29	**Basement**					
30	Allowance for basement excavation	17,865	m³	50.00	893,250	
31	Allowance for piled basement wall	250	m	4,000.00	1,000,000	
32	Extra over for waterproofing RC wall	250	m	250.00	62,500	
33	Allowance for basement slab	3,573	m²	350.00	1,250,550	
34	Extra over for ramp into basement	1	Item	100,000.00	100,000	
35	Allowance for drainage, surface finish, line markings	3,573	m²	85.00	303,705	
36	Allowance for barrier / security gates	1	Item	75,000.00	75,000	
37	**MEP Installations**					
	Carry Forward				**5,947,280**	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				**5,947,280**	
38	Drainage installations to car park including connections to below ground	3,573	m²	6.00	21,438	
39	Mechanical ventilation to car park	3,573	m²	29.00	103,617	
40	Electrical installations; LV, small power, lighting etc.	3,573	m²	62.00	221,526	
41	Sprinkler installations	3,573	m²	32.00	114,336	
42	Fire Alarms	3,573	m²	11.50	41,090	
43	Security installations	3,573	m²	11.50	41,090	
44	BMS and Controls	3,573	m²	11.50	41,090	
46	EVC Installations; Active and passive points	3,573	m²	20.00	71,460	
48	**Other**					
49	Gas protection membrane	1	Item			
50	Allow for drainage gully system beneath ground slab	3,830	m²	55.00	210,650	
51	Sundries	1	Item	424.50	425	
	Total				**6,814,002**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**FRAME**					
3	**Columns**					
4	Ground to roof					
5	Concrete blade columns 220mm x 800mm comprising concrete, reinforcement and formwork	19,216	m²	29.77	571,990	
7	**Core Walls**					
8	Ground to roof					
9	Concrete walls, comprising concrete, reinforcement and formwork	19,216	m²	24.00	461,230	
11	**Other**					
12	Allowance for transfer structure where residential sits over car park	1	Item	100,000.00	100,000	
13	Sundries	1	Item	780.00	780	
	Total				**1,134,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**UPPER FLOORS**					
3	**Suspended Slabs**					
4	Roof slabs incl to take account of ground floor being incl in substructure					
5	Suspended slab, comprising concrete, reinforcement, formwork and slab finishes	19,216	m²	178.51	3,430,292	
6	Allowance for beams, upstands, thickenings, etc	19,216	m²	40.00	768,640	
8	**Transfer Structures**					
9	Allowance for transfer slabs / beams to accommodate set back at level 11 and commerical and resi interface	1	Item	100,000.00	100,000	
10	E/O allowance thickenings to podium slab	922	m²	200.00	184,400	
11	Sundries	1	Item	668.00	668	
	Total				**4,484,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**ROOF COVERINGS**					
2	Total Roof Area including brown (40%), green (20%) and paved roofs (40%)	3,482	m²	281.73	980,990	
3	**Misc**					
4	Allowance for roof access	5	Nr	5,000.00	25,000	
5	Builders work plinths (5% roof)	1	item	25,500.00	25,500	
6	Balustrades to roof - assumed accessible roof areas	180	m	600.00	108,000	
7	Parapet detail	348	m	350.00	121,800	
8	Coping to parapet	348	m	195.00	67,860	
9	General allowance for lift over run	5	Item	15,000.00	75,000	
10	Mansafe system to roofs, fall restraint fixings to concrete	3,482	m²	30.00	104,460	
11	E.O. Acoustic plant enclosure for roof level plant	8	Item	15,000.00	120,000	
12	**Window Cleaning and Facade Access**					
13	Anchor points	348	m	50.00	17,400	
14	**Pitched Roof**					
15	Allowance for Gable ends to north and south elevation	446	m²	300.00	133,800	
17	**Podium**					
	Carry Forward				1,779,810	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				1,779,810	
18	Allowance for drainage to podium	922	m²	55.00	50,710	
19	Allowance for finish to podium	922	m²	300.00	276,600	
20	Allowance for access and fall arrest	922	m²	200.00	184,400	
21	Sundries	1	Item	480.00	480	
	Total				2,292,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**STAIRS**					
2	**Pre-cast concrete stairs**					
3	Core 1 B-5: 1500mm wide staircase rising one storey in two flights incl landing	7	Nr	4,000.00	28,000	
4	Core 2 B-4: 1500mm wide staircase rising one storey in two flights incl landing	6	Nr	4,000.00	24,000	
5	Core 3 B-6: 1500mm wide staircase rising one storey in two flights incl landing	8	Nr	4,000.00	32,000	
6	Core 4 B-9: 1500mm wide staircase rising one storey in two flights incl landing	9	Nr	4,000.00	36,000	
7	Escape Stair G-3: 1500mm wide staircase rising one storey in two flights incl landing	4	Nr	4,000.00	16,000	
9	**Staircase Balustrades**					
10	Balustrade (metal and vinyl handrail)	34	Nr	2,500.00	85,000	
11	Handrails	34	Nr	1,500.00	51,000	
13	**Duplex Staircases**					
14	Timber stairs with balustrade to duplex units	4	Nr	2,500.00	10,000	
	Total				282,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**EXTERNAL WALLS**					
3	**Brickwork**					
4	Allowance for brickwork	4,856	m²	390.82	1,897,818	
5	Allowance for articulation (20%)	971	m²	300.00	291,300	
6	Allowance for brick support channels and fixings	771	m	100.00	77,100	
8	**SFS framing**					
9	Met-sec framing system	4,856	m²	150.00	728,400	
11	**Scaffolding and access**					
12	All elevations	8,093	m²	70.00	566,510	
14	**Balconies**					
15	Bolt-on steel balconies including frame, balustrade, drainage and composite decking	982	m²	1,828.25	1,795,340	
16	Allowance for divider screens	14	Nr	750.00	10,500	Excluded
17	Allowance for external walkway to level 3; incl steel frame, drainage, balustrade and finish	100	m²	1,500.00	150,000	
18	Sundries	1	Item	32.50	33	
	Total				5,517,001	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**WINDOWS AND EXTERNAL DOORS**					
2	**Glazing to envelope**					
3	UPVC double glazed windows incl spandrel panels and ventilation grilles	3,237	m²	460.32	1,490,060	
4	Allowance for aluminium spandrel panels		m²	300.00		Excluded
5	Allowance for ventilation grilles	162	m²	120.00	19,440	
6	E/O for glazing to 'shop fronts'	732	m²	1,000.00	732,000	
8	**External Doors and Louvres**					
9	Main lobby entrance	4	Nr	12,000.00	48,000	
10	Secondary entrance	1	Nr	3,000.00	3,000	
11	Bin & Bike store access	8	Nr	3,000.00	24,000	
12	Plant room access	3	Nr	7,500.00	22,500	
	Total				2,339,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**INTERNAL WALLS AND PARTITIONS**					
2	**Blockwork**					
3	Block wall to lower levels; double height	400	m²	100.00	40,000	
4	**Drylining**					
5	Apartment party walls & corridor walls	6,129	m²	115.00	704,835	
6	E.O. for mesh lining corridor party wall to comply with secure by design requirement	6,129	m²	12.00	73,548	
7	**Plasterboard lining to;**					
8	Core walls	5,670	m²	35.00	198,450	Abnormal!
9	E.O. core and corridor walls for forming risers and all associated insulation	90	Nr	900.00	81,000	
10	Allowance for pipe casings inc metal stud, 2 layers of board and 25mm insulation	90	Nr	900.00	81,000	
11	Sundries	1	Item	167.00	167	
	Total				1,179,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**INTERNAL DOORS**					
2	**Fire-rated doors**					
3	Timber doors including metal frame, all hardware and paint finish in following sets;					
4	Apartment entrance doors	149	Nr	850.00	126,650	
5	Corridor doors - single	90	Nr	750.00	67,500	Abnormal
6	Extra over for external grade doors to ground floor apartments	3	Nr	200.00	600	
7	**Misc**					
8	Allow for fire rated access hatches to risers	90	Nr	400.00	36,000	
9	Sundries	1	Item	250.00	250	
	Total				231,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**WALL FINISHES**					
2	**Joinery**					
3	Timber skirting					
4	MDF Moulded skirting - common parts	2,393	m²	10.00	23,930	
5	**Decorations**					
6	White matt emulsion finish throughout					
7	Party and corridor walls	7,537	m²	10.00	75,370	
8	Core walls	5,670	m²	10.00	56,700	
	Total				156,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**FLOOR FINISHES**					
2	**Acoustic treatment**					
3	Allowance for sub floor					
4	Screed and resilient layer to common areas	4,423	m²	35.00	154,805	
5	**Communal finishes**					
6	Carpet to corridors and circulation	4,423	m²	55.00	243,265	
7	Tiled flooring lower level circulation	80	m²	100.00	8,000	
8	Paint finish to plant rooms	0	m²	30.00	0	
9	Sundries	1	Item	930.00	930	
	Total				407,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**CEILING FINISHES**					
2	**Dry lining**					
3	Plasterboard suspended ceilings;					
4	Communal areas	4,423	m²	35.00	154,805	
5	Acoustic treatment; 1m either side of demise walls	4,406	m²	10.00	44,060	
6	**Decorations**					
7	White matt emulsion finish throughout					
8	Paint finish to plasterboard ceilings;					
9	Communal areas	4,423	m²	10.00	44,230	
10	Sundries	1	Item	905.00	905	
	Total				244,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**FITTINGS**					
2	Allowance for building name and sundry signage	1	Item	96,000.00	96,000	
3	Allowance for upgrading entrances	4	Nr	5,000.00	20,000	
4	Allowance for post boxes	149	Nr	150.00	22,350	
5	Allowance for apartments numbering	149	Nr	50.00	7,450	
6	Allowance for cycle racks (1 per bedroom)	251	Nr	150.00	37,650	
7	Sundries	1	Item	550.00	550	
	Total				184,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Cleaner's Sink	4	Nr	650.00	2,600	Assumed 1nr cleaner's cupboard per core
2	Installation of Sanitaryware	4	Nr	150.00	600	
3	Testing & Commissioning			3.00	96	
4	Sub-Contractor Preliminaries			12.00	396	
5	Sundries	1	Item	308.48	308	
	Total				4,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Specialist Catering Equipment**					
2	Provision of specialist catering equipment		Item			Excluded - Not Applicable
	Total				0	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Foul Drainage above ground**					
2	**Rainwater Installation**					
3	Rainwater pipework including acoustic / thermal insulation	19,216	m²	6.16	118,430	
4	**Soil, Waste and Vent Installation**					
5	Soil, waste and vent pipework installation (vertical & horizontal distribution) to apartments including acoustic / thermal insulation where required	19,216	m²	14.00	269,024	
6	Capped drainage connections to commercial/retail units	6	Nr	1,500.00	9,000	
7	Testing and Commissioning			3.00	11,894	
8	Sub Contractor's Preliminaries			11.00	44,918	
9	Sundries				734	
	Total				454,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Mains Water Supply**					
2	Mains water supply; connection to blocks (metered)	1	Item	12,000.00	12,000	
3	**Cold Water Distribution**					
4	Cold Water Distribution installation; horizontal & vertical pipework distribution to units	19,216	m²	24.24	465,825	
5	Capped & metered cold water connections to commercial/retail units	6	Nr	2,500.00	15,000	
6	**Hot Water Distribution**					
7	Hot Water installations; local installations to cleaner's sinks (undercounter heaters)	1	Item	3,400.00	3,400	
8	Testing and Commissioning			3.00	14,887	
9	Sub Contractor's Preliminaries			11.00	56,222	
10	Sundries				666	
	Total				568,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Central Heating**					
2	Central Heating	19,216	m²	36.43	699,945	
3	**Local Cooling**					
4	Cooling to residential entrances/lobbies		Item			Excluded
5	**Local Heating**					
6	Allowance for heating to reception area		Item			Excluded
7	Electrical radiant heating panels to stair cores (assumed every other floor)	15	Nr			Excluded
8	Testing and Commissioning			3.00	20,998	
9	Sub-contractors Preliminaries			11.00	79,304	
10	Sundries				753	
	Total				801,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Central Ventilation**					
2	Allowance for ventilation systems to bin stores and plant rooms	1	Item			Excluded - Natural Vent
3	**Smoke Extract/Control**					
4	Mechanical Smoke Ventilation system to cores c/w smoke vents, dampers, fans and controls	1	Item	249,600.00	249,600	Assumes each core is a fire fighting core
5	Testing and Commissioning		%	3.00	7,488	
6	Sub Contractor's Preliminaries		%	11.00	28,280	
7	Sundries				632	
	Total				286,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Electric Mains and Sub-mains distribution**					
2	New LV installations including sub-mains cabling, panels and containment	19,216	m²	32.00	614,912	
3	Power supplies to commercial/retail units	6	Nr	2,500.00	15,000	
4	**Power Installations**					
5	Small power installations to landlord areas including power to mechanical plant, and localised back up power installations	19,216	m²	15.33	294,632	
6	**Lighting Installations**					
7	Lighting Installations to landlord areas	19,216	m²	14.56	279,860	
8	**Local Electricity Generation Systems**					
9	Photovoltaic (PV) system comprising of PV panels, DC isolators, inverters, meters, relays and cabling connections	418	m²	250.00	104,500	Allowance only - Assumed PV's to 20% of Green/Brown roof areas
10	**Earthing and Bonding Systems**					
11	General earthing and bonding throughout	19,216	m²	1.00	19,216	
12	Testing and Commissioning			3.00	39,844	
13	Sub Contractor's Preliminaries			11.00	150,476	
14	Sundries				560	
	Carry Forward				1,519,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				1,519,000	
	Total				1,519,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Fuel Distribution Systems**					
2	Not Applicable		Item			Excluded
	Total				0	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Lifts and Enclosed Hoists**					
2	Lifts 1 & 2 - 1000kg, 13 person, 1.0m/s passenger lifts, serving 9 floors, Basement to Level 7	2	Nr	108,000.00	216,000	
3	Extra over for FF Lift	1	Nr	7,500.00	7,500	Assumed 1nr is FF
4	Lifts 3 & 4 - 1000kg, 13 person, 1.0m/s passenger lifts, serving 8 floors, Basement to Level 6	2	Nr	96,000.00	192,000	
5	Extra over for FF Lift	1	Nr	7,500.00	7,500	Assumed 1nr is FF
6	Lifts 5 & 6 - 1000kg, 13 person, 1.0m/s passenger lifts, serving 7 floors, Basement to Level 5	2	Nr	84,000.00	168,000	
7	Extra over for FF Lift	1	Nr	7,500.00	7,500	Assumed 1nr is FF
8	Lifts 7 & 8 - 1000kg, 13 person, 1.0m/s passenger lifts, serving 6 floors, Basement to Level 4	2	Nr	72,000.00	144,000	
9	Extra over for FF Lift	1	Nr	7,500.00	7,500	Assumed 1nr is FF
10	Enhanced lift finishes					Excluded
	Total				750,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Fire Fighting Systems**					
2	Dry riser installation to fire fighting stairs, including dry riser inlet box at ground level, external valve connection points, dry riser mains pipework distribution to roof level and landing valves located within dry riser exposed at each floor level	26	Nr	4,000.00	104,000	Assumed dry riser required to each core
3	**Fire Suppression Systems**					
4	Sprinkler installation, inclusive mains distribution pipework valves and connection to CW booster pumpset	19,216	m²	15.00	288,240	
5	**Lightning Protection**					
6	Lightning protection to development; inclusive of earthing rods; bonding and tape	19,216	m²	2.00	38,432	
7	Testing and Commissioning			3.00	12,920	
8	Sub Contractor's Preliminaries			11.00	48,795	
9	Sundries				613	
	Total				493,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Communication Systems**					
2	Fire alarm system, disabled refuge, and emergency phone installation to lifts	19,216	m²	21.34	410,104	
3	Data installations to units and landlord areas	19,216	m²	12.76	245,286	
4	**Security Systems**					
5	CCTV, access control and door entry systems	19,216	m²	5.02	96,507	
6	**Central Control/Building Management Systems**					
7	BMS installations to primary plant	19,216	m²	11.55	221,960	
8	Testing and Commissioning			3.00	29,216	
9	Sub Contractor's Preliminaries			11.00	110,338	
10	Sundries				589	
	Total				1,114,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Allowance for builderswork in connection with services including firestopping	19,216	m²	15.00	288,240	
2	Sundries				760	
	Total				289,000	

Ref.	Description	%	Cost/m²	Cost/ft²	Total	Notes
	Shell and Core	73.1	2,345.33	217.89	5,474,000	
	Residential Fit-out Affordable Rent	26.9	863.52	80.22	2,015,452	
	Sundries	0.0	0.23	0.02	548	
	Total	**100.0**	**3,209.08**	**298.13**	**7,490,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**1. SUBSTRUCTURE**					
2	Substructure	2,334	m²	191.09	446,000	
3	**2. SUPERSTRUCTURE**					
4	Frame	2,334	m²	34.70	81,000	
5	Upper Floors	2,334	m²	235.65	550,000	
6	Roof	2,334	m²	205.66	480,000	
7	Stairs	2,334	m²	32.56	76,000	
8	External Walls	2,334	m²	581.41	1,357,000	
9	Windows and External Doors	2,334	m²	305.48	713,000	
10	Internal Walls and Partitions	2,334	m²	86.12	201,000	
11	Internal Doors	2,334	m²	16.71	39,000	
12	**3. INTERNAL FINISHES**					
13	Wall Finishes	2,334	m²	14.57	34,000	
14	Floor Finishes	2,334	m²	14.14	33,000	
15	Ceiling Finishes	2,334	m²	11.57	27,000	
16	**4. FITTINGS, FURNISHINGS AND EQUIPMENT**					
17	Fittings, Furnishings and Equipment	2,334	m²	13.28	31,000	
	Carry Forward				**4,068,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				**4,068,000**	
18	**Sub Total**				**4,068,000**	
19	**5. SERVICES**					
20	Sanitary Installations	2,334	m²	0.86	2,000	
21	Services Equipment	2,334	m²			
22	Disposal Installations	2,334	m²	26.56	62,000	
23	Water Installations	2,334	m²	56.56	132,000	
24	Heat Source	2,334	m²			
25	Space Heating and Air Conditioning	2,334	m²	65.98	154,000	
26	Ventilation Systems	2,334	m²	20.57	48,000	
27	Electrical Installations	2,334	m²	74.98	175,000	
28	Fuel Installations	2,334	m²			
29	Lift and Conveyor Installations	2,334	m²	0.00	0	
30	Fire and Lightning Protection	2,334	m²	35.13	82,000	
31	Communication, Security and Control Installations	2,334	m²	73.69	172,000	
32	Specialist Installations	2,334	m²			
33	Builderswork	2,334	m²	15.42	36,000	
	Carry Forward				**4,931,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				**4,931,000**	
34	**Sub Total**	**2,334**	**m²**		**863,000**	
35	Main Contractor's Preliminaries	2,334	m²	11.00	542,410	
36	Main Contractor's OH&P	2,334	m²	0.00	0	
37	Design and Build Risk	2,334	m²	0.00	0	
38	Design Reserve	2,334	m²	0.00	0	
39	Construction Contingency	2,334	m²	0.00	0	
40	Sundries	1	Item	590.00	590	
	Total				**5,474,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**SUBSTRUCTURE**					
3	**Earthworks**					
4	Allowance for excavation, level and compact, investigations	782	m²	33.20	25,960	
5	Allowance for contamination (25%)	196	m³	250.00	49,000	Risk allowance
6	Allowance for removal of obstructions	1	Item	16,000.00	16,000	
8	**Pile Caps to residential block**					
9	Allowance for reinforced pile caps	297	m³	400.00	118,800	
11	**Piles to residential block**					
12	Allowance for piling design fees	1	Item			
13	Piling Mat; 750 mm thick	193	m³	35.00	6,755	
14	Structural Bearing Piles incl pile caps	35	Nr	1,447.14	50,650	
16	**Ground bearing raft slab [in lieu of piles] to townhouses**					
17	600 thick ground bearing raft slab including sand bed, concrete blinding, pumping, placing and broom finish	453	m²	205.98	93,310	
19	**Pad foundations [in lieu of raft slab]**					
20	Pad foundations including concrete, pumping and placing, formwork and reinforcement	782	m²	0.00	0	
	Carry Forward				360,475	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				360,475	
22	**Ground bearing slab**					
23	300mm thick ground bearing raft slabs including reinforcement, slab finish and drainage	782	m²	53.67	41,970	
25	**Lift Pits**					
26	Allowance for constructing lift pits	0	Nr	15,000.00	0	
28	**Other**					
29	Gas protection membrane	1	Item			
30	Allow for drainage gully system beneath ground slab	782	m²	55.00	43,010	
31	Sundries	1	Item	545.00	545	
	Total				446,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**FRAME**					
3	**Columns for residential block**					
4	Ground to roof					
5	Concrete blade columns 220mm x 800mm comprising concrete, reinforcement and formwork	975	m²	30.11	29,360	
7	**Core Walls to residential block**					
8	Ground to roof					
9	Concrete walls, comprising concrete, reinforcement and formwork	975	m²	52.95	51,630	
11	**Other**					
12	Allowance for transfers; set back	1	Item			
13	Sundries	1	Item	10.00	10	
	Total				81,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**UPPER FLOORS**					
3	**Suspended Slabs**					
4	Roof slabs incl to take account of ground floor being incl in substructure					
5	Suspended slab, comprising concrete, reinforcement, formwork and slab finishes	975	m²	175.64	171,250	
6	Allowance for beams, upstands, thickenings, etc	975	m²	40.00	39,000	
8	**Transfer Structures**					
9	Allowance for transfer slabs / beams	1	Item			
11	**Townhouses**					
12	Allowance for traditional construction of the townhouses including block and beam construction with timber cassette upper floor system	1,359	m²	250.00	339,750	
13	Sundries	1	Item			
	Total				550,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**ROOF COVERINGS**					
2	Total Roof Area including brown (40%), green (20%) and paved roofs (40%)	711	m²	281.67	200,265	
3	**Misc**					
4	Allowance for roof access	2	Nr	5,000.00	10,000	
5	Builders work plinths (5% roof)	1	item	6,000.00	6,000	
6	Balustrades to roof	33	m	600.00	19,800	
7	Parapet detail	65	m	350.00	22,750	
8	Coping to parapet	65	m	195.00	12,675	
9	General allowance for lift over run	0	Item	15,000.00	0	
10	Mansafe system to roofs, fall restraint fixings to concrete	711	m²	30.00	21,330	
11	E.O. Acoustic plant enclosure for roof level plant	1	Item	0.00	0	
12	**Window Cleaning and Facade Access**					
13	Anchor points	200	m	50.00	10,000	
14	**Pitched Roof**					
15	Allowance for Gable ends to east and west elevation of townhouses	453	m²	390.00	176,670	
16	**Podium**					
	Carry Forward				**479,490**	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				**479,490**	
17	N/A					
18	Sundries	1	Item	510.00	510	
	Total				**480,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**STAIRS**					
2	**Pre-cast concrete stairs**					
3	1500mm wide staircase rising one storey in two flights incl landing	6	Nr	4,000.00	24,000	
4	**Staircase Balustrades**					
5	Balustrade (metal and vinyl handrail)	6	Nr	2,500.00	15,000	
6	Handrails	6	Nr	1,500.00	9,000	
7	**Duplex staircases**					
8	Timber stairs with balustrade to duplex units	11	Nr	2,500.00	27,500	
9	Sundries			500.00	500	
	Total				**76,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**EXTERNAL WALLS**					
3	**Brickwork**					
4	Allowance for brickwork	1,359	m²	405.30	550,798	
5	Allowance for articulation (20%)	272	m²	300.00	81,600	
6	Allowance for brick support channels and fixings	216	m	100.00	21,600	
8	**SFS framing**					
9	Met-sec framing system	1,359	m²	150.00	203,850	
11	**Scaffolding and access**					
12	All elevations	2,265	m²	80.00	181,200	
14	**Balconies**					
15	Bolt-on steel balconies including frame, balustrade, drainage and composite decking	175	m²	1,815.29	317,675	
16	Allowance for divider screens	0	Nr	750.00	0	Excluded
17	Sundries	1	Item	277.50	278	
	Total				**1,357,001**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**WINDOWS AND EXTERNAL DOORS**					
2	**Glazing to envelope**					
3	UPVC double glazed windows incl spandrel panels and ventilation grilles	906	m²	749.01	678,600	
4	Allowance for aluminium spandrel panels		m²	300.00		Excluded
5	Allowance for ventilation grilles	45	m²	150.00	6,750	
6	E/O for glazing to 'shop fronts'	0	m²	1,000.00	0	
8	**External Doors and Louvres**					
9	Main lobby entrance	0	Nr	12,000.00	0	
10	Secondary entrance	2	Nr	3,000.00	6,000	
11	Bin & Bike store access	1	Nr	3,000.00	3,000	
12	Plant room access	1	Nr	7,500.00	7,500	
13	E/O for external grade entrance doors	11	Nr	1,000.00	11,000	
14	Sundries	1	Item	150.00	150	
	Total				713,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**INTERNAL WALLS AND PARTITIONS**					
2	**Blockwork**					
3	Block wall to lower levels	160	m²	100.00	16,000	
4	**Drylining**					
5	Apartment party walls & corridor walls	1,235	m²	115.00	142,025	
6	E.O. for mesh lining corridor party wall to comply with secure by design requirement	1,235	m²	12.00	14,820	
7	**Plasterboard lining to;**					
8	Core walls	378	m²	35.00	13,230	
9	E.O. core and corridor walls for forming risers and all associated insulation	0	Nr	900.00	0	
10	Allowance for pipe casings inc metal stud, 2 layers of board and 25mm insulation	16	Nr	900.00	14,400	
11	Sundries	1	Item	525.00	525	
	Total				201,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**INTERNAL DOORS**					
2	**Fire-rated doors**					
3	Timber doors including metal frame, all hardware and paint finish in following sets;					
4	Apartment entrance doors	25	Nr	850.00	21,250	
5	Corridor doors - single	8	Nr	750.00	6,000	Abnormal
6	Extra over for external grade doors to ground floor apartments	15	Nr	200.00	3,000	
7	**Misc**					
8	Allow for fire rated access hatches to risers	20	Nr	400.00	8,000	
9	Sundries	1	Item	750.00	750	
	Total				39,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**WALL FINISHES**					
2	**Joinery**					
3	Timber skirting					
4	MDF Moulded skirting - common parts	567	m²	10.00	5,670	
5	**Decorations**					
6	White matt emulsion finish throughout					
7	Party and corridor walls	1,786	m²	10.00	17,860	
8	Core walls	1,008	m²	10.00	10,080	
9	Sundries	1	Item	390.00	390	
	Total				34,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**FLOOR FINISHES**					
2	**Acoustic treatment**					
3	Allowance for sub floor					
4	Screed and resilient layer to common areas	344	m²	35.00	12,040	
5	**Communal finishes**					
6	Carpet to corridors and circulation	344	m²	55.00	18,920	
7	Tiled flooring lower level circulation	20	m²	100.00	2,000	
8	Paint finish to plant rooms	0	m²	30.00	0	
9	Carpet to corridors and circulation					
10	Sundries	1	Item	40.00	40	
	Total				33,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**CEILING FINISHES**					
2	**Dry lining**					
3	Plasterboard suspended ceilings;					
4	Communal areas	344	m²	35.00	12,040	
5	Acoustic treatment; 1m either side of demise walls	1,134	m²	10.00	11,340	
6	**Decorations**					
7	White matt emulsion finish throughout					
8	Paint finish to plasterboard ceilings;					
9	Communal areas	344	m²	10.00	3,440	
10	Sundries	1	Item	180.00	180	
	Total				27,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**FITTINGS**					
2	Allowance for building name and sundry signage	1	Item	11,500.00	11,500	
3	Allowance for upgrading entrances	1	Nr	5,000.00	5,000	
4	Allowance for post boxes	25	Nr	150.00	3,750	
5	Allowance for apartments numbering	25	Nr	50.00	1,250	
6	Allowance for cycle racks (1 per bedroom)	58	Nr	150.00	8,700	
7	Sundries	1	Item	800.00	800	
	Total				31,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Cleaner's Sink	2	Nr	650.00	1,300	Assumed 1nr cleaner's cupboard per core
2	Installation of Sanitaryware	2	Nr	100.00	200	
3	Testing & Commissioning			3.00	45	
4	Sub-Contractor Preliminaries			11.00	170	
5	Sundries				285	
	Total				2,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Specialist Catering Equipment**					
2	Provision of specialist catering equipment		Item			Excluded - Not Applicable
	Total				0	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Foul Drainage above ground**					
2	**Rainwater Installation**					
3	Rainwater pipework including acoustic / thermal insulation	2,334	m²	8.07	18,839	
4	**Soil, Waste and Vent Installation**					
5	Soil, waste and vent pipework installation (vertical & horizontal distribution) to apartments including acoustic / thermal insulation where required	2,334	m²	15.00	35,010	
6	Capped drainage connections to commercial/retail units		Nr	1,500.00		
7	Testing and Commissioning			3.00	1,615	
8	Sub Contractor's Preliminaries			11.00	6,101	
9	Sundries				435	
	Total				62,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Mains Water Supply**					
2	Mains water supply; connection to blocks (metered)	1	Item	3,000.00	3,000	
3	**Cold Water Distribution**					
4	Cold Water Distribution installation; horizontal & vertical pipework distribution to units	2,334	m²	47.18	110,125	
5	Capped & metered cold water connections to commercial/retail units	0	Nr	2,500.00	0	
6	**Hot Water Distribution**					
7	Hot Water installations; local installations to cleaner's sinks (undercounter heaters)	1	Item	1,500.00	1,500	
8	Testing and Commissioning			3.00	3,439	
9	Sub Contractor's Preliminaries			11.00	12,987	
10	Sundries				949	
	Total				132,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Central Heating**					
2	Central Heating	2,334	m²	57.63	134,500	
3	**Local Cooling**					
4	Cooling to residential entrances/lobbies		Item			Excluded
5	**Local Heating**					
6	Allowance for heating to reception area		Item			Excluded
7	Electrical radiant heating panels to stair cores (assumed every other floor)		Nr			Excluded
8	Testing and Commissioning			3.00	4,035	
9	Sub-contractors Preliminaries			11.00	15,239	
10	Sundries				226	
	Total				154,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Central Ventilation**					
2	Allowance for ventilation systems to bin stores and plant rooms	1	Item			Excluded - Natural Vent
3	**Smoke Extract/Control**					
4	Mechanical Smoke Ventilation system to cores c/w smoke vents, dampers, fans and controls	1	Item	41,300.00	41,300	Assumes each core is a fire fighting core
5	Testing and Commissioning		%	3.00	1,239	
6	Sub Contractor's Preliminaries		%	11.00	4,679	
7	Sundries				782	
	Total				48,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Electric Mains and Sub-mains distribution**					
2	New LV installations including sub-mains cabling, panels and containment	2,334	m²	32.00	74,688	
3	Power supplies to commercial/retail units		Nr	2,500.00		
4	**Power Installations**					
5	Small power installations to landlord areas including power to mechanical plant, and localised back up power installations	2,334	m²	14.50	33,843	
6	**Lighting Installations**					
7	Lighting Installations to landlord areas	2,334	m²	8.11	18,920	
8	**Local Electricity Generation Systems**					
9	Photovoltaic (PV) system comprising of PV panels, DC isolators, inverters, meters, relays and cabling connections	85	m²	255.00	21,675	Allowance only - Assumed PV's to 20% of Green/Brown roof areas
10	**Earthing and Bonding Systems**					
11	General earthing and bonding throughout	2,334	m²	1.50	3,501	
12	Testing and Commissioning			3.00	4,579	
13	Sub Contractor's Preliminaries			11.00	17,293	
14	Sundries			501.55	502	
	Carry Forward				175,001	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				175,001	
	Total				175,001	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Fuel Distribution Systems**					
2	Not Applicable		Item			Excluded
	Total				0	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Lifts and Enclosed Hoists**					
2	Lifts 1 & 2 - 1000kg, 13 person, 1.0m/s passenger lifts, serving 9 floors, Basement to Level 7	0	Nr	108,000.00	0	
3	Extra over for FF Lift	0	Nr	7,500.00	0	Assumed 1nr is FF
4	Lifts 3 & 4 - 1000kg, 13 person, 1.0m/s passenger lifts, serving 8 floors, Basement to Level 6	0	Nr	96,000.00	0	
5	Extra over for FF Lift	0	Nr	7,500.00	0	Assumed 1nr is FF
6	Lifts 5 & 6 - 1000kg, 13 person, 1.0m/s passenger lifts, serving 7 floors, Basement to Level 5	0	Nr	84,000.00	0	
7	Extra over for FF Lift	0	Nr	7,500.00	0	Assumed 1nr is FF
8	Lifts 7 & 8 - 1000kg, 13 person, 1.0m/s passenger lifts, serving 6 floors, Basement to Level 4	0	Nr	72,000.00	0	
9	Extra over for FF Lift	0	Nr	7,500.00	0	Assumed 1nr is FF
10	Enhanced lift finishes					Excluded
	Total				0	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Fire Fighting Systems**					
2	Dry riser installation to fire fighting stairs, including dry riser inlet box at ground level, external valve connection points, dry riser mains pipework distribution to roof level and landing valves located within dry riser exposed at each floor level	8	Nr	4,000.00	32,000	Assumed dry riser required to each core
3	**Fire Suppression Systems**					
4	Sprinkler installation, inclusive mains distribution pipework valves and connection to CW booster pumpset	2,334	m²	15.00	35,010	
5	**Lightning Protection**					
6	Lightning protection to development; inclusive of earthing rods; bonding and tape	2,334	m²	2.00	4,668	
7	Testing and Commissioning			3.00	2,150	
8	Sub Contractor's Preliminaries			11.00	8,121	
9	Sundries				51	
	Total				82,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Communication Systems**					
2	Fire alarm system, disabled refuge, and emergency phone installation to lifts	2,334	m²	24.14	56,346	
3	Data installations to units and landlord areas	2,334	m²	9.89	23,086	
4	**Security Systems**					
5	CCTV, access control and door entry systems	2,334	m²	14.71	34,334	
6	**Central Control/Building Management Systems**					
7	BMS installations to primary plant	2,334	m²	15.36	35,840	
8	Testing and Commissioning			3.00	4,488	
9	Sub Contractor's Preliminaries			11.00	16,950	
10	Sundries				955	
	Total				171,999	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Allowance for builderswork in connection with services including firestopping	2,334	m²	15.00	35,010	
2	Sundries				990	
	Total				36,000	

Ref.	Description	%	Cost/m²	Cost/ft²	Total	Notes
	Shell and Core	75.5	2,455.12	228.09	3,501,000	
	Residential Fit-out Affordable	24.5	797.59	74.10	1,137,363	
	Sundries	0.0	0.45	0.04	637	
	Total	**100.0**	**3,253.16**	**302.23**	**4,639,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**1. SUBSTRUCTURE**					
2	Substructure	1,426	m²	201.96	288,000	
3	**2. SUPERSTRUCTURE**					
4	Frame	1,426	m²	63.81	91,000	
5	Upper Floors	1,426	m²	223.70	319,000	
6	Roof	1,426	m²	156.38	223,000	
7	Stairs	1,426	m²	61.71	88,000	
8	External Walls	1,426	m²	593.97	847,000	
9	Windows and External Doors	1,426	m²	184.43	263,000	
10	Internal Walls and Partitions	1,426	m²	62.41	89,000	
11	Internal Doors	1,426	m²	18.93	27,000	
12	**3. INTERNAL FINISHES**					
13	Wall Finishes	1,426	m²	8.42	12,000	
14	Floor Finishes	1,426	m²	21.04	30,000	
15	Ceiling Finishes	1,426	m²	11.92	17,000	
16	**4. FITTINGS, FURNISHINGS AND EQUIPMENT**					
17	Fittings, Furnishings and Equipment	1,426	m²	21.04	30,000	
	Carry Forward				**2,324,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				**2,324,000**	
18	**Sub Total**				**2,324,000**	
19	**5. SERVICES**					
20	Sanitary Installations	1,426	m²	0.70	1,000	
21	Services Equipment	1,426	m²			
22	Disposal Installations	1,426	m²	38.57	55,000	
23	Water Installations	1,426	m²	97.48	139,000	
24	Heat Source	1,426	m²			
25	Space Heating and Air Conditioning	1,426	m²	146.56	209,000	
26	Ventilation Systems	1,426	m²	44.88	64,000	
27	Electrical Installations	1,426	m²	82.75	118,000	
28	Fuel Installations	1,426	m²			
29	Lift and Conveyor Installations	1,426	m²	0.00	0	
30	Fire and Lightning Protection	1,426	m²	58.20	83,000	
31	Communication, Security and Control Installations	1,426	m²	97.48	139,000	
32	Specialist Installations	1,426	m²			
33	Builderswork	1,426	m²	15.43	22,000	
	Carry Forward				**3,154,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				**3,154,000**	
34	**Sub Total**	**1,426**	**m²**		**830,000**	
35	Main Contractor's Preliminaries	1,426	m²	11.00	346,940	
36	Main Contractor's OH&P	1,426	m²	0.00	0	
37	Design and Build Risk	1,426	m²	0.00	0	
38	Design Reserve	1,426	m²	0.00	0	
39	Construction Contingency	1,426	m²	0.00	0	
40	Sundries	1	Item	60.00	60	
	Total				**3,501,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**SUBSTRUCTURE**					
3	**Earthworks**					
4	Allowance for excavation, level and compact, investigations	428	m²	53.36	22,840	
5	Allowance for contamination (25%)	107	m³	250.00	26,750	Risk allowance
6	Allowance for removal of obstructions	1	Item	8,000.00	8,000	
7	E.O. allowance to accommodate underground water tank	1	Item			
9	**Pile Caps**					
10	Allowance for reinforced pile caps	192	m³	300.00	57,600	
12	**Piles**					
13	Allowance for piling design fees	1	Item	5,000.00	5,000	
14	Piling Mat; 750 mm thick	321	m³	35.00	11,235	
15	Structural Bearing Piles incl pile caps	57	Nr	1,087.98	62,015	
17	**Ground bearing raft slab [in lieu of piles]**					
18	600 thick ground bearing raft slab including sand bed, concrete blinding, pumping, placing and broom finish	428	m²	0.00	0	
20	**Pad foundations [in lieu of raft slab]**					
	Carry Forward				193,440	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				193,440	
21	Pad foundations including concrete, pumping and placing, formwork and reinforcement	428	m²	0.00	0	
23	**Ground bearing slab**					
24	300mm thick ground bearing raft slabs including reinforcement, slab finish and drainage	428	m²	165.28	70,740	
26	**Lift Pits**					
27	Allowance for constructing lift pits	0	Nr	15,000.00	0	
29	**Other**					
30	Gas protection membrane	1	Item			
31	Allow for drainage gully system beneath ground slab	428	m²	55.00	23,540	
33	Sundries			280.00	280	
	Total				288,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**FRAME**					
3	**Columns**					
4	Ground to roof					
5	Concrete blade columns 220mm x 800mm comprising concrete, reinforcement and formwork	1,426	m²	29.19	41,620	
7	**Core Walls**					
8	Ground to roof		m²			
9	Concrete walls, comprising concrete, reinforcement and formwork	1,426	m²	34.57	49,290	
11	**Other**					
12	Allowance for transfers; set back	1	Item	0.00	0	
14	Sundries			90.00	90	
	Total				91,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**UPPER FLOORS**					
3	**Suspended Slabs**					
4	Roof slabs incl to take account of ground floor being incl in substructure					
5	Suspended slab, comprising concrete, reinforcement, formwork and slab finishes	1,426	m²	178.13	254,012	
6	Allowance for beams, upstands, thickenings, etc	1,426	m²	45.00	64,170	
8	**Transfer Structures**					
9	Allowance for transfer slabs / beams to accommodate set back	1	Item			
11	Sundries				818	
	Total				319,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**ROOF COVERINGS**					
2	Total Roof Area including brown (40%), green (20%) and paved roofs (40%)	389	m²	281.90	109,660	
4	**Misc**					
5	Allowance for roof access	2	Nr	5,000.00	10,000	
6	Builders work plinths (5% roof)	1	item	3,000.00	3,000	
7	Balustrades to roof - assumed accessible roof areas	20	m	600.00	12,000	
8	Parapet detail	112	m	350.00	39,200	
9	Coping to parapet	112	m	195.00	21,840	
10	General allowance for lift over run	0	Item	15,000.00	0	
11	Mansafe system to roofs, fall restraint fixings to concrete	389	m²	30.00	11,670	
12	E.O. Acoustic plant enclosure for roof level plant	1	Item	10,000.00	10,000	
13	**Window Cleaning and Facade Access**					
14	Anchor points	112	m	50.00	5,600	
16	**Podium**					
17	N/A					
19	Sundries				30	
	Carry Forward				**223,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				223,000	
	Total				223,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**STAIRS**					
2	**Pre-cast concrete stairs**					
3	1500mm wide staircase rising one storey in two flights incl landing	11	Nr	4,000.00	44,000	
4	**Staircase Balustrades**					
5	Balustrade (metal and vinyl handrail)	11	Nr	2,500.00	27,500	
6	Handrails	11	Nr	1,500.00	16,500	
8	Sundries					
	Total				**88,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**EXTERNAL WALLS**					
3	**Brickwork**					
4	Allowance for brickwork	781	m²	418.24	326,645	
5	Allowance for articulation (20%)	156	m²	300.00	46,800	
6	Allowance for brick support channels and fixings	124	m	100.00	12,400	
8	**SFS framing**					
9	Met-sec framing system	781	m²	200.00	156,200	
11	**Scaffolding and access**					
12	All elevations	1,301	m²	80.00	104,080	
14	**Balconies**					
15	Bolt-on steel balconies including frame, balustrade, drainage and composite decking	105	m²	1,908.33	200,375	
16	Allowance for divider screens	0	Nr	750.00	0	Excluded
18	Sundries				500	
	Total				**847,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**WINDOWS AND EXTERNAL DOORS**					
2	**Glazing to envelope**					
3	UPVC double glazed windows incl spandrel panels and ventilation grilles	520	m²	454.66	236,425	
4	Allowance for aluminium spandrel panels		m²	300.00		Excluded
5	Allowance for ventilation grilles	26	m²	150.00	3,900	
6	E/O for glazing to 'shop fronts'	0	m²	1,000.00	0	
8	**External Doors and Louvres**					
9	Main lobby entrance	0	Nr	12,000.00	0	
10	Secondary entrance	3	Nr	3,000.00	9,000	
11	Bin & Bike store access	2	Nr	3,000.00	6,000	
12	Plant room access	1	Nr	7,500.00	7,500	
14	Sundries				175	
	Total				263,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**INTERNAL WALLS AND PARTITIONS**					
2	**Blockwork**					
3	Block wall to lower levels; double height	142	m²	100.00	14,200	
4	**Drylining**					
5	Apartment party walls & corridor walls	132	m²	115.00	15,180	
6	E.O. for mesh lining corridor party wall to comply with secure by design requirement	132	m²	12.00	1,584	
7	**Plasterboard lining to;**					
8	Core walls	520	m²	35.00	18,200	Abnormal!
9	E.O. core and corridor walls for forming risers and all associated insulation	22	Nr	900.00	19,800	
10	Allowance for pipe casings inc metal stud, 2 layers of board and 25mm insulation	22	Nr	900.00	19,800	
12	Sundries				236	
	Total				89,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**INTERNAL DOORS**					
2	**Fire-rated doors**					
3	Timber doors including metal frame, all hardware and paint finish in following sets;					
4	Apartment entrance doors	21	Nr	850.00	17,850	
5	Corridor doors - single	0	Nr	750.00	0	Abnormal
6	Extra over for external grade doors to ground floor apartments	0	Nr	200.00	0	
7	**Misc**					
8	Allow for fire rated access hatches to risers	21	Nr	400.00	8,400	
10	Sundries				750	
	Total				27,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**WALL FINISHES**					
2	**Joinery**					
3	Timber skirting					
4	MDF Moulded skirting - common parts	150	m²	10.00	1,500	
5	**Decorations**					
6	White matt emulsion finish throughout					
7	Party and corridor walls	472	m²	10.00	4,720	
8	Core walls	520	m²	10.00	5,200	
10	Sundries				580	
	Total				12,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**FLOOR FINISHES**					
2	**Acoustic treatment**					
3	Allowance for sub floor					
4	Screed and resilient layer to common areas	303	m²	35.00	10,605	
5	**Communal finishes**					
6	Carpet to corridors and circulation	303	m²	55.00	16,665	
7	Tiled flooring lower level circulation	20	m²	100.00	2,000	
8	Paint finish to plant rooms	0	m²	30.00	0	
9	Carpet to corridors and circulation					
11	Sundries				730	
	Total				30,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**CEILING FINISHES**					
2	**Dry lining**					
3	Plasterboard suspended ceilings;					
4	Communal areas	303	m²	35.00	10,605	
5	Acoustic treatment; 1m either side of demise walls	300	m²	10.00	3,000	
6	**Decorations**					
7	White matt emulsion finish throughout					
8	Paint finish to plasterboard ceilings;					
9	Communal areas	303	m²	10.00	3,030	
11	Sundries				365	
	Total				17,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**FITTINGS**					
2	Allowance for building name and sundry signage	1	Item	7,000.00	7,000	
3	Allowance for upgrading entrances	3	Nr	5,000.00	15,000	
4	Allowance for post boxes	21	Nr	150.00	3,150	
5	Allowance for apartments numbering	21	Nr	50.00	1,050	
6	Allowance for cycle racks (1 per bedroom)	21	Nr	150.00	3,150	
8	Sundries				650	
	Total				30,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Cleaner's Sink	1	Nr	650.00	650	Assumed 1nr cleaner's cupboard per core
2	Installation of Sanitaryware	1	Nr	150.00	150	
3	Testing & Commissioning			3.00	24	
4	Sub-Contractor Preliminaries			12.00	99	
5	Sundries				77	
	Total				1,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Specialist Catering Equipment**					
2	Provision of specialist catering equipment		Item			Excluded - Not Applicable
	Total				0	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Foul Drainage above ground**					
2	**Rainwater Installation**					
3	Rainwater pipework including acoustic / thermal insulation	1,426	m²	13.21	18,836	
4	**Soil, Waste and Vent Installation**					
5	Soil, waste and vent pipework installation (vertical & horizontal distribution) to apartments including acoustic / thermal insulation where required	1,426	m²	20.00	28,520	
6	Capped drainage connections to commercial/retail units	0	Nr	1,500.00	0	
7	Testing and Commissioning			3.00	1,421	
8	Sub Contractor's Preliminaries			11.00	5,365	
9	Sundries				858	
	Total				55,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Mains Water Supply**					
2	Mains water supply; connection to blocks (metered)	1	Item	3,000.00	3,000	
3	**Cold Water Distribution**					
4	Cold Water Distribution installation; horizontal & vertical pipework distribution to units	1,426	m²	82.00	116,925	
5	Capped & metered cold water connections to commercial/retail units	0	Nr	2,500.00	0	
6	**Hot Water Distribution**					
7	Hot Water installations; local installations to cleaner's sinks (undercounter heaters)	1	Item	850.00	850	
8	Testing and Commissioning			3.00	3,623	
9	Sub Contractor's Preliminaries			11.00	13,684	
10	Sundries				918	
	Total				139,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Central Heating**					
2	Central Heating	1,426	m²	128.09	182,655	
3	**Local Cooling**					
4	Cooling to residential entrances/lobbies		Item			Excluded
5	**Local Heating**					
6	Allowance for heating to reception area		Item			Excluded
7	Electrical radiant heating panels to stair cores (assumed every other floor)		Nr			Excluded
8	Testing and Commissioning			3.00	5,480	
9	Sub-contractors Preliminaries			11.00	20,695	
10	Sundries				171	
	Total				209,001	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Central Ventilation**					
2	Allowance for ventilation systems to bin stores and plant rooms	1	Item			Excluded - Natural Vent
3	**Smoke Extract/Control**					
4	Mechanical Smoke Ventilation system to cores c/w smoke vents, dampers, fans and controls	1	Item	55,500.00	55,500	Assumes each core is a fire fighting core
5	Testing and Commissioning		%	3.00	1,665	
6	Sub Contractor's Preliminaries		%	11.00	6,288	
7	Sundries				547	
	Total				64,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Electric Mains and Sub-mains distribution**					
2	New LV installations including sub-mains cabling, panels and containment	1,426	m²	32.00	45,632	
3	Power supplies to commercial/retail units		Nr	2,500.00		
4	**Power Installations**					
5	Small power installations to landlord areas including power to mechanical plant, and localised back up power installations	1,426	m²	17.12	24,420	
6	**Lighting Installations**					
7	Lighting Installations to landlord areas	1,426	m²	13.81	19,695	
8	**Local Electricity Generation Systems**					
9	Photovoltaic (PV) system comprising of PV panels, DC isolators, inverters, meters, relays and cabling connections	47	m²	255.00	11,985	Allowance only - Assumed PV's to 20% of Green/Brown roof areas
10	**Earthing and Bonding Systems**					
11	General earthing and bonding throughout	1,426	m²	1.00	1,426	
12	Testing and Commissioning			3.00	3,095	
13	Sub Contractor's Preliminaries			11.00	11,688	
14	Sundries				59	
	Carry Forward				118,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				118,000	
	Total				118,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Fuel Distribution Systems**					
2	Not Applicable		Item			Excluded
	Total				0	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Lifts and Enclosed Hoists**					
2	Lifts 1 & 2 - 1000kg, 13 person, 1.0m/s passenger lifts, serving 9 floors, Basement to Level 7	0	Nr	108,000.00	0	
3	Extra over for FF Lift	0	Nr	7,500.00	0	Assumed 1nr is FF
4	Lifts 3 & 4 - 1000kg, 13 person, 1.0m/s passenger lifts, serving 8 floors, Basement to Level 6	0	Nr	96,000.00	0	
5	Extra over for FF Lift	0	Nr	7,500.00	0	Assumed 1nr is FF
6	Lifts 5 & 6 - 1000kg, 13 person, 1.0m/s passenger lifts, serving 7 floors, Basement to Level 5	0	Nr	84,000.00	0	
7	Extra over for FF Lift	0	Nr	7,500.00	0	Assumed 1nr is FF
8	Lifts 7 & 8 - 1000kg, 13 person, 1.0m/s passenger lifts, serving 6 floors, Basement to Level 4	0	Nr	72,000.00	0	
9	Extra over for FF Lift	0	Nr	7,500.00	0	Assumed 1nr is FF
10	Enhanced lift finishes					Excluded
	Total				0	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Fire Fighting Systems**					
2	Dry riser installation to fire fighting stairs, including dry riser inlet box at ground level, external valve connection points, dry riser mains pipework distribution to roof level and landing valves located within dry riser exposed at each floor level	12	Nr	4,000.00	48,000	Assumed dry riser required to each core
3	**Fire Suppression Systems**					
4	Sprinkler installation, inclusive mains distribution pipework valves and connection to CW booster pumpset	1,426	m²	15.00	21,390	
5	**Lightning Protection**					
6	Lightning protection to development; inclusive of earthing rods; bonding and tape	1,426	m²	2.00	2,852	
7	Testing and Commissioning			3.00	2,167	
8	Sub Contractor's Preliminaries			11.00	8,185	
9	Sundries				406	
	Total				83,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Communication Systems**					
2	Fire alarm system, disabled refuge, and emergency phone installation to lifts	1,426	m²	29.12	41,529	
3	Data installations to units and landlord areas	1,426	m²	12.10	17,254	
4	**Security Systems**					
5	CCTV, access control and door entry systems	1,426	m²	26.47	37,750	
6	**Central Control/Building Management Systems**					
7	BMS installations to primary plant	1,426	m²	17.36	24,760	
8	Testing and Commissioning			3.00	3,639	
9	Sub Contractor's Preliminaries			11.00	13,743	
10	Sundries			325.71	326	
	Total				139,001	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Allowance for builderswork in connection with services including firestopping	1,426	m²	15.00	21,390	
2	Sundries				610	
	Total				22,000	

Ref.	Description	%	Cost/m²	Cost/ft²	Total	Notes
	Shell and Core	76.6	2,037.97	189.33	7,728,000	
	Residential Fit-out Private	23.4	623.24	57.90	2,363,323	
	Commercial Fit-out	0.0	0.00	0.00	0	Excluded
	Sundries	0.0	0.18	0.02	677	
	Total	100.0	2,661.39	247.25	10,092,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**1. SUBSTRUCTURE**					
2	Substructure	3,792	m²	167.46	635,000	
3	**2. SUPERSTRUCTURE**					
4	Frame	3,792	m²	87.82	333,000	
5	Upper Floors	3,792	m²	250.26	949,000	
6	Roof	3,792	m²	107.33	407,000	
7	Stairs	3,792	m²	12.66	48,000	
8	External Walls	3,792	m²	423.79	1,607,000	
9	Windows and External Doors	3,792	m²	280.06	1,062,000	
10	Internal Walls and Partitions	3,792	m²	62.24	236,000	
11	Internal Doors	3,792	m²	11.87	45,000	
12	**3. INTERNAL FINISHES**					
13	Wall Finishes	3,792	m²	8.18	31,000	
14	Floor Finishes	3,792	m²	20.31	77,000	
15	Ceiling Finishes	3,792	m²	12.39	47,000	
16	**4. FITTINGS, FURNISHINGS AND EQUIPMENT**					
17	Fittings, Furnishings and Equipment	3,792	m²	10.55	40,000	
	Carry Forward				5,517,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				5,517,000	
18	**Sub Total**				5,517,000	
19	**5. SERVICES**					
20	Sanitary Installations	3,792	m²	0.26	1,000	
21	Services Equipment	3,792	m²			
22	Disposal Installations	3,792	m²	29.27	111,000	
23	Water Installations	3,792	m²	37.71	143,000	
24	Heat Source	3,792	m²			
25	Space Heating and Air Conditioning	3,792	m²	67.51	256,000	
26	Ventilation Systems	3,792	m²	17.67	67,000	
27	Electrical Installations	3,792	m²	81.22	308,000	
28	Fuel Installations	3,792	m²			
29	Lift and Conveyor Installations	3,792	m²	40.61	154,000	
30	Fire and Lightning Protection	3,792	m²	26.90	102,000	
31	Communication, Security and Control Installations	3,792	m²	64.87	246,000	
32	Specialist Installations	3,792	m²			
33	Builderswork	3,792	m²	15.03	57,000	
	Carry Forward				6,962,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				6,962,000	
34	**Sub Total**	3,792	m²		1,445,000	
35	Main Contractor's Preliminaries	3,792	m²	11.00	765,820	
36	Main Contractor's OH&P	3,792	m²	0.00	0	
37	Design and Build Risk	3,792	m²	0.00	0	
38	Design Reserve	3,792	m²	0.00	0	
39	Construction Contingency	3,792	m²	0.00	0	
40	Sundries	1	Item	180.00	180	
	Total				7,728,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**SUBSTRUCTURE**					
3	**Earthworks**					
4	Allowance for excavation, level and compact, investigations	880	m²	41.36	36,400	
5	Allowance for contamination (25%)	220	m³	250.00	55,000	Risk allowance
6	Allowance for removal of obstructions	1	Item	18,000.00	18,000	
7	E.O. allowance to accommodate underground water tank	1	Item			
9	**Pile Caps**					
10	Allowance for reinforced pile caps	297	m³	400.00	118,800	
12	**Piles**					
13	Allowance for piling design fees	1	Item	10,000.00	10,000	
14	Piling Mat; 750 mm thick	660	m³	35.00	23,100	
15	Structural Bearing Piles incl pile caps	93	Nr	1,584.68	147,375	
17	**Ground bearing raft slab [in lieu of piles]**					
18	600 thick ground bearing raft slab including sand bed, concrete blinding, pumping, placing and broom finish	880	m²	0.00	0	
20	**Pad foundations [in lieu of raft slab]**					
	Carry Forward				408,675	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				408,675	
21	Pad foundations including concrete, pumping and placing, formwork and reinforcement	880	m²	0.00	0	
23	**Ground bearing slab**					
24	300mm thick ground bearing raft slabs including reinforcement, slab finish and drainage	880	m²	167.27	147,200	
26	**Lift Pits**					
27	Allowance for constructing lift pits	2	Nr	15,000.00	30,000	
29	**Other**					
30	Gas protection membrane	1	Item			
31	Allow for drainage gully system beneath ground slab	880	m²	55.00	48,400	
33	Sundries				725	
	Total				635,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**FRAME**					
3	**Columns**					
4	Ground to roof					
5	Concrete blade columns 220mm x 800mm comprising concrete, reinforcement and formwork	3,792	m²	30.01	113,800	
7	**Core Walls**					
8	Ground to roof					
9	Concrete walls, comprising concrete, reinforcement and formwork	3,792	m²	44.41	168,420	
11	**Other**					
12	Allowance for transfers; set back and curved structure	1	Item	50,000.00	50,000	
14	Sundries				780	
	Total				333,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**UPPER FLOORS**					
3	**Suspended Slabs**					
4	Roof slabs incl to take account of ground floor being incl in substructure					
5	Suspended slab, comprising concrete, reinforcement, formwork and slab finishes	3,792	m²	178.68	677,554	
6	Allowance for beams, upstands, thickenings, etc	3,792	m²	45.00	170,640	
8	**Transfer Structures**					
9	Allowance for transfer slabs / beams to accommodate set back and curved structure	1	Item	100,000.00	100,000	
11	Sundries				806	
	Total				949,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**ROOF COVERINGS**					
2	Total Roof Area including brown (40%), green (20%) and paved roofs (40%)	800	m²	281.75	225,400	
4	**Misc**					
5	Allowance for roof access	1	Nr	5,000.00	5,000	
6	Builders work plinths (5% roof)	1	item	6,000.00	6,000	
7	Balustrades to roof - assumed accessible roof areas L1 & L4	70	m	600.00	42,000	
8	Parapet detail	125	m	350.00	43,750	
9	Coping to parapet	125	m	195.00	24,375	
10	General allowance for lift over run	1	Item	15,000.00	15,000	
11	Mansafe system to roofs, fall restraint fixings to concrete	800	m²	30.00	24,000	
12	E.O. Acoustic plant enclosure for roof level plant	1	Item	15,000.00	15,000	
13	**Window Cleaning and Facade Access**					
14	Anchor points	125	m	50.00	6,250	
16	**Podium**					
17	N/A					
19	Sundries				225	
	Carry Forward				**407,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				407,000	
	Total				407,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**STAIRS**					
2	**Pre-cast concrete stairs**					
3	1500mm wide staircase rising one storey in two flights incl landing	6	Nr	4,000.00	24,000	
4	**Staircase Balustrades**					
5	Balustrade (metal and vinyl handrail)	6	Nr	2,500.00	15,000	
6	Handrails	6	Nr	1,500.00	9,000	
	Total				**48,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**EXTERNAL WALLS**					
3	**Brickwork**					
4	Allowance for brickwork	1,294	m²	401.17	519,113	
5	Allowance for articulation (20%)	259	m²	300.00	77,700	
6	Allowance for brick support channels and fixings	205	m	100.00	20,500	
7	E/O allowance for faceted facade	1,294	m²	100.00	129,400	
9	**SFS framing**					
10	Met-sec framing system	1,294	m²	200.00	258,800	
12	**Scaffolding and access**					
13	All elevations	2,449	m²	80.00	195,920	
15	**Balconies**					
16	Bolt-on steel balconies including frame, balustrade, drainage and composite decking	221	m²	1,831.20	404,695	
17	Allowance for divider screens	0	Nr	750.00	0	Excluded
19	Sundries				873	
	Total				**1,607,001**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**WINDOWS AND EXTERNAL DOORS**					
2	**Glazing to envelope**					
3	UPVC double glazed windows incl spandrel panels and ventilation grilles	863	m²	453.68	391,530	
4	Allowance for aluminium spandrel panels		m²	300.00		Excluded
5	Allowance for ventilation grilles	43	m²	150.00	6,450	
6	E/O for glazing to 'shop fronts'	292	m²	1,000.00	292,000	
7	E/O for faceted glazing	1,155	m²	300.00	346,500	
9	**External Doors and Louvres**					
10	Main lobby entrance	1	Nr	12,000.00	12,000	
11	Secondary entrance	1	Nr	3,000.00	3,000	
12	Bin & Bike store access	1	Nr	3,000.00	3,000	
13	Plant room access	1	Nr	7,500.00	7,500	
15	Sundries				20	
	Total				1,062,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**INTERNAL WALLS AND PARTITIONS**					
2	**Blockwork**					
3	Block wall to lower levels; double height	80	m²	100.00	8,000	
4	**Drylining**					
5	Apartment party walls & corridor walls	1,409	m²	115.00	162,035	
6	E.O. for mesh lining corridor party wall to comply with secure by design requirement	1,409	m²	12.00	16,908	
7	**Plasterboard lining to;**					
8	Core walls	756	m²	35.00	26,460	Abnormal!
9	E.O. core and corridor walls for forming risers and all associated insulation	12	Nr	900.00	10,800	
10	Allowance for pipe casings inc metal stud, 2 layers of board and 25mm insulation	12	Nr	900.00	10,800	
12	Sundries				997	
	Total				236,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**INTERNAL DOORS**					
2	**Fire-rated doors**					
3	Timber doors including metal frame, all hardware and paint finish in following sets;					
4	Apartment entrance doors	34	Nr	850.00	28,900	
5	Corridor doors - single	14	Nr	750.00	10,500	Abnormal
6	Extra over for external grade doors to ground floor apartments	0	Nr	200.00	0	
7	**Misc**					
8	Allow for fire rated access hatches to risers	14	Nr	400.00	5,600	
	Total				45,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**WALL FINISHES**					
2	**Joinery**					
3	Timber skirting					
4	MDF Moulded skirting - common parts	549	m²	10.00	5,490	
5	**Decorations**					
6	White matt emulsion finish throughout					
7	Party and corridor walls	1,731	m²	10.00	17,310	
8	Core walls	756	m²	10.00	7,560	
10	Sundries				640	
	Total				31,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**FLOOR FINISHES**					
2	**Acoustic treatment**					
3	Allowance for sub floor					
4	Screed and resilient layer to common areas	823	m²	35.00	28,805	
5	**Communal finishes**					
6	Carpet to corridors and circulation	823	m²	55.00	45,265	
7	Tiled flooring lower level circulation	20	m²	100.00	2,000	
8	Paint finish to plant rooms	0	m²	30.00	0	
9	Carpet to corridors and circulation					
11	Sundries				930	
	Total				**77,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**CEILING FINISHES**					
2	**Dry lining**					
3	Plasterboard suspended ceilings;					
4	Communal areas	823	m²	35.00	28,805	
5	Acoustic treatment; 1m either side of demise walls	979	m²	10.00	9,790	
6	**Decorations**					
7	White matt emulsion finish throughout					
8	Paint finish to plasterboard ceilings;					
9	Communal areas	823	m²	10.00	8,230	
11	Sundries				175	
	Total				**47,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**FITTINGS**					
2	Allowance for building name and sundry signage	1	Item	19,000.00	19,000	
3	Allowance for upgrading entrances	1	Nr	5,000.00	5,000	
4	Allowance for post boxes	34	Nr	150.00	5,100	
5	Allowance for apartments numbering	34	Nr	50.00	1,700	
6	Allowance for cycle racks (1 per bedroom)	58	Nr	150.00	8,700	
8	Sundries				500	
	Total				**40,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Cleaner's Sink	1	Nr	650.00	650	Assumed 1nr cleaner's cupboard per core
2	Installation of Sanitaryware	1	Nr	150.00	150	
3	Testing & Commissioning			3.00	24	
4	Sub-Contractor Preliminaries			12.00	99	
5	Sundries				77	
	Total				**1,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Specialist Catering Equipment**					
2	Provision of specialist catering equipment		Item			Excluded - Not Applicable
	Total				0	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Foul Drainage above ground**					
2	**Rainwater Installation**					
3	Rainwater pipework including acoustic / thermal insulation	3,792	m²	9.34	35,436	
4	**Soil, Waste and Vent Installation**					
5	Soil, waste and vent pipework installation (vertical & horizontal distribution) to apartments including acoustic / thermal insulation where required	3,792	m²	15.00	56,880	
6	Capped drainage connections to village hall/community hub	2	Nr	2,000.00	4,000	
7	Testing and Commissioning			3.00	2,889	
8	Sub Contractor's Preliminaries			11.00	10,913	
9	Sundries				882	
	Total				111,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Mains Water Supply**					
2	Mains water supply; connection to blocks (metered)	1	Item	3,000.00	3,000	
3	**Cold Water Distribution**					
4	Cold Water Distribution installation; horizontal & vertical pipework distribution to units	3,792	m²	30.18	114,450	
5	Capped & metered cold water connections to commercial/retail units	2	Nr	3,000.00	6,000	
6	**Hot Water Distribution**					
7	Hot Water installations; local installations to cleaner's sinks (undercounter heaters)	1	Item	850.00	850	
8	Testing and Commissioning			3.00	3,729	
9	Sub Contractor's Preliminaries			11.00	14,083	
10	Sundries				888	
	Total				143,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Central Heating**					
2	Central Heating	3,792	m²	58.82	223,050	
3	**Local Cooling**					
4	Cooling to residential entrances/lobbies		Item			Excluded
5	**Local Heating**					
6	Allowance for heating to reception area		Item			Excluded
7	Electrical radiant heating panels to stair cores (assumed every other floor)		Nr			Excluded
8	Testing and Commissioning			3.00	6,692	
9	Sub-contractors Preliminaries			11.00	25,272	
10	Sundries			986.93	987	
	Total				256,001	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Central Ventilation**					
2	Allowance for ventilation systems to bin stores and plant rooms	1	Item			Excluded - Natural Vent
3	**Smoke Extract/Control**					
4	Mechanical Smoke Ventilation system to cores c/w smoke vents, dampers, fans and controls	1	Item	58,400.00	58,400	Assumes each core is a fire fighting core
5	Testing and Commissioning		%	3.00	1,752	
6	Sub Contractor's Preliminaries		%	11.00	6,617	
7	Sundries				231	
	Total				67,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Electric Mains and Sub-mains distribution**					
2	New LV installations including sub-mains cabling, panels and containment	3,792	m²	32.00	121,344	
3	Power supplies to commercial/retail units	2	Nr	2,500.00	5,000	
4	**Power Installations**					
5	Small power installations to landlord areas including power to mechanical plant, and localised back up power installations	3,792	m²	15.55	58,984	
6	**Lighting Installations**					
7	Lighting Installations to landlord areas	3,792	m²	14.11	53,495	
8	**Local Electricity Generation Systems**					
9	Photovoltaic (PV) system comprising of PV panels, DC isolators, inverters, meters, relays and cabling connections	96	m²	255.00	24,480	Allowance only - Assumed PV's to 20% of Green/Brown roof areas
10	**Earthing and Bonding Systems**					
11	General earthing and bonding throughout	3,792	m²	1.50	5,688	
12	Testing and Commissioning			3.00	8,070	
13	Sub Contractor's Preliminaries			11.00	30,477	
14	Sundries			462.59	463	
	Carry Forward				308,001	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				308,001	
	Total				308,001	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Fuel Distribution Systems**					
2	Not Applicable		Item			Excluded
	Total				0	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Lifts and Enclosed Hoists**					
2	Lifts 1 & 2 - 1000kg, 13 person, 1.0m/s passenger lifts, serving 9 floors, Basement to Level 7	2	Nr	72,000.00	144,000	
3	Extra over for FF Lift	1	Nr	10,000.00	10,000	Assumed 1nr is FF
4	Enhanced lift finishes					Excluded
	Total				154,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Fire Fighting Systems**					
2	Dry riser installation to fire fighting stairs, including dry riser inlet box at ground level, external valve connection points, dry riser mains pipework distribution to roof level and landing valves located within dry riser exposed at each floor level	6	Nr	4,000.00	24,000	Assumed dry riser required to each core
3	**Fire Suppression Systems**					
4	Sprinkler installation, inclusive mains distribution pipework valves and connection to CW booster pumpset	3,792	m²	15.00	56,880	
5	**Lightning Protection**					
6	Lightning protection to development; inclusive of earthing rods; bonding and tape	3,792	m²	2.00	7,584	
7	Testing and Commissioning			3.00	2,654	
8	Sub Contractor's Preliminaries			11.00	10,023	
9	Sundries			859.11	859	
	Total				102,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Communication Systems**					
2	Fire alarm system, disabled refuge, and emergency phone installation to lifts	3,792	m²	21.77	82,548	
3	Data installations to units and landlord areas	3,792	m²	8.93	33,868	
4	**Security Systems**					
5	CCTV, access control and door entry systems	3,792	m²	11.39	43,188	
6	**Central Control/Building Management Systems**					
7	BMS installations to primary plant	3,792	m²	14.48	54,920	
8	Testing and Commissioning			3.00	6,436	
9	Sub Contractor's Preliminaries			11.00	24,306	
10	Sundries				735	
	Total				246,001	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Allowance for builderswork in connection with services including firestopping	3,792	m²	15.00	56,880	
2	Sundries				120	
	Total				57,000	

Ref.	Description	%	Cost/m²	Cost/ft²	Total	Notes
	Shell and Core	86.0	2,966.70	275.61	3,474,000	
	Residential Fit-out Private	14.0	481.74	44.75	564,120	
	Commercial Fit-out	0.0	0.00	0.00	0	Excluded
	Sundries	0.0	0.75	0.07	880	
	Total	100.0	3,449.19	320.43	4,039,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**1. SUBSTRUCTURE**					
2	Substructure	1,171	m²	198.98	233,000	
3	**2. SUPERSTRUCTURE**					
4	Frame	1,171	m²	70.88	83,000	
5	Upper Floors	1,171	m²	267.29	313,000	
6	Roof	1,171	m²	392.83	460,000	
7	Stairs	1,171	m²	21.35	25,000	
8	External Walls	1,171	m²	649.87	761,000	
9	Windows and External Doors	1,171	m²	541.42	634,000	
10	Internal Walls and Partitions	1,171	m²	50.38	59,000	
11	Internal Doors	1,171	m²	16.23	19,000	
12	**3. INTERNAL FINISHES**					
13	Wall Finishes	1,171	m²	4.27	5,000	
14	Floor Finishes	1,171	m²	17.93	21,000	
15	Ceiling Finishes	1,171	m²	10.25	12,000	
16	**4. FITTINGS, FURNISHINGS AND EQUIPMENT**					
17	Fittings, Furnishings and Equipment	1,171	m²	12.81	15,000	
	Carry Forward				2,640,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				2,640,000	
18	**Sub Total**				2,640,000	
19	**5. SERVICES**					
20	Sanitary Installations	1,171	m²	0.85	1,000	
21	Services Equipment	1,171	m²			
22	Disposal Installations	1,171	m²	40.14	47,000	
23	Water Installations	1,171	m²	49.53	58,000	
24	Heat Source	1,171	m²			
25	Space Heating and Air Conditioning	1,171	m²	99.06	116,000	
26	Ventilation Systems	1,171	m²	21.35	25,000	
27	Electrical Installations	1,171	m²	92.23	108,000	
28	Fuel Installations	1,171	m²			
29	Lift and Conveyor Installations	1,171	m²	0.00	0	
30	Fire and Lightning Protection	1,171	m²	31.60	37,000	
31	Communication, Security and Control Installations	1,171	m²	67.46	79,000	
32	Specialist Installations	1,171	m²			
33	Builderswork	1,171	m²	15.37	18,000	
	Carry Forward				3,129,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				3,129,000	
34	**Sub Total**	**1,171**	**m²**		489,000	
35	Main Contractor's Preliminaries	1,171	m²	11.00	344,190	
36	Main Contractor's OH&P	1,171	m²	0.00	0	
37	Design and Build Risk	1,171	m²	0.00	0	
38	Design Reserve	1,171	m²	0.00	0	
39	Construction Contingency	1,171	m²	0.00	0	
40	Sundries	1	Item	810.00	810	
	Total				3,474,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**SUBSTRUCTURE**					
3	**Earthworks**					
4	Allowance for excavation, level and compact, investigations	591	m²	46.90	27,715	
5	Allowance for contamination (25%)	148	m³	250.00	37,000	Risk allowance
6	Allowance for removal of obstructions	1	Item	12,000.00	12,000	
7	E.O. allowance to accommodate underground water tank	1	Item			
9	**Pile Caps**					
10	Allowance for reinforced pile caps	0	m³	400.00	0	
12	**Piles**					
13	Allowance for piling design fees	0	Item	5,000.00	0	
14	Piling Mat; 750 mm thick	0	m³	35.00	0	
15	Structural Bearing Piles incl pile caps	0	Nr	0.00	0	
17	**Ground bearing raft slab [in lieu of piles]**					
18	600 thick ground bearing raft slab including sand bed, concrete blinding, pumping, placing and broom finish	591	m²	207.87	122,850	
20	**Pad foundations [in lieu of raft slab]**					
	Carry Forward				199,565	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				199,565	
21	Pad foundations including concrete, pumping and placing, formwork and reinforcement	591	m²	0.00	0	
23	**Ground bearing slab**					
24	300mm thick ground bearing raft slabs including reinforcement, slab finish and drainage	591	m²	0.00	0	
26	**Lift Pits**					
27	Allowance for constructing lift pits	0	Nr	15,000.00	0	
29	**Other**					
30	Gas protection membrane	1	Item			
31	Allow for drainage gully system beneath ground slab	591	m²	55.00	32,505	
33	Sundries				930	
	Total				233,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**FRAME**					
3	**Columns**					
4	Ground to roof					
5	Concrete blade columns 220mm x 800mm comprising concrete, reinforcement and formwork	0	m²	0.00	32,720	
7	**Core Walls**					
8	Ground to roof					
9	Concrete walls, comprising concrete, reinforcement and formwork	0	m²	0.00	29,980	
11	**Other**					
12	Allowance for transfers; set back	1	Item	20,000.00	20,000	
14	Sundries				300	
	Total				83,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**UPPER FLOORS**					
3	**Suspended Slabs**					
4	Roof slabs incl to take account of ground floor being incl in substructure					
5	Suspended slab, comprising concrete, reinforcement, formwork and slab finishes	1,171	m²	0.00	0	
6	Allowance for beams, upstands, thickenings, etc	1,171	m²	0.00	0	
7	**Traditional Construction**					
8	Allowance for traditional construction of the townhouses including block and beam construction with timber cassette upper floor system	1,171	m²	250.00	292,750	
10	**Transfer Structures**					
11	Allowance for transfer slabs / beams to accommodate set back	1	Item	20,000.00	20,000	
13	Sundries				250	
	Total				313,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**ROOF COVERINGS**					
2	Total Roof Area including brown (40%), green (20%) and paved roofs (40%)	537	m²	281.68	151,260	
4	**Misc**					
5	Allowance for roof access	1	Nr	5,000.00	5,000	
6	Builders work plinths (5% roof)	1	item	4,500.00	4,500	
7	Balustrades to roof - assumed accessible roof areas	115	m	600.00	69,000	
8	Parapet detail	149	m	350.00	52,150	
9	Coping to parapet	149	m	195.00	29,055	
10	General allowance for lift over run	1	Item	15,000.00	15,000	
11	Mansafe system to roofs, fall restraint fixings to concrete	537	m²	30.00	16,110	
12	E.O. Acoustic plant enclosure for roof level plant	1	Item	15,000.00	15,000	
13	**Window Cleaning and Facade Access**					
14	Anchor points	149	m	50.00	7,450	
15	**Pitched Roof**					
16	Allowance for Gable ends to east and west elevation of townhouses	317	m²	300.00	95,100	
18	**Podium**					
	Carry Forward				459,625	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				459,625	
19	N/A					
21	Sundries				375	
	Total				460,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**STAIRS**					
2	**Pre-cast concrete stairs**					
3	1500mm wide staircase rising one storey in two flights incl landing	3	Nr	4,000.00	12,000	
4	**Staircase Balustrades**					
5	Balustrade (metal and vinyl handrail)	3	Nr	2,500.00	7,500	
6	Handrails	3	Nr	1,500.00	4,500	
7	Sundries				1,000	
	Total				25,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**EXTERNAL WALLS**					
3	**Brickwork**					
4	Allowance for brickwork	804	m²	416.16	334,593	
5	Allowance for articulation (20%)	161	m²	300.00	48,300	
6	Allowance for brick support channels and fixings	128	m	100.00	12,800	
8	**SFS framing**					
9	Met-sec framing system	804	m²	200.00	160,800	
11	**Scaffolding and access**					
12	All elevations	1,340	m²	80.00	107,200	
14	**Balconies**					
15	Bolt-on steel balconies including frame, balustrade, drainage and composite decking	53	m²	1,823.30	96,635	
16	Allowance for divider screens	0	Nr	750.00	0	Excluded
18	Sundries				673	
	Total				761,001	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**WINDOWS AND EXTERNAL DOORS**					
2	**Glazing to envelope**					
3	UPVC double glazed windows incl spandrel panels and ventilation grilles	536	m²	429.20	230,050	
4	Allowance for aluminium spandrel panels		m²	300.00		Excluded
5	Allowance for ventilation grilles	27	m²	150.00	4,050	
6	E/O for glazing to 'shop fronts'	234	m²	1,000.00	234,000	
7	E/O for solid to 'shop fronts'	234	m²	600.00	140,400	
9	**External Doors and Louvres**					
10	Main lobby entrance	1	Nr	12,000.00	12,000	
11	Secondary entrance	0	Nr	3,000.00	0	
12	Bin & Bike store access	2	Nr	3,000.00	6,000	
13	Plant room access	1	Nr	7,500.00	7,500	
14	Sundries					
	Total				634,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**INTERNAL WALLS AND PARTITIONS**					
2	**Blockwork**					
3	Block wall to lower levels; double height	80	m²	100.00	8,000	
4	**Drylining**					
5	Apartment party walls & corridor walls	317	m²	115.00	36,455	
6	E.O. for mesh lining corridor party wall to comply with secure by design requirement	317	m²	12.00	3,804	
7	**Plasterboard lining to;**					
8	Core walls	142	m²	35.00	4,970	Abnormal!
9	E.O. core and corridor walls for forming risers and all associated insulation	0	Nr	900.00	0	
10	Allowance for pipe casings inc metal stud, 2 layers of board and 25mm insulation	6	Nr	900.00	5,400	
11	Sundries				371	
	Total				59,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**INTERNAL DOORS**					
2	**Fire-rated doors**					
3	Timber doors including metal frame, all hardware and paint finish in following sets;					
4	Apartment entrance doors	8	Nr	850.00	6,800	
5	Corridor doors - single	8	Nr	750.00	6,000	Abnormal
6	Extra over for external grade doors to ground floor apartments	15	Nr	200.00	3,000	
7	**Misc**					
8	Allow for fire rated access hatches to risers	8	Nr	400.00	3,200	
	Total				19,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**WALL FINISHES**					
2	**Joinery**					
3	Timber skirting					
4	MDF Moulded skirting - common parts	69	m²	10.00	690	
5	**Decorations**					
6	White matt emulsion finish throughout					
7	Party and corridor walls	216	m²	10.00	2,160	
8	Core walls	142	m²	10.00	1,420	
9	Sundries				730	
	Total				5,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**FLOOR FINISHES**					
2	**Acoustic treatment**					
3	Allowance for sub floor					
4	Screed and resilient layer to common areas	211	m²	35.00	7,385	
5	**Communal finishes**					
6	Carpet to corridors and circulation	211	m²	55.00	11,605	
7	Tiled flooring lower level circulation	20	m²	100.00	2,000	
8	Paint finish to plant rooms	0	m²	30.00	0	
9	Carpet to corridors and circulation					
11	Sundries				10	
	Total				**21,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**CEILING FINISHES**					
2	**Dry lining**					
3	Plasterboard suspended ceilings;					
4	Communal areas	211	m²	35.00	7,385	
5	Acoustic treatment; 1m either side of demise walls	249	m²	10.00	2,490	
6	**Decorations**					
7	White matt emulsion finish throughout					
8	Paint finish to plasterboard ceilings;					
9	Communal areas	211	m²	10.00	2,110	
10	Sundries				15	
	Total				**12,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**FITTINGS**					
2	Allowance for building name and sundry signage	1	Item	6,000.00	6,000	
3	Allowance for upgrading entrances	1	Nr	5,000.00	5,000	
4	Allowance for post boxes	8	Nr	150.00	1,200	
5	Allowance for apartments numbering	8	Nr	50.00	400	
6	Allowance for cycle racks (1 per bedroom)	12	Nr	150.00	1,800	
8	Sundries				600	
	Total				**15,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Cleaner's Sink	1	Nr	650.00	650	Assumed 1nr cleaner's cupboard per core
2	Installation of Sanitaryware	1	Nr	150.00	150	
3	Testing & Commissioning			3.00	24	
4	Sub-Contractor Preliminaries			12.00	99	
5	Sundries				77	
	Total				**1,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Specialist Catering Equipment**					
2	Provision of specialist catering equipment		Item			Excluded - Not Applicable
	Total				0	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Foul Drainage above ground**					
2	**Rainwater Installation**					
3	Rainwater pipework including acoustic / thermal insulation	1,171	m²	16.02	18,765	
4	**Soil, Waste and Vent Installation**					
5	Soil, waste and vent pipework installation (vertical & horizontal distribution) to apartments including acoustic / thermal insulation where required	1,171	m²	16.00	18,736	
6	Capped drainage connections to commercial/retail units	2	Nr	1,500.00	3,000	
7	Testing and Commissioning			3.00	1,215	
8	Sub Contractor's Preliminaries			11.00	4,589	
9	Sundries				695	
	Total				47,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Mains Water Supply**					
2	Mains water supply; connection to blocks (metered)	1	Item	3,000.00	3,000	
3	**Cold Water Distribution**					
4	Cold Water Distribution installation; horizontal & vertical pipework distribution to units	1,171	m²	35.27	41,300	
5	Capped & metered cold water connections to commercial/retail units	2	Nr	2,500.00	5,000	
6	**Hot Water Distribution**					
7	Hot Water installations; local installations to cleaner's sinks (undercounter heaters)	1	Item	850.00	850	
8	Testing and Commissioning			3.00	1,505	
9	Sub Contractor's Preliminaries			11.00	5,682	
10	Sundries				664	
	Total				58,001	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Central Heating**					
2	Central Heating	1,171	m²	86.12	100,850	
3	**Local Cooling**					
4	Cooling to residential entrances/lobbies		Item			Excluded
5	**Local Heating**					
6	Allowance for heating to reception area		Item			Excluded
7	Electrical radiant heating panels to stair cores (assumed every other floor)		Nr			Excluded
8	Testing and Commissioning			3.00	3,026	
9	Sub-contractors Preliminaries			11.00	11,426	
10	Sundries				698	
	Total				116,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Central Ventilation**					
2	Allowance for ventilation systems to bin stores and plant rooms	1	Item			Excluded - Natural Vent
3	**Smoke Extract/Control**					
4	Mechanical Smoke Ventilation system to cores c/w smoke vents, dampers, fans and controls	1	Item	21,200.00	21,200	Assumes each core is a fire fighting core
5	Testing and Commissioning		%	3.00	636	
6	Sub Contractor's Preliminaries		%	11.00	2,402	
7	Sundries				762	
	Total				25,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Electric Mains and Sub-mains distribution**					
2	New LV installations including sub-mains cabling, panels and containment	1,171	m²	32.00	37,472	
3	Power supplies to commercial/retail units	2	Nr	2,500.00	5,000	
4	**Power Installations**					
5	Small power installations to landlord areas including power to mechanical plant, and localised back up power installations	1,171	m²	17.00	19,907	
6	**Lighting Installations**					
7	Lighting Installations to landlord areas	1,171	m²	11.71	13,715	
8	**Local Electricity Generation Systems**					
9	Photovoltaic (PV) system comprising of PV panels, DC isolators, inverters, meters, relays and cabling connections	64	m²	255.00	16,320	Allowance only - Assumed PV's to 20% of Green/Brown roof areas
10	**Earthing and Bonding Systems**					
11	General earthing and bonding throughout	1,171	m²	1.50	1,757	
12	Testing and Commissioning			3.00	2,825	
13	Sub Contractor's Preliminaries			11.00	10,670	
14	Sundries				335	
	Carry Forward				108,001	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				108,001	
	Total				108,001	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Fuel Distribution Systems**					
2	Not Applicable		Item			Excluded
	Total				0	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Lifts and Enclosed Hoists**					
2	Lifts 1 & 2 - 1000kg, 13 person, 1.0m/s passenger lifts, serving 9 floors, Basement to Level 7	0	Nr	108,000.00	0	
3	Extra over for FF Lift	0	Nr	7,500.00	0	Assumed 1nr is FF
4	Lifts 3 & 4 - 1000kg, 13 person, 1.0m/s passenger lifts, serving 8 floors, Basement to Level 6	0	Nr	96,000.00	0	
5	Extra over for FF Lift	0	Nr	7,500.00	0	Assumed 1nr is FF
6	Lifts 5 & 6 - 1000kg, 13 person, 1.0m/s passenger lifts, serving 7 floors, Basement to Level 5	0	Nr	84,000.00	0	
7	Extra over for FF Lift	0	Nr	7,500.00	0	Assumed 1nr is FF
8	Lifts 7 & 8 - 1000kg, 13 person, 1.0m/s passenger lifts, serving 6 floors, Basement to Level 4	0	Nr	72,000.00	0	
9	Extra over for FF Lift	0	Nr	7,500.00	0	Assumed 1nr is FF
10	Enhanced lift finishes					Excluded
	Total				0	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Fire Fighting Systems**					
2	Dry riser installation to fire fighting stairs, including dry riser inlet box at ground level, external valve connection points, dry riser mains pipework distribution to roof level and landing valves located within dry riser exposed at each floor level	3	Nr	4,000.00	12,000	Assumed dry riser required to each core
3	**Fire Suppression Systems**					
4	Sprinkler installation, inclusive mains distribution pipework valves and connection to CW booster pumpset	1,171	m²	15.00	17,565	
5	**Lightning Protection**					
6	Lightning protection to development; inclusive of earthing rods; bonding and tape	1,171	m²	2.00	2,342	
7	Testing and Commissioning			3.00	957	
8	Sub Contractor's Preliminaries			11.00	3,615	
9	Sundries				521	
	Total				37,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Communication Systems**					
2	Fire alarm system, disabled refuge, and emergency phone installation to lifts	1,171	m²	22.84	26,749	
3	Data installations to units and landlord areas	1,171	m²	7.76	9,084	
4	**Security Systems**					
5	CCTV, access control and door entry systems	1,171	m²	14.66	17,171	
6	**Central Control/Building Management Systems**					
7	BMS installations to primary plant	1,171	m²	13.42	15,710	
8	Testing and Commissioning			3.00	2,061	
9	Sub Contractor's Preliminaries			11.00	7,785	
10	Sundries				439	
	Total				78,999	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Allowance for builderswork in connection with services including firestopping	1,171	m²	15.00	17,565	
2	Sundries				435	
	Total				18,000	

Ref.	Description	%	Cost/m²	Cost/ft²	Total	Notes
	Shell and Core	77.6	1,838.51	170.80	18,170,000	
	Residential Fit-out Private	16.0	379.88	35.29	3,754,393	
	Residential Fit-out Affordable	6.4	150.85	14.01	1,490,827	
	Commercial Fit-out	0.0	0.00	0.00	0	Excluded
	Sundries	0.0	0.08	0.01	780	
	Total	100.0	2,369.32	220.11	23,416,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**1. SUBSTRUCTURE**					
2	Substructure	9,883	m²	188.10	1,859,000	
3	**2. SUPERSTRUCTURE**					
4	Frame	9,883	m²	60.81	601,000	
5	Upper Floors	9,883	m²	247.50	2,446,000	
6	Roof	9,883	m²	167.05	1,651,000	
7	Stairs	9,883	m²	16.59	164,000	
8	External Walls	9,883	m²	296.97	2,935,000	
9	Windows and External Doors	9,883	m²	178.08	1,760,000	
10	Internal Walls and Partitions	9,883	m²	57.98	573,000	
11	Internal Doors	9,883	m²	13.56	134,000	
12	**3. INTERNAL FINISHES**					
13	Wall Finishes	9,883	m²	8.40	83,000	
14	Floor Finishes	9,883	m²	19.02	188,000	
15	Ceiling Finishes	9,883	m²	11.84	117,000	
16	**4. FITTINGS, FURNISHINGS AND EQUIPMENT**					
17	Fittings, Furnishings and Equipment	9,883	m²	9.51	94,000	
	Carry Forward				12,605,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				12,605,000	
18	**Sub Total**				12,605,000	
19	**5. SERVICES**					
20	Sanitary Installations	9,883	m²	0.30	3,000	
21	Services Equipment	9,883	m²			
22	Disposal Installations	9,883	m²	27.12	268,000	
23	Water Installations	9,883	m²	43.81	433,000	
24	Heat Source	9,883	m²			
25	Space Heating and Air Conditioning	9,883	m²	61.72	610,000	
26	Ventilation Systems	9,883	m²	22.97	227,000	
27	Electrical Installations	9,883	m²	85.80	848,000	
28	Fuel Installations	9,883	m²			
29	Lift and Conveyor Installations	9,883	m²	33.59	332,000	
30	Fire and Lightning Protection	9,883	m²	30.56	302,000	
31	Communication, Security and Control Installations	9,883	m²	59.90	592,000	
32	Specialist Installations	9,883	m²			
33	Builderswork	9,883	m²	15.08	149,000	
	Carry Forward				16,369,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				16,369,000	
34	**Sub Total**	9,883	m²		3,764,000	
35	Main Contractor's Preliminaries	9,883	m²	11.00	1,800,590	
36	Main Contractor's OH&P	9,883	m²	0.00	0	
37	Design and Build Risk	9,883	m²	0.00	0	
38	Design Reserve	9,883	m²	0.00	0	
39	Construction Contingency	9,883	m²	0.00	0	
40	Sundries	1	Item	410.00	410	
	Total				18,170,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**SUBSTRUCTURE**					
3	**Earthworks**					
4	Allowance for excavation, level and compact, investigations	2,947	m²	33.39	98,395	
5	Allowance for contamination (25%)	737	m³	250.00	184,250	Risk allowance
6	Allowance for removal of obstructions	1	Item	58,000.00	58,000	
7	E.O. allowance to accommodate underground water tank	1	Item			
9	**Pile Caps**					
10	Allowance for reinforced pile caps	1,060	m³	300.00	318,000	
12	**Piles**					
13	Allowance for piling design fees	1	Item	10,000.00	10,000	
14	Piling Mat; 750 mm thick	2,210	m³	35.00	77,350	
15	Structural Bearing Piles incl pile caps	314	Nr	1,335.41	419,320	
17	**Ground bearing raft slab [in lieu of piles]**					
18	600 thick ground bearing raft slab including sand bed, concrete blinding, pumping, placing and broom finish	2,947	m²	0.00	0	
20	**Pad foundations [in lieu of raft slab]**					
	Carry Forward				1,165,315	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				1,165,315	
21	Pad foundations including concrete, pumping and placing, formwork and reinforcement	2,947	m²	0.00	0	
23	**Ground bearing slab**					
24	300mm thick ground bearing raft slabs including reinforcement, slab finish and drainage	2,947	m²	166.72	491,310	
26	**Lift Pits**					
27	Allowance for constructing lift pits	4	Nr	10,000.00	40,000	
29	**Other**					
30	Gas protection membrane	1	Item			
31	Allow for drainage gully system beneath ground slab	2,947	m²	55.00	162,085	
33	Sundries				290	
	Total				1,859,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**FRAME**					
3	**Columns**					
4	Ground to roof					
5	Concrete blade columns 220mm x 800mm comprising concrete, reinforcement and formwork	9,883	m²	29.77	294,200	
7	**Core Walls**					
8	Ground to roof					
9	Concrete walls, comprising concrete, reinforcement and formwork	9,883	m²	30.00	296,510	
11	**Other**					
12	Allowance for transfers; set back	1	Item	10,000.00	10,000	
14	Sundries				290	
	Total				601,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**UPPER FLOORS**					
3	**Suspended Slabs**					
4	Roof slabs incl to take account of ground floor being incl in substructure					
5	Suspended slab, comprising concrete, reinforcement, formwork and slab finishes	9,883	m²	178.58	1,764,871	
6	Allowance for beams, upstands, thickenings, etc	9,883	m²	45.00	444,735	
8	**Transfer Structures**					
9	Allowance for transfer slabs for residential over commercial uses	1	Item	100,000.00	100,000	
10	E/O allowance for thickenings to podium slab	679	m²	200.00	135,800	
12	Sundries				594	
	Total				2,446,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**ROOF COVERINGS**					
2	Total Roof Area including brown (40%), green (20%) and paved roofs (40%)	2,679	m²	281.79	754,915	
4	**Misc**					
5	Allowance for roof access	3	Nr	5,000.00	15,000	
6	Builders work plinths (5% roof)	1	item	19,500.00	19,500	
7	Balustrades to roof - assumed accessible roof areas	0	m	600.00	0	
8	Parapet detail	197	m	350.00	68,950	
9	Coping to parapet	197	m	195.00	38,415	
10	General allowance for lift over run	3	Item	15,000.00	45,000	
11	Mansafe system to roofs, fall restraint fixings to concrete	2,679	m²	30.00	80,370	
12	E.O. Acoustic plant enclosure for roof level plant	2	Item	15,000.00	30,000	
13	**Window Cleaning and Facade Access**					
14	Anchor points	197	m	50.00	9,850	
15	**Pitched Roof**					
16	Allowance for Gable ends to east and west elevation of townhouses	705	m²	300.00	211,500	
17	**Podium**					
	Carry Forward				1,273,500	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				1,273,500	
18	Allowance for drainage to podium	679	m²	55.00	37,345	
19	Allowance for finish to podium	679	m²	300.00	203,700	
20	Allowance for access	679	m²	200.00	135,800	
22	Sundries				655	
	Total				1,651,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**STAIRS**					
2	**Pre-cast concrete stairs**					
3	1500mm wide staircase rising one storey in two flights incl landing	18	Nr	4,000.00	72,000	
4	**Staircase Balustrades**					
5	Balustrade (metal and vinyl handrail)	18	Nr	2,500.00	45,000	
6	Handrails	18	Nr	1,500.00	27,000	
8	**Duplex Staircases**					
9	Timber stairs with balustrade to duplex units	8	Nr	2,500.00	20,000	
	Total				164,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**EXTERNAL WALLS**					
3	**Brickwork**					
4	Allowance for brickwork	2,415	m²	392.87	948,778	
5	Allowance for articulation (20%)	483	m²	300.00	144,900	
6	Allowance for brick support channels and fixings	383	m	100.00	38,300	
8	**SFS framing**					
9	Met-sec framing system	2,415	m²	200.00	483,000	
11	**Scaffolding and access**					
12	All elevations	4,981	m²	80.00	398,480	
14	**Balconies**					
15	Bolt-on steel balconies including frame, balustrade, drainage and composite decking	499	m²	1,845.30	920,805	
16	Allowance for divider screens	0	Nr	750.00	0	Excluded
18	Sundries				738	
	Total				2,935,001	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**WINDOWS AND EXTERNAL DOORS**					
2	**Glazing to envelope**					
3	UPVC double glazed windows incl spandrel panels and ventilation grilles	1,610	m²	464.59	747,995	
4	Allowance for aluminium spandrel panels		m²	300.00		Excluded
5	Allowance for ventilation grilles	81	m²	150.00	12,150	
6	E/O for glazing to 'shop fronts'	956	m²	1,000.00	956,000	
8	**External Doors and Louvres**					
9	Main lobby entrance	2	Nr	12,000.00	24,000	
10	Secondary entrance	0	Nr	3,000.00	0	
11	Bin & Bike store access	4	Nr	3,000.00	12,000	
12	Plant room access	1	Nr	7,500.00	7,500	
14	Sundries				355	
	Total				1,760,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**INTERNAL WALLS AND PARTITIONS**					
2	**Blockwork**					
3	Block wall to lower levels; double height	240	m²	100.00	24,000	
4	**Drylining**					
5	Apartment party walls & corridor walls	3,205	m²	115.00	368,575	
6	E.O. for mesh lining corridor party wall to comply with secure by design requirement	3,205	m²	12.00	38,460	
7	**Plasterboard lining to;**					
8	Core walls	3,024	m²	35.00	105,840	Abnormal!
9	E.O. core and corridor walls for forming risers and all associated insulation	20	Nr	900.00	18,000	
10	Allowance for pipe casings inc metal stud, 2 layers of board and 25mm insulation	20	Nr	900.00	18,000	
11	Sundries				125	
	Total				573,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**INTERNAL DOORS**					
2	**Fire-rated doors**					
3	Timber doors including metal frame, all hardware and paint finish in following sets;					
4	Apartment entrance doors	81	Nr	850.00	68,850	
5	Corridor doors - single	54	Nr	750.00	40,500	Abnormal
6	Extra over for external grade doors to ground floor apartments	15	Nr	200.00	3,000	
7	**Misc**					
8	Allow for fire rated access hatches to risers	54	Nr	400.00	21,600	
9	Sundries				50	
	Total				134,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**WALL FINISHES**					
2	**Joinery**					
3	Timber skirting					
4	MDF Moulded skirting - common parts	1,260	m²	10.00	12,600	
5	**Decorations**					
6	White matt emulsion finish throughout					
7	Party and corridor walls	3,970	m²	10.00	39,700	
8	Core walls	3,024	m²	10.00	30,240	
9	Sundries				460	
	Total				83,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**FLOOR FINISHES**					
2	**Acoustic treatment**					
3	Allowance for sub floor					
4	Screed and resilient layer to common areas	2,061	m²	35.00	72,135	
5	**Communal finishes**					
6	Carpet to corridors and circulation	2,061	m²	55.00	113,355	
7	Tiled flooring lower level circulation	20	m²	100.00	2,000	
8	Paint finish to plant rooms	0	m²	30.00	0	
9	Carpet to corridors and circulation				510	
10	Sundries					
	Total				188,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**CEILING FINISHES**					
2	**Dry lining**					
3	Plasterboard suspended ceilings;					
4	Communal areas	2,061	m²	35.00	72,135	
5	Acoustic treatment; 1m either side of demise walls	2,361	m²	10.00	23,610	
6	**Decorations**					
7	White matt emulsion finish throughout					
8	Paint finish to plasterboard ceilings;					
9	Communal areas	2,061	m²	10.00	20,610	
10	Sundries				645	
	Total				117,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**FITTINGS**					
2	Allowance for building name and sundry signage	1	Item	49,500.00	49,500	
3	Allowance for upgrading entrances	2	Nr	5,000.00	10,000	
4	Allowance for post boxes	81	Nr	150.00	12,150	
5	Allowance for apartments numbering	81	Nr	50.00	4,050	
6	Allowance for cycle racks (1 per bedroom)	122	Nr	150.00	18,300	
	Total				94,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Cleaner's Sink	3	Nr	650.00	1,950	Assumed 1nr cleaner's cupboard per core
2	Installation of Sanitaryware	3	Nr	150.00	450	
3	Testing & Commissioning			3.00	72	
4	Sub-Contractor Preliminaries			12.00	297	
5	Sundries				231	
	Total				3,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Specialist Catering Equipment**					
2	Provision of specialist catering equipment		Item			Excluded - Not Applicable
	Total				0	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Foul Drainage above ground**					
2	**Rainwater Installation**					
3	Rainwater pipework including acoustic / thermal insulation	9,883	m²	6.23	61,565	
4	**Soil, Waste and Vent Installation**					
5	Soil, waste and vent pipework installation (vertical & horizontal distribution) to apartments including acoustic / thermal insulation where required	9,883	m²	15.00	148,245	
6	Capped drainage connections to commercial/retail units	16	Nr	1,500.00	24,000	
7	Testing and Commissioning			3.00	7,014	
8	Sub Contractor's Preliminaries			11.00	26,491	
9	Sundries				685	
	Total				268,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Mains Water Supply**					
2	Mains water supply; connection to blocks (metered)	1	Item	9,000.00	9,000	
3	**Cold Water Distribution**					
4	Cold Water Distribution installation; horizontal & vertical pipework distribution to units	9,883	m²	33.07	326,825	
5	Capped & metered cold water connections to commercial/retail units	16	Nr	2,500.00	40,000	
6	**Hot Water Distribution**					
7	Hot Water installations; local installations to cleaner's sinks (undercounter heaters)	1	Item	2,550.00	2,550	
8	Testing and Commissioning			3.00	11,351	
9	Sub Contractor's Preliminaries			11.00	42,870	
10	Sundries				404	
	Total				433,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Central Heating**					
2	Central Heating	9,883	m²	53.95	533,205	
3	**Local Cooling**					
4	Cooling to residential entrances/lobbies		Item			Excluded
5	**Local Heating**					
6	Allowance for heating to reception area		Item			Excluded
7	Electrical radiant heating panels to stair cores (assumed every other floor)		Nr			Excluded
8	Testing and Commissioning			3.00	15,996	
9	Sub-contractors Preliminaries			11.00	60,412	
10	Sundries				387	
	Total				610,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Central Ventilation**					
2	Allowance for ventilation systems to bin stores and plant rooms	1	Item			Excluded - Natural Vent
3	**Smoke Extract/Control**					
4	Mechanical Smoke Ventilation system to cores c/w smoke vents, dampers, fans and controls	1	Item	197,700.00	197,700	Assumes each core is a fire fighting core
5	Testing and Commissioning		%	3.00	5,931	
6	Sub Contractor's Preliminaries		%	11.00	22,399	
7	Sundries				970	
	Total				227,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Electric Mains and Sub-mains distribution**					
2	New LV installations including sub-mains cabling, panels and containment	9,883	m²	32.00	316,256	
3	Power supplies to commercial/retail units	18	Nr	2,500.00	45,000	
4	**Power Installations**					
5	Small power installations to landlord areas including power to mechanical plant, and localised back up power installations	9,883	m²	15.31	151,304	
6	**Lighting Installations**					
7	Lighting Installations to landlord areas	9,883	m²	13.56	133,965	
8	**Local Electricity Generation Systems**					
9	Photovoltaic (PV) system comprising of PV panels, DC isolators, inverters, meters, relays and cabling connections	321	m²	250.00	80,250	Allowance only - Assumed PV's to 20% of Green/Brown roof areas
10	**Earthing and Bonding Systems**					
11	General earthing and bonding throughout	9,883	m²	1.50	14,825	
12	Testing and Commissioning			3.00	22,248	
13	Sub Contractor's Preliminaries			11.00	84,023	
14	Sundries				130	
	Carry Forward				848,001	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				848,001	
	Total				848,001	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Fuel Distribution Systems**					
2	Not Applicable		Item			Excluded
	Total				0	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Lifts and Enclosed Hoists**					
2	Lifts 1 & 2 - 1000kg, 13 person, 1.0m/s passenger lifts, 7 stops, Ground to level 6	2	Nr	96,000.00	192,000	
3	Extra over for FF Lift	1	Nr	10,000.00	10,000	Assumed 1nr is FF
4	Lift 3 - 1000kg, 13 person, 1.0m/s passenger lifts, 4 stops, Ground to level 3	1	Nr	60,000.00	60,000	
5	Extra over for FF Lift	1	Nr	10,000.00	10,000	Assumed 1nr is FF
6	Lift 4 - 1000kg, 13 person, 1.0m/s passenger lifts, 4 stops, Ground to level 3 - Serving Commercial	1	Nr	60,000.00	60,000	
7	Enhanced lift finishes					Excluded
	Total				332,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Fire Fighting Systems**					
2	Dry riser installation to fire fighting stairs, including dry riser inlet box at ground level, external valve connection points, dry riser mains pipework distribution to roof level and landing valves located within dry riser exposed at each floor level	24	Nr	4,000.00	96,000	Assumed dry riser required to each core
3	**Fire Suppression Systems**					
4	Sprinkler installation, inclusive mains distribution pipework valves and connection to CW booster pumpset	9,883	m²	15.00	148,245	
5	**Lightning Protection**					
6	Lightning protection to development; inclusive of earthing rods; bonding and tape	9,883	m²	2.00	19,766	
7	Testing and Commissioning			3.00	7,920	
8	Sub Contractor's Preliminaries			11.00	29,912	
9	Sundries				156	
	Total				301,999	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Communication Systems**					
2	Fire alarm system, disabled refuge, and emergency phone installation to lifts	9,883	m²	22.95	226,777	
3	Data installations to units and landlord areas	9,883	m²	8.51	84,082	
4	**Security Systems**					
5	CCTV, access control and door entry systems	9,883	m²	6.82	67,383	
6	**Central Control/Building Management Systems**					
7	BMS installations to primary plant	9,883	m²	14.10	139,330	
8	Testing and Commissioning			3.00	15,527	
9	Sub Contractor's Preliminaries			11.00	58,641	
10	Sundries				260	
	Total				592,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Allowance for builderswork in connection with services including firestopping	9,883	m²	15.00	148,245	
2	Sundries				755	
	Total				149,000	

Ref.	Description	%	Cost/m²	Cost/ft²	Total	Notes
	Shell and Core	78.1	2,094.34	194.57	12,476,000	
	Residential Fit-out Private	21.9	586.67	54.50	3,494,769	
	Commercial Fit-out	0.0	0.00	0.00	0	Excluded
	Sundries	0.0	0.04	0.00	231	
	Total	100.0	2,681.05	249.07	15,971,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**1. SUBSTRUCTURE**					
2	Substructure	5,957	m²	227.13	1,353,000	
3	**2. SUPERSTRUCTURE**					
4	Frame	5,957	m²	78.40	467,000	
5	Upper Floors	5,957	m²	248.78	1,482,000	
6	Roof	5,957	m²	234.35	1,396,000	
7	Stairs	5,957	m²	17.29	103,000	
8	External Walls	5,957	m²	395.17	2,354,000	
9	Windows and External Doors	5,957	m²	168.21	1,002,000	
10	Internal Walls and Partitions	5,957	m²	55.40	330,000	
11	Internal Doors	5,957	m²	12.76	76,000	
12	**3. INTERNAL FINISHES**					
13	Wall Finishes	5,957	m²	8.23	49,000	
14	Floor Finishes	5,957	m²	31.56	188,000	
15	Ceiling Finishes	5,957	m²	18.13	108,000	
16	**4. FITTINGS, FURNISHINGS AND EQUIPMENT**					
17	Fittings, Furnishings and Equipment	5,957	m²	9.40	56,000	
	Carry Forward				8,964,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				8,964,000	
18	**Sub Total**				8,964,000	
19	**5. SERVICES**					
20	Sanitary Installations	5,957	m²	0.34	2,000	
21	Services Equipment	5,957	m²			
22	Disposal Installations	5,957	m²	25.18	150,000	
23	Water Installations	5,957	m²	57.24	341,000	
24	Heat Source	5,957	m²			
25	Space Heating and Air Conditioning	5,957	m²	57.92	345,000	
26	Ventilation Systems	5,957	m²	19.47	116,000	
27	Electrical Installations	5,957	m²	89.31	532,000	
28	Fuel Installations	5,957	m²			
29	Lift and Conveyor Installations	5,957	m²	29.88	178,000	
30	Fire and Lightning Protection	5,957	m²	30.22	180,000	
31	Communication, Security and Control Installations	5,957	m²	57.24	341,000	
32	Specialist Installations	5,957	m²			
33	Builderswork	5,957	m²	15.11	90,000	
	Carry Forward				11,239,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				11,239,000	
34	**Sub Total**	5,957	m²		2,275,000	
35	Main Contractor's Preliminaries	5,957	m²	11.00	1,236,290	
36	Main Contractor's OH&P	5,957	m²	0.00	0	
37	Design and Build Risk	5,957	m²	0.00	0	
38	Design Reserve	5,957	m²	0.00	0	
39	Construction Contingency	5,957	m²	0.00	0	
40	Sundries	1	Item	710.00	710	
	Total				12,476,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**SUBSTRUCTURE**					
3	**Earthworks**					
4	Allowance for excavation, level and compact, investigations	2,239	m²	34.46	77,155	
5	Allowance for contamination (25%)	560	m³	250.00	140,000	Risk allowance
6	Allowance for removal of obstructions	1	Item	44,000.00	44,000	
7	E.O. allowance to accommodate underground water tank	1	Item			
9	**Pile Caps**					
10	Allowance for reinforced pile caps	786	m³	300.00	235,800	
12	**Piles**					
13	Allowance for piling design fees	1	Item	15,000.00	15,000	
14	Piling Mat; 750 mm thick	1,679	m³	35.00	58,765	
15	Structural Bearing Piles incl pile caps	233	Nr	1,325.04	308,735	
17	**Ground bearing raft slab [in lieu of piles]**					
18	600 thick ground bearing raft slab including sand bed, concrete blinding, pumping, placing and broom finish	2,239	m²	0.00	0	
20	**Pad foundations [in lieu of raft slab]**					
	Carry Forward				**879,455**	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				**879,455**	
21	Pad foundations including concrete, pumping and placing, formwork and reinforcement	2,239	m²	0.00	0	
23	**Ground bearing slab**					
24	300mm thick ground bearing raft slabs including reinforcement, slab finish and drainage	2,239	m²	147.18	329,530	
26	**Lift Pits**					
27	Allowance for constructing lift pits	2	Nr	10,000.00	20,000	
29	**Other**					
30	Gas protection membrane	1	Item			
31	Allow for drainage gully system beneath ground slab	2,239	m²	55.00	123,145	
33	Sundries				870	
	Total				**1,353,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**FRAME**					
3	**Columns**					
4	Ground to roof					
5	Concrete blade columns 220mm x 800mm comprising concrete, reinforcement and formwork	5,957	m²	29.84	177,760	
7	**Core Walls**					
8	Ground to roof					
9	Concrete walls, comprising concrete, reinforcement and formwork	5,957	m²	40.08	238,770	
11	**Other**					
12	Allowance for transfers; set back at level 11	1	Item	50,000.00	50,000	
14	Sundries				470	
	Total				**467,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**UPPER FLOORS**					
3	**Suspended Slabs**					
4	Roof slabs incl to take account of ground floor being incl in substructure					
5	Suspended slab, comprising concrete, reinforcement, formwork and slab finishes	5,957	m²	178.42	1,062,859	
6	Allowance for beams, upstands, thickenings, etc	5,957	m²	45.00	268,065	
8	**Transfer Structures**					
9	Allowance for transfer slabs / beams to accommodate set back at level 11	1	Item	50,000.00	50,000	
10	E/O allowance for thickenings to podium slab	505	m²	200.00	101,000	
12	Sundries				76	
	Total				**1,482,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**ROOF COVERINGS**					
2	Total Roof Area including brown (40%), green (20%) and paved roofs (40%)	2,035	m²	281.76	573,385	
3	**Misc**					
4	Allowance for roof access	2	Nr	5,000.00	10,000	
5	Builders work plinths (5% roof)	1	item	15,000.00	15,000	
6	Balustrades to roof - L2 & L4 terraces	70	m	600.00	42,000	
7	Parapet detail	191	m	350.00	66,850	
8	Coping to parapet	191	m	195.00	37,245	
9	General allowance for lift over run	2	Item	15,000.00	30,000	
10	Mansafe system to roofs, fall restraint fixings to concrete	2,035	m²	30.00	61,050	
11	E.O. Acoustic plant enclosure for roof level plant	2	Item	15,000.00	30,000	
12	**Window Cleaning and Facade Access**					
13	Anchor points	191	m	50.00	9,550	
14	**Pitched Roof**					
15	Allowance for Gable ends to north and south elevation of townhouses	719	m²	300.00	215,700	
16	**Podium**					
	Carry Forward				1,090,780	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				1,090,780	
17	Allowance for drainage to podium	505	m²	55.00	27,775	
18	Allowance for finish to podium	505	m²	300.00	151,500	included in roof covering
19	Allowance for access	505	m²	200.00	101,000	
20	Allowance for balustrade to Southern Edge	30	m	800.00	24,000	
22	Sundries				945	
	Total				1,396,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**STAIRS**					
2	**Pre-cast concrete stairs**					
3	1500mm wide staircase rising one storey in two flights incl landing	11	Nr	4,000.00	44,000	
4	**Staircase Balustrades**					
5	Balustrade (metal and vinyl handrail)	11	Nr	2,500.00	27,500	
6	Handrails	11	Nr	1,500.00	16,500	
7	**Duplex Staircases**					
8	Timber stairs with balustrade to duplex units	6	Nr	2,500.00	15,000	
10	Sundries					
	Total				103,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**EXTERNAL WALLS**					
3	**Brickwork**					
4	Allowance for brickwork	2,144	m²	397.55	852,348	
5	Allowance for articulation (20%)	429	m²	300.00	128,700	
6	Allowance for brick support channels and fixings	340	m	100.00	34,000	
8	**SFS framing**					
9	Met-sec framing system	2,144	m²	200.00	428,800	
11	**Scaffolding and access**					
12	All elevations	3,898	m²	80.00	311,840	
14	**Balconies**					
15	Bolt-on steel balconies including frame, balustrade, drainage and composite decking	327	m²	1,810.44	592,015	
16	Allowance for divider screens	8	Nr	750.00	6,000	Excluded
18	Sundries				298	
	Total				2,354,001	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**WINDOWS AND EXTERNAL DOORS**					
2	**Glazing to envelope**					
3	UPVC double glazed windows incl spandrel panels and ventilation grilles	1,430	m²	446.45	638,430	
4	Allowance for aluminium spandrel panels		m²	300.00		Excluded
5	Allowance for ventilation grilles	71	m²	150.00	10,650	
6	E/O for glazing to 'shop fronts'	324	m²	1,000.00	324,000	
8	**External Doors and Louvres**					
9	Main lobby entrance	1	Nr	12,000.00	12,000	
10	Secondary entrance	1	Nr	3,000.00	3,000	
11	Bin & Bike store access	2	Nr	3,000.00	6,000	
12	Plant room access	1	Nr	7,500.00	7,500	
14	Sundries				420	
	Total				1,002,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**INTERNAL WALLS AND PARTITIONS**					
2	**Blockwork**					
3	Block wall to lower levels; double height	126	m²	100.00	12,600	
4	**Drylining**					
5	Apartment party walls & corridor walls	1,891	m²	115.00	217,465	
6	E.O. for mesh lining corridor party wall to comply with secure by design requirement	1,891	m²	12.00	22,692	
7	**Plasterboard lining to;**					
8	Core walls	1,071	m²	35.00	37,485	Abnormal!
9	E.O. core and corridor walls for forming risers and all associated insulation	22	Nr	900.00	19,800	
10	Allowance for pipe casings inc metal stud, 2 layers of board and 25mm insulation	22	Nr	900.00	19,800	
12	Sundries				158	
	Total				330,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**INTERNAL DOORS**					
2	**Fire-rated doors**					
3	Timber doors including metal frame, all hardware and paint finish in following sets;					
4	Apartment entrance doors	46	Nr	850.00	39,100	
5	Corridor doors - single	32	Nr	750.00	24,000	Abnormal
6	Extra over for external grade doors to ground floor apartments	0	Nr	200.00	0	
7	**Misc**					
8	Allow for fire rated access hatches to risers	32	Nr	400.00	12,800	
10	Sundries				100	
	Total				76,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**WALL FINISHES**					
2	**Joinery**					
3	Timber skirting					
4	MDF Moulded skirting - common parts	738	m²	10.00	7,380	
5	**Decorations**					
6	White matt emulsion finish throughout					
7	Party and corridor walls	2,326	m²	10.00	23,260	
8	Core walls	1,764	m²	10.00	17,640	
10	Sundries				720	
	Total				49,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**FLOOR FINISHES**					
2	**Acoustic treatment**					
3	Allowance for sub floor					
4	Screed and resilient layer to common areas	2,060	m²	35.00	72,100	
5	**Communal finishes**					
6	Carpet to corridors and circulation	2,060	m²	55.00	113,300	
7	Tiled flooring lower level circulation	20	m²	100.00	2,000	
8	Paint finish to plant rooms	0	m²	30.00	0	
9	Carpet to corridors and circulation					
11	Sundries				600	
	Total				**188,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**CEILING FINISHES**					
2	**Dry lining**					
3	Plasterboard suspended ceilings;					
4	Communal areas	2,060	m²	35.00	72,100	
5	Acoustic treatment; 1m either side of demise walls	1,457	m²	10.00	14,570	
6	**Decorations**					
7	White matt emulsion finish throughout					
8	Paint finish to plasterboard ceilings;					
9	Communal areas	2,060	m²	10.00	20,600	
11	Sundries				730	
	Total				**108,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**FITTINGS**					
2	Allowance for building name and sundry signage	1	Item	30,000.00	30,000	
3	Allowance for upgrading entrances	1	Nr	5,000.00	5,000	
4	Allowance for post boxes	46	Nr	150.00	6,900	
5	Allowance for apartments numbering	46	Nr	50.00	2,300	
6	Allowance for cycle racks (1 per bedroom)	78	Nr	150.00	11,700	
8	Sundries				100	
	Total				**56,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Cleaner's Sink	2	Nr	650.00	1,300	Assumed 1nr cleaner's cupboard per core
2	Installation of Sanitaryware	2	Nr	150.00	300	
3	Testing & Commissioning			3.00	48	
4	Sub-Contractor Preliminaries			12.00	198	
5	Sundries				154	
	Total				**2,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Specialist Catering Equipment**					
2	Provision of specialist catering equipment		Item			Excluded - Not Applicable
	Total				0	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Foul Drainage above ground**					
2	**Rainwater Installation**					
3	Rainwater pipework including acoustic / thermal insulation	5,957	m²	7.45	44,385	
4	**Soil, Waste and Vent Installation**					
5	Soil, waste and vent pipework installation (vertical & horizontal distribution) to apartments including acoustic / thermal insulation where required	5,957	m²	14.00	83,398	
6	Capped drainage connections to commercial/retail units	2	Nr	1,500.00	3,000	
7	Testing and Commissioning			3.00	3,923	
8	Sub Contractor's Preliminaries			11.00	14,818	
9	Sundries				476	
	Total				150,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Mains Water Supply**					
2	Mains water supply; connection to blocks (metered)	1	Item	9,000.00	9,000	
3	**Cold Water Distribution**					
4	Cold Water Distribution installation; horizontal & vertical pipework distribution to units	5,957	m²	47.43	282,550	
5	Capped & metered cold water connections to commercial/retail units	2	Nr	2,500.00	5,000	
6	**Hot Water Distribution**					
7	Hot Water installations; local installations to cleaner's sinks (undercounter heaters)	1	Item	1,700.00	1,700	
8	Testing and Commissioning			3.00	8,948	
9	Sub Contractor's Preliminaries			11.00	33,792	
10	Sundries				11	
	Total				341,001	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Central Heating**					
2	Central Heating	5,957	m²	50.58	301,280	
3	**Local Cooling**					
4	Cooling to residential entrances/lobbies		Item			Excluded
5	**Local Heating**					
6	Allowance for heating to reception area		Item			Excluded
7	Electrical radiant heating panels to stair cores (assumed every other floor)	15	Nr			Excluded
8	Testing and Commissioning			3.00	9,038	
9	Sub-contractors Preliminaries			11.00	34,135	
10	Sundries				547	
	Total				345,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Central Ventilation**					
2	Allowance for ventilation systems to bin stores and plant rooms	1	Item			Excluded - Natural Vent
3	**Smoke Extract/Control**					
4	Mechanical Smoke Ventilation system to cores c/w smoke vents, dampers, fans and controls	1	Item	101,050.00	101,050	Assumes each core is a fire fighting core
5	Testing and Commissioning		%	3.00	3,032	
6	Sub Contractor's Preliminaries		%	11.00	11,449	
7	Sundries				470	
	Total				116,001	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Electric Mains and Sub-mains distribution**					
2	New LV installations including sub-mains cabling, panels and containment	5,957	m²	32.00	190,624	
3	Power supplies to commercial/retail units	2	Nr	2,500.00	5,000	
4	**Power Installations**					
5	Small power installations to landlord areas including power to mechanical plant, and localised back up power installations	5,957	m²	15.17	90,377	
6	**Lighting Installations**					
7	Lighting Installations to landlord areas	5,957	m²	18.03	107,400	
8	**Local Electricity Generation Systems**					
9	Photovoltaic (PV) system comprising of PV panels, DC isolators, inverters, meters, relays and cabling connections	244	m²	255.00	62,220	Allowance only - Assumed PV's to 20% of Green/Brown roof areas
10	**Earthing and Bonding Systems**					
11	General earthing and bonding throughout	5,957	m²	1.50	8,936	
12	Testing and Commissioning			3.00	13,937	
13	Sub Contractor's Preliminaries			11.00	52,634	
14	Sundries				873	
	Carry Forward				532,001	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				532,001	
	Total				532,001	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Fuel Distribution Systems**					
2	Not Applicable		Item			Excluded
	Total				0	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Lifts and Enclosed Hoists**					
2	Lifts 1 & 2 - 1000kg, 13 person, 1.0m/s passenger lifts, serving 7 floors	2	Nr	84,000.00	168,000	
3	Extra over for FF Lift	1	Nr	10,000.00	10,000	Assumed 1nr is FF
4	Enhanced lift finishes					Excluded
	Total				178,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Fire Fighting Systems**					
2	Dry riser installation to fire fighting stairs, including dry riser inlet box at ground level, external valve connection points, dry riser mains pipework distribution to roof level and landing valves located within dry riser exposed at each floor level	14	Nr	4,000.00	56,000	Assumed dry riser required to each core
3	**Fire Suppression Systems**					
4	Sprinkler installation, inclusive mains distribution pipework valves and connection to CW booster pumpset	5,957	m²	15.00	89,355	
5	**Lightning Protection**					
6	Lightning protection to development; inclusive of earthing rods; bonding and tape	5,957	m²	2.00	11,914	
7	Testing and Commissioning			3.00	4,718	
8	Sub Contractor's Preliminaries			11.00	17,819	
9	Sundries				194	
	Total				180,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Communication Systems**					
2	Fire alarm system, disabled refuge, and emergency phone installation to lifts	5,957	m²	20.28	120,791	
3	Data installations to units and landlord areas	5,957	m²	8.25	49,128	
4	**Security Systems**					
5	CCTV, access control and door entry systems	5,957	m²	7.63	45,457	
6	**Central Control/Building Management Systems**					
7	BMS installations to primary plant	5,957	m²	13.86	82,570	
8	Testing and Commissioning			3.00	8,938	
9	Sub Contractor's Preliminaries			11.00	33,757	
10	Sundries				359	
	Total				341,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Allowance for builderswork in connection with services including firestopping	5,957	m²	15.00	89,355	
2	Sundries				645	
	Total				90,000	

Ref.	Description	%	Cost/m²	Cost/ft²	Total	Notes
	Shell and Core	73.9	2,006.24	186.38	24,580,452	
	Residential Fit-out Private	21.3	579.55	53.84	7,100,653	
	Residential Fit-out Affordable	4.8	128.95	11.98	1,579,952	
	Commercial Fit-out	0.0	0.00	0.00	0	
	Sundries	0.0	0.08	0.01	942	
	Total	**100.0**	**2,714.82**	**252.21**	**33,261,999**	

Ref.	Description	%	Cost/m²	Cost/ft²	Total	Notes
	Shell and Core	72.6	2,006.24	186.38	19,974,125	
	Residential Fit-out Private	27.4	758.49	70.47	7,551,522	
	Residential Fit-out Affordable	0.0	0.00	0.00	0	
	Commercial Fit-out	0.0	0.00	0.00	0	
	Sundries	0.0	0.04	0.00	353	
	Total	**100.0**	**2,764.77**	**256.85**	**27,526,000**	

Ref.	Description	%	Cost/m²	Cost/ft²	Total	Notes
	Shell and Core	70.7	2,006.24	186.38	6,821,216	
	Residential Fit-out Private	29.3	832.73	77.36	2,831,287	
	Residential Fit-out Affordable	0.0	0.00	0.00	0	
	Commercial Fit-out	0.0	0.00	0.00	0	
	Sundries	0.0	0.15	0.01	498	
	Total	**100.0**	**2,839.12**	**263.75**	**9,653,001**	

Ref.	Description	%	Cost/m²	Cost/ft²	Total	Notes
	Shell and Core	76.9	2,006.24	186.38	29,880,939	
	Residential Fit-out Private	23.1	602.07	55.93	8,967,165	
	Residential Fit-out Affordable	0.0	0.00	0.00	0	
	Commercial Fit-out	0.0	0.00	0.00	0	
	Sundries	0.0	0.06	0.01	896	
	Total	**100.0**	**2,608.37**	**242.32**	**38,849,000**	

Ref.	Description	%	Cost/m²	Cost/ft²	Total	Notes
	Shell and Core	73.5	2,006.24	186.38	22,670,512	
	Residential Fit-out Private	26.5	724.25	67.28	8,184,021	
	Residential Fit-out Affordable	0.0	0.00	0.00	0	
	Commercial Fit-out	0.0	0.00	0.00	0	
	Sundries	0.0	0.04	0.00	467	
	Total	**100.0**	**2,730.53**	**253.66**	**30,855,000**	

Ref.	Description	%	Cost/m²	Cost/ft²	Total	Notes
	Shell and Core	77.9	2,006.24	186.38	30,250,087	
	Residential Fit-out Private	22.1	567.58	52.73	8,557,964	
	Residential Fit-out Affordable	0.0	0.00	0.00	0	
	Commercial Fit-out	0.0	0.00	0.00	0	
	Sundries	0.0	0.06	0.01	949	
	Total	**100.0**	**2,573.88**	**239.12**	**38,809,000**	

Ref.	Description	%	Cost/m²	Cost/ft²	Total	Notes
	External Works	100.0	67.38	6.26	7,456,000	
	Total	**100.0**	**67.38**	**6.26**	**7,456,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	EXTERNAL WORKS					
2	On plot site area	23,904	m²	281.00	6,717,000	See mark-up
4	Main Contractor's Preliminaries			11.00	738,870	
5	Main Contractor's OH&P			0.00	0	
6	Design and Build Risk			0.00	0	
7	Design Reserve			0.00	0	
8	Construction Contingency			0.00	0	
9	Sundries				130	
	Total				**7,456,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Site Area (Ddt footprint)	23,904	m²			
3	**Landscaping**					
4	Paving sub-base	23,904	m²	35.00	836,640	
5	Hard paving; 50%	11,952	m²	140.00	1,673,280	
6	Soft landscaping; 50%	11,952	m²	50.00	597,600	
7	Allowance for planting in planters	1	Item	100,000.00	100,000	
8	Allowance for tree inc pit etc	1	Item	100,000.00	100,000	
9	**Parking (Block A Ground)**					
10	Allowance for sub-base	378	m²	35.00	13,230	
11	Allowance for tarmac	378	m²	45.00	17,010	
12	Allowance for line markings	378	m²	5.00	1,890	
13	Allowance gate / security barrier	1	Item	50,000.00	50,000	
14	**Drainage**					
15	Surface water drainage	23,904	m²	30.00	717,120	
16	Underground drainage connections	23,904	m²	30.00	717,120	
17	Provision for attenuation	1	Item	750,000.00	750,000	
18	**Furniture and Features**					
	Carry Forward				5,573,890	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				5,573,890	
19	Allowance for signage per block	13	Item	5,000.00	65,000	
20	Allowance for bollards	0	Item	1,000.00	0	
21	Allowance for furniture to outdoor amenity	1	Item	150,000.00	150,000	
22	Steps and level changes	1	Item	200,000.00	200,000	
23	Pavement interface works to plot boundary	1	Item	250,000.00	250,000	
24	**Services**					
25	Allowance for lighting	23,904	m²	20.00	478,080	
26	Sundries	1	Item	30.00	30	
	Total				6,717,000	

Ref.	Description	%	Cost/m²	Cost/ft²	Total	Notes
	External Services	100.0	32.98	3.06	3,650,000	
	Total	100.0	32.98	3.06	3,650,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	External Services				3,650,000	
	Total				3,650,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Plot Connections**					
2	Allowance for plot connections to residential apartments	1,060	Nr	2,500.00	2,650,000	
3	**Sub-station**					
4	Allowance for upgrading existing	5	Nr	200,000.00	1,000,000	
	Total				3,650,000	

Appendix C - Residential Fit-out Breakdown (detailed scheme)

Ref.	Description	%	Cost/m²	Cost/ft²	Total	Notes
	Residential Fit-out Affordable	18.3	1,012.79	94.09	4,643,657	
	Residential Fit-out Private	81.7	1,068.41	99.26	20,663,000	
	Total	100.0	2,081.20	193.35	25,306,657	

Ref.	Description	%	Cost/m²	Cost/ft²	Total	Notes
	Residential Fit-out Affordable	100.0	1,012.79	94.09	4,643,657	
	Total	100.0	1,012.79	94.09	4,643,657	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**2. SUPERSTRUCTURE**					
2	Internal Walls	4,585	m²	57.36	263,000	
3	Internal Doors	4,585	m²	39.04	179,000	
4	**3. INTERNAL FINISHES**					
5	Wall Finishes	4,585	m²	89.20	409,000	
6	Floor Finishes	4,585	m²	80.92	371,000	
7	Ceiling Finishes	4,585	m²	54.31	249,000	
8	**4. FITTINGS, FURNISHINGS AND EQUIPMENT**					
9	Fittings and Furnishings	4,585	m²	163.36	749,000	
10	Sub Total				2,220,000	
11	**5. SERVICES**					
12	Sanitaryware	4,585	m²	30.03	137,700	
13	Disposal Installations	4,585	m²	21.81	100,000	
14	Water Installations	4,585	m²	59.11	271,000	
15	Heat Source	4,585	m²	57.36	263,000	
16	Space Heating and Air Treatment	4,585	m²	51.69	237,000	
17	Ventilation Systems	4,585	m²	47.76	219,000	
	Carry Forward				3,447,700	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				3,447,700	
18	Electrical Systems	4,585	m²	96.40	442,000	
19	Gas Installations	4,585	m²			
20	Protective Installations	4,585	m²	18.97	87,000	
21	Communications	4,585	m²	29.88	137,000	
22	Builderswork in Connection with Services	4,585	m²	15.05	69,000	
23	Sub Total				1,962,700	
24	Preliminaries			11.00	460,097	
25	Main Contractor's OHP			0.00	0	
26	Design and Build Risk			0.00	0	
27	Design Development			0.00	0	
28	Construction Contingency			0.00	0	
29	Sundries				860	
	Total				4,643,657	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Internal Division Walls within apartments; metal stud acoustically treated	5,248	m²	50.00	262,400	
2	Sundries				600	
	Total				**263,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Single Leaf; painted timber veneered incl ironmongery; to bedrooms, bathrooms, AV / Services and Storage	274	Nr	650.00	178,100	
2	Sundries				900	
	Total				**179,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Plasterboard lining to internal face of all external walls to block	1,776	m²	35.00	62,160	
2	**Intermediate**					
3	Allowance for Matt emulsion paint; standard white; finish throughout; 2 sides	14,445	m²	10.00	144,450	
4	Allowance for MDF painted skirting to all walls	4,594	m	10.00	45,940	
5	Extra over for kitchen Walls; mink glass splashback	282	m²	50.00	14,100	
6	Extra over for Bathroom Walls; Saloni Porcelain Stoneware; assume 40%	2,577	m²	55.00	141,735	
7	Sundries				615	
	Total				**409,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Intermediate**					
2	All rooms - floating / screed floor	4,585	m²	35.00	160,475	
3	Apartment Living / Kitchen Area; vinyl	2,994	m²	45.00	134,730	
4	Apartment Bedrooms; Carpet	1,235	m²	45.00	55,575	
5	Finish to Bathroom Floors; Saloni Porcelain Stoneware	356	m²	55.00	19,580	
6	Sundries	1	Item	640.00	640	
	Total				**371,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Plasterboard with mineral wool blanket & matt emulsion paint	4,585	m²	50.00	229,250	
2	Extra over for water resistance plasterboard; to bathrooms only	398	m²	5.00	1,990	
3	Extra over for Access Panels; white plastic	87	Nr	200.00	17,400	
4	Allowance for window dressings and curtain tracks					Excluded
5	Sundries	1	Item	360.00	360	
	Total				249,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Kitchens**					
2	Intermediate; Allowance for kitchens; to incl fitted Units, Standard worktops, Zanussi Appliances; Symphony	74	Nr	7,500.00	555,000	
4	**Bathrooms Intermediate**					
5	Vanity units to bathrooms	87	Nr	500.00	43,500	
6	Toilet roll holder and coat hook only	87	Nr	80.00	6,960	
7	Bath panels; Driftwood	74	Nr	200.00	14,800	
8	Shower screens; Merlyn	87	Nr	100.00	8,700	
9	Mirror frontage to cabinet	87	Nr	150.00	13,050	
11	**Wardrobes**					
12	Wardrobes to Master Bedrooms	74	Nr	1,000.00	74,000	To Private and Intermediate only
13	Wardrobes to Secondary Bedrooms		Nr	750.00		Excluded
14	Linen / cloak cupboard shelving; 3no rows; 1 per apartment	74	Nr	250.00	18,500	
16	**Misc**					
17	Extra over allowance for DDA apartments	7	Nr	2,000.00	14,000	assumed 10%
18	Sundries	1	Item	490.00	490	
	Carry Forward				749,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				749,000	
	Total				749,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Intermediate**					
2	Ceramic Basin and full pedestal; roca	87	Nr	300.00	26,100	
3	Basin mixer tap with clic-clac waste; Vado chrome life	87	Nr	175.00	15,225	
4	WC pan and cistern; closed coupled WC with horizontal outlet with white seat and lid; roca laura	87	Nr	225.00	19,575	
5	Bath; 1700mm x 700mm, 2 Tap Hole, 162L Capacity, pressed steel bath	74	Nr	320.00	23,680	
6	Shower headset and hose; Eris slide rail shower kit with round 3 function rub-clean shower headset, 700mm slide rail and 150cm shower hose	87	Nr	90.00	7,830	
7	Concealed shower valve; Vado Life Concealed Shower Valve 2 Outlet 2 Controls	87	Nr	335.00	29,145	
8	Bath waste and overflow; Vado Clicker bath filler waste & overflow	74	Nr	90.00	6,660	
9	Bath filler and shower mixer; Vado	74	Nr	125.00	9,250	
10	Sundries	1	Item	235.00	235	
	Total				137,700	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Foul Drainage above ground**					
2	Soil, waste and vent (SVP) installations within apartments; inclusive of connections to sanitaryware and kitchen appliances to apartments	74	Nr	1,072.43	79,360	
3	Condensate drainage pipework, inclusive of all supports and fixings from MVHR units	74	Nr	100.00	7,400	
4	Testing and Commissioning			3.00	2,603	
5	Sub Contractor's Preliminaries			11.00	9,830	
6	Sundries	1	Item	807.29	807	
	Total				100,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Cold Water Distribution**					
2	Cold Water Distribution to apartments	74	Nr	1,340.54	99,200	
3	**Hot Water Distribution**					
4	Hot Water Distribution to apartments	74	Nr	1,850.41	136,930	
5	Testing and Commissioning			3.00	7,084	
6	Sub Contractor's Preliminaries			11.00	26,754	
7	Sundries	1	Item	1,032.57	1,033	
	Total				271,001	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Heat interface unit - supply and install	74	Nr	2,550.00	188,700	
2	Heat meter - supply and install	74	Nr	300.00	22,200	
3	Heating control unit	74	Nr	250.00	18,500	
4	Testing and Commissioning			3.00	6,882	
5	Sub Contractor's Preliminaries			11.00	25,991	
6	Sundries				727	
	Total				263,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	LTHW radiators including pipework distribution, valves etc. all apartments	74	Nr	2,292.57	169,650	
2	Electric heating to kitchens and towel rails to bathrooms	74	Nr	501.35	37,100	
3	Testing & Commissioning			3.00	6,203	
4	Sub Contractor's Preliminaries			11.00	23,425	
5	Sundries	1	Item	622.72	623	
	Total				237,001	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	MVHR unit to each apartment including acoustic enclosure, supply and extract and extract boot system	74	Nr	2,580.00	190,920	
2	Testing and Commissioning			3.00	5,728	
3	Sub Contractor's Preliminaries			11.00	21,631	
4	Sundries				721	
	Total				**219,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Power Installations**					
2	Power Installations	74	Nr	3,072.97	227,400	
3	**Lighting Installations**					
4	Lighting Installations	74	Nr	2,079.05	153,850	
5	**Earthing and Bonding Systems**					
6	Earthing and Bonding Systems	74	Nr	61.96	4,585	
8	Testing and Commissioning			3.00	11,575	
9	Sub Contractor's Preliminaries			11.00	43,715	
10	Sundries				875	
	Total				**442,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Allowance for sprinklers	74	Nr	1,019.59	75,450	
2	Testing and Commissioning			3.00	2,264	
3	Sub Contractor's Preliminaries			11.00	8,548	
4	Sundries				738	
	Total				**87,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Communication Systems**					
2	Communication Systems	74	Nr	1,615.27	119,530	
3	Testing and Commissioning			3.00	3,586	
4	Sub Contractor's Preliminaries			11.00	13,543	
5	Sundries				341	
	Total				**137,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Allowance for builderswork in connection with services including firestopping	4,585	m²	15.00	68,775	
2	Sundries				225	
	Total				**69,000**	

Ref.	Description	%	Cost/m²	Cost/ft²	Total	Notes
	Residential Fit-out Private	100.0	1,068.41	99.26	20,663,000	
	Total	**100.0**	**1,068.41**	**99.26**	**20,663,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**2. SUPERSTRUCTURE**					
2	Internal Walls	19,340	m²	68.05	1,316,000	
3	Internal Doors	19,340	m²	48.40	936,000	
4	**3. INTERNAL FINISHES**					
5	Wall Finishes	19,340	m²	92.66	1,792,000	
6	Floor Finishes	19,340	m²	83.30	1,611,000	
7	Ceiling Finishes	19,340	m²	53.57	1,036,000	
8	**4. FITTINGS, FURNISHINGS AND EQUIPMENT**					
9	Fittings and Furnishings	19,340	m²	189.35	3,662,000	
10	**Sub Total**	**19,340**	**m²**		**10,353,000**	
11	**5. SERVICES**					
12	Sanitaryware	19,340	m²	36.76	711,000	
13	Disposal Installations	19,340	m²	23.58	456,000	
14	Water Installations	19,340	m²	61.79	1,195,000	
15	Heat Source	19,340	m²	53.15	1,028,000	
16	Space Heating and Air Treatment	19,340	m²	51.24	991,000	
17	Ventilation Systems	19,340	m²	44.26	856,000	
	Carry Forward				**15,590,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				**15,590,000**	
18	Electrical Systems	19,340	m²	93.23	1,803,000	
19	Gas Installations	19,340	m²			
20	Protective Installations	19,340	m²	18.30	354,000	
21	Communications	19,340	m²	29.83	577,000	
22	Builderswork in Connection with Services	19,340	m²	15.05	291,000	
23	**Sub Total**	**19,340**	**m²**		**8,262,000**	
24	Main Contractor's Preliminaries	19,340	m²	11.00	2,047,650	
25	Main Contractor's OH&P	19,340	m²	0.00	0	
26	Design and Build Risk	19,340	m²	0.00	0	
27	Design Development	19,340	m²	0.00	0	
28	Construction Contingency	19,340	m²	0.00	0	
29	Sundries	1	Item	350.00	350	
	Total				**20,663,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Internal Division Walls within apartments; metal stud acoustically treated	26,318	m²	50.00	1,315,900	
2	Sundries	1	Item	100.00	100	
	Total				**1,316,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Single Leaf; painted timber veneered incl ironmongery; to bedrooms, bathrooms, AV / Services and Storage	1,439	Nr	650.00	935,350	
2	Sundries	1	Item	650.00	650	
	Total				**936,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Plasterboard lining to internal face of all external walls to block	6,960	m²	35.00	243,600	
2	**Private**					
3	Allowance for Matt emulsion paint; standard white; finish throughout; 2 sides	69,457	m²	10.00	694,570	
4	Allowance for MDF painted skirting to all walls	22,118	m	10.00	221,180	
5	Extra over for kitchen Walls; Glass splashback	1,163	m²	55.00	63,965	
6	Extra over for Bathroom Walls; ceramic tiling; assume 40%	6,316	m²	90.00	568,440	
7	Sundries	1	Item	245.00	245	
	Total				**1,792,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Private**					
2	All rooms - floating / screed floor	19,340	m²	35.00	676,900	
3	Apartment Living / Kitchen Area; Amtico	11,635	m²	45.00	523,575	
4	Apartment Bedrooms; Carpet	6,014	m²	45.00	270,630	
5	Assumed ceramic tiling finish to Bathroom Floors	1,545	m²	90.00	139,050	
6	Sundries	1	Item	845.00	845	
	Total				**1,611,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Plasterboard with mineral wool blanket & matt emulsion paint	19,340	m²	50.00	967,000	
2	Extra over for water resistance plasterboard; to bathrooms only	1,534	m²	5.00	7,670	
3	Extra over for Access Panels; white plastic	304	Nr	200.00	60,800	
4	Allowance for window dressings and curtain tracks	1	Item	530.00	530	Excluded
	Total				1,036,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Kitchens**					
2	Private; Allowance for kitchens; to incl fitted Units, Standard worktops, Appliances; Symphony or similar	290	Nr	9,000.00	2,610,000	
4	**Bathrooms Private**					
5	Vanity units to bathrooms	441	Nr	800.00	352,800	
6	Toilet roll holder and coat hook only	441	Nr	100.00	44,100	
7	Bath panels	290	Nr	250.00	72,500	
8	Shower screens; Glass	441	Nr	200.00	88,200	
9	Mirror to bathrooms	441	Nr	200.00	88,200	
11	**Wardrobes**					
12	Wardrobes to Master Bedrooms	290	Nr	1,000.00	290,000	To Private and Intermediate only
13	Wardrobes to Secondary Bedrooms		Nr	750.00		Excluded
14	Linen / cloak cupboard shelving; 3no rows; 1 per apartment	290	Nr	200.00	58,000	
16	**Misc**					
17	Extra over allowance for DDA apartments	29	Nr	2,000.00	58,000	assumed 10%
18	Sundries	1	Item	200.00	200	
	Carry Forward				3,662,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				3,662,000	
	Total				3,662,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Private**					
2	Ceramic Basin and full pedestal	441	Nr	300.00	132,300	
3	Basin mixer tap with clic-clac waste: Hans Grohe	441	Nr	235.00	103,635	
4	WC pan and cistern; closed coupled WC with horizontal outlet with white seat and lid; Duravit	441	Nr	245.00	108,045	
5	Bath; Durvait	290	Nr	320.00	92,800	
6	Shower headset and hose; Hans Grohe	441	Nr	145.00	63,945	
7	Concealed shower valve; Vado Life Concealed Shower Valve 2 Outlet 2 Controls	441	Nr	335.00	147,735	
8	Bath waste and overflow	290	Nr	90.00	26,100	
9	Bath filler and shower mixer; Hans Grohe	290	Nr	125.00	36,250	
10	Sundries	1	Item	190.00	190	
	Total				711,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Foul Drainage above ground**					
2	Soil, waste and vent (SVP) installations within apartments; inclusive of connections to sanitaryware and kitchen appliances to apartments	290	Nr	1,273.93	369,440	
3	Condensate drainage pipework, inclusive of all supports and fixings from MVHR units	290	Nr	100.00	29,000	
4	Testing and Commissioning			3.00	11,953	
5	Sub Contractor's Preliminaries			11.00	45,143	
6	Sundries	1	Item	463.55	464	
	Total				456,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Cold Water Distribution**					
2	Cold Water Distribution to apartments	290	Nr	1,592.41	461,800	
3	**Hot Water Distribution**					
4	Hot Water Distribution to apartments	290	Nr	2,009.83	582,850	
5	Testing and Commissioning			3.00	31,340	
6	Sub Contractor's Preliminaries			11.00	118,359	
7	Sundries	1	Item	651.65	652	
	Total				1,195,001	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Heat interface unit - supply and install	290	Nr	2,550.00	739,500	
2	Heat meter - supply and install	290	Nr	300.00	87,000	
3	Heating control unit	290	Nr	250.00	72,500	
4	Testing and Commissioning			3.00	26,970	
5	Sub Contractor's Preliminaries			11.00	101,857	
6	Sundries	1	Item	173.30	173	
	Total				1,028,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	LTHW radiators including pipework distribution, valves etc. all apartments	290	Nr	2,504.48	726,300	
2	Electric heating to kitchens and towel rails to bathrooms	290	Nr	482.24	139,850	
3	Testing & Commissioning			3.00	25,985	
4	Sub Contractor's Preliminaries			11.00	98,135	
5	Sundries	1	Item	730.70	731	
	Total				991,001	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	MVHR unit to each apartment including acoustic enclosure, supply and extract and extract boot system	290	Nr	2,580.00	748,200	
2	Testing and Commissioning			3.00	22,446	
3	Sub Contractor's Preliminaries			11.00	84,771	
4	Sundries	1	Item	582.94	583	
	Total				**856,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Power Installations**					
2	Power Installations	290	Nr	3,249.31	942,300	
3	**Lighting Installations**					
4	Lighting Installations	290	Nr	2,121.97	615,370	
5	**Earthing and Bonding Systems**					
6	Earthing and Bonding Systems	290	Nr	66.69	19,340	
8	Testing and Commissioning			3.00	47,310	
9	Sub Contractor's Preliminaries			11.00	178,675	
10	Sundries				4	
	Total				**1,802,999**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Allowance for sprinklers	290	Nr	1,066.90	309,400	
2	Testing and Commissioning			3.00	9,282	
3	Sub Contractor's Preliminaries			11.00	35,055	
4	Sundries	1	Item	262.98	263	
	Total				**354,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Communication Systems**					
2	Communication Systems	290	Nr	1,737.78	503,956	
3	Testing and Commissioning			3.00	15,119	
4	Sub Contractor's Preliminaries			11.00	57,098	
5	Sundries	1	Item	827.11	827	
	Total				**577,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Allowance for builderswork in connection with services including firestopping	19,340	m²	15.00	290,100	
2	Sundries	1	Item	900.00	900	
	Total				**291,000**	

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AVISON YOUNG

Report

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VIABILITY COST REVIEW - Update

Anglia Square, Norwich

9th October 2023

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3. General Observations and Notes 5

Appendices

A Exigere Cost Plan – September 2023
B Avison Young Cost Assessment

Prepared by: Mark Beer
Associate Director
Date: 9th October 2023
Status: Final
For and on behalf of Avison Young

1. Introduction

1.1 The purpose of this report is to review the updated Exigere cost plan for the proposed Anglia Square Development in Norwich and assess the suitability of the price increases since the original cost plan of April 2022.

1.2 AY were in receipt of the Exigere cost plan on 29th April 2022. The Cost Plan in question can be found in Appendix A of this report.

1.3 AY have proceeded to perform a desktop review of the changes to the cost plan on a high-level basis, assessing rates/allowances from cost breakdowns where provided. The cost assessment can be found in Appendix B of this report.

1.4 AY have not further assessed the remainder of the cost plan and have assumed the basis of cost and associated notes, clarifications and exclusions remain the same as previous.

2. Summary of Costs and Adjustments

2.1 Below is a summary of the Exigere cost plan(s) excluding contingency and Inflation (as presented) and the Avison Young assessed figure.

Reference		Cost (£)	£/m2	£/sqft
	Exigere (September 2023)	317,591,000	2,874	267
	Avison Young Assessment (October 2023)	311,762,384	2,817	262
	Exigere (April 2022)	*290,360,629*	*2,624*	*244*
	Variance (+ / -)	27,230,371	250	23

2.2 Using the same basis and information, the Exigere costs have increased by +9% overall. This is slightly higher than we would expect to see in the current market, over the period.

2.3 BCIS General Building Cost Index and BCIS All-in TPI both suggest the inflationary movement in period sits at +6%.

2.4 At Avison Young, we have experienced cost movement of up to 8% - however the timeframes in question are not on a complete "like for like" basis with Anglia Square.

2.5 In our view, Exigere have completed the updated cost plan in the correct manor by reviewing the individual rates against current cost data, as opposed to applying a generic percentage uplift across all work streams.

2.6 We have reviewed the items where changes have been made and commented on these (refer to Appendix B).

3. General Observations and Notes

3.1 Basis of Cost

3.1.1 We have assumed the basis of cost and design information remains unchanged from the assessment carried out in May 2022.

3.2 Cost Observations

3.2.1 AY have reviewed the cost elementally, which provides a high-level review of the rates used and can compare against individual blocks and notice differences between rates, whilst also providing a view on the overall cost movement.

3.2.2 Globally, the increase of +9% is high, but not far from where the construction market currently sits when comparing to April 2022.

3.2.3 There are several work items and elements within the Exigere cost plan where the percentage increase far exceeds typical levels. In some cases, costs have doubled or increased in excess of +100%. AY have reduced these to levels we believe acceptable.

3.2.4 Items such as ceilings & drywall, brickwork and MEP services are works packages which have continued to experience more volatile market conditions and price increases – in both materials and labour.

3.2.5 All of our specific cost adjustments have only been applied the Detailed Scheme and where we have seen a difference in cost from the previous version.

3.2.6 Cost in relation to the Outline Scheme, we have applied a percentage uplift of +8% - which sits within the levels we expect and have seen in the market.

3.3 Other (general) Observations

3.3.1 The structure of the Exigere cost plan does not lend itself to a full and thorough assessment. Not all aspects can be reviewed in detail, and it is difficult to assess where the figures derive from when looking back at the summaries. One particular example is the Fit Out element, where it has not been split on a Block by Block basis but has been shown as such in the summaries.

3.3.2 Inflation beyond the current Base Date is excluded, which is acceptable at this stage. However, if there is a known programme or start date then an inflationary sum/calculation should be allocated.

3.3.3 Exigere have excluded contingencies within their report, but there are allowances within the cost model that AY would deem as risk allocations. For example, ground contamination within the substructure.

3.3.4 For the basis of this comparison contingency has been excluded as it has not been included within the appraisal, as per our previous assessment.

AVISON YOUNG

Appendix A

Exigere Cost Model

exigere

Anglia Square
Cost Model Nr 1 Rev 1
26 September 2023
Weston Homes

Making projects happen

Quality Control

Document Title	Location	Date	Issued to	Prepared by	Approved by
Cost Model Nr 1	1504.02.02	6 April 2022	Weston Homes	Philippa Brown	Adam Williams
Cost Model Nr 1 Rev 1	1504.02.02	26 September 2023	Weston Homes	Lydia Reilly	Adam Williams

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1.0 Executive Summary

1.1 This Cost Model for Anglia Square totals £317,591,000. The detailed scheme including Blocks A, B, C, D, J3, KL & M totals £121,536,000. The outline scheme including Blocks E, E/F, F, G & H totals £196,055,000. A summary breakdown to this figure is included in Section 2.0. A full breakdown is included in Appendix B. The total cost equates to £266.63/ft² over the Gross Internal Area of 1,191,133ft². The Net Internal Area on which the Cost Model is based is 784,696ft².

1.2 The Cost Model assumes the works will be Competitively Tendered on a Single Stage Fixed Price Lump Sum basis using a JCT Design & Build Form of Contract.

1.3 The Cost Model has been based on the information listed in Section 5.0 and is based on a present day fixed price at September 2023 price levels and excludes inflation, professional fees, VAT and all other items listed in Section 6.0.

1.4 The Cost Model has been based upon the areas set out in Section 7.0.

1.5 This Cost Model has been prepared solely for the use of Weston Homes as the client body as well as acting on behalf of the client body and should not be relied upon by any third party.

1.6 The measurements contained in this document should not be relied upon for any purpose other than the formulation of the Cost Model itself.

1.7 We have identified a series of Risks and Opportunities which need to be investigated further with the Employer and Design Team during the next stage of the project.

2.0 Summary of Cost Model

2.1 On the basis of the information as listed in Section 5.0, our Cost Model for the present day fixed price for construction costs for the works at September 2023 price levels, is set out in Section 2.1 to 2.3, an elemental build-up is included in Section 3.0.

Based on a Gross Internal Floor Area of 1,191,133ft² and a Net Internal Floor Area of 784,696ft².

	Development Total (1,057 units)									
	Total Area			S&C		Residential Fit-out		Site Wide Cost		Total Cost	
	ft² (NIA)	ft² (GIA)	N:G (%)	£/ft² (GIA)	£	£/ft² (GIA)	£	£/ft² (GIA)	£	£/ft² GIA	£
Demolition	784,696	1,191,133	66%	-	-	-	-	12	14,761,000	12	14,761,000
Detailed Scheme	322,715	471,237	68%	164	77,326,000	48	22,802,000	-	-	212	100,128,000
Outline Scheme	461,980	719,896	64%	168	120,883,000	56	40,336,000	-	-	224	161,219,000
External Works	784,696	1,191,133	66%	-	-	-	-	6	6,717,000	6	6,717,000
External Services	784,696	1,191,133	66%	-	-	-	-	3	3,650,000	3	3,650,000
Sub-total	**784,696**	**1,191,133**	**66%**	**166**	**198,209,000**	**53**	**63,138,000**	**21**	**25,128,000**	**241**	**286,475,000**
Weston Homes Preliminaries					21,805,000		6,947,000		2,364,000		31,116,000
Anticipated Total Construction Cost (Q2 22)	**784,696**	**1,191,133**	**66%**	**185**	**220,014,000**	**59**	**70,085,000**	**23**	**27,492,000**	**267**	**317,591,000**

Tender Price Inflation between September 2023 and commencing works on site in TBC — Excluded

2.0 Summary of Cost Model

2.2 On the basis of the information as listed in Section 5.0, our Cost Model for the present day fixed price for construction costs for the works at September 2023 price levels, is set out in Section 2.1 to 2.3, an elemental build-up is included in Section 3.0.

Based on a Gross Internal Floor Area of 1,191,133ft² and a Net Internal Floor Area of 784,696ft².

	Detailed Scheme Total (364 units)										
	Total Area			S&C		Residential Fit-out		Site Wide Cost		Total Cost	
	ft² (NIA)	ft² (GIA)	N:G (%)	£/ft² (GIA)	£	£/ft² (GIA)	£	£/ft² (GIA)	£	£/ft² GIA	£
Demolition	322,715	471,237	68%	-	-	-	-	12	5,521,000	12	5,521,000
Block A	120,772	206,841	58%	152	31,541,000	46	9,448,000	-	-	198	40,989,000
Block B	21,420	25,123	85%	196	4,931,000	72	1,816,000	-	-	269	6,747,000
Block C	12,088	15,349	79%	205	3,154,000	67	1,025,000	-	-	272	4,179,000
Block D	31,958	40,817	78%	171	6,962,000	52	2,130,000	-	-	223	9,092,000
Block J3	10,333	12,605	82%	248	3,129,000	40	509,000	-	-	289	3,638,000
Block KL	84,196	106,381	79%	154	16,369,000	44	4,725,000	-	-	198	21,094,000
Block M	41,947	64,121	65%	175	11,240,000	49	3,149,000	-	-	224	14,389,000
External Works	322,715	471,237	68%	-	-	-	-	6	2,707,000	6	2,707,000
External Services	322,715	471,237	68%	-	-	-	-	3	1,257,000	3	1,257,000
Sub-total	**322,715**	**471,237**	**68%**	**164**	**77,326,000**	**48**	**22,802,000**	**20**	**9,485,000**	**233**	**109,613,000**
Weston Homes Preliminaries					8,508,000		2,509,000		906,000		11,923,000
Anticipated Total Construction Cost (Q2 22)	**322,715**	**471,237**	**68%**	**182**	**85,834,000**	**54**	**25,311,000**	**22**	**10,391,000**	**258**	**121,536,000**
Tender Price Inflation between September 2023 and commencing works on site in TBC											Excluded

2.0 Summary of Cost Model

2.3 On the basis of the information as listed in Section 5.0, our Cost Model for the present day fixed price for construction costs for the works at September 2023 price levels, is set out in Section 2.1 to 2.3, an elemental build-up is included in Section 3.0.

Based on a Gross Internal Floor Area of 1,191,133ft² and a Net Internal Floor Area of 784,696ft².

	Outline Scheme Total (693 units)									
	Total Area			S&C		Residential Fit-out		Site Wide Cost		Total Cost	
	ft² (NIA)	ft² (GIA)	N:G (%)	£/ft² (GIA)	£	£/ft² (GIA)	£	£/ft² (GIA)	£	£/ft² GIA	£
Demolition	461,980	719,896	64%	-	-	-	-	13	9,240,000	13	9,240,000
Block E	89,675	131,881	68%	168	22,145,000	59	7,820,000	-	-	227	29,965,000
Block EF	28,525	36,598	78%	168	6,146,000	70	2,550,000	-	-	238	8,696,000
Block F	77,286	107,167	72%	168	17,995,000	63	6,804,000	-	-	231	24,799,000
Block G	90,342	160,319	56%	168	26,920,000	50	8,079,000	-	-	218	34,999,000
Block H	86,650	121,633	71%	168	20,424,000	61	7,373,000	-	-	229	27,797,000
Block J	89,503	162,300	55%	168	27,253,000	48	7,710,000	-	-	215	34,963,000
External Works	461,980	719,896	64%	-	-	-	-	6	4,010,000	6	4,010,000
External Services	461,980	719,896	64%	-	-	-	-	3	2,393,000	3	2,393,000
Sub-total	**461,980**	**719,896**	**64%**	**168**	**120,883,000**	**56**	**40,336,000**	**22**	**15,643,000**	**246**	**176,862,000**
Weston Homes Preliminaries					13,297,000		4,438,000		1,458,000		19,193,000
Anticipated Total Construction Cost (Q2 22)	**461,980**	**719,896**	**64%**	**186**	**134,180,000**	**62**	**44,774,000**	**24**	**17,101,000**	**272**	**196,055,000**

Tender Price Inflation between September 2023 and commencing works on site in TBC — Excluded

3.0 Elemental Summary (Detailed Scheme)

3.1 The Elemental breakdown of the Cost Model is set out below. A full breakdown is included in Appendix B.

	Block A - 149 units			Block B - 25 units			Block C - 21 units			Block D - 34 units		
	ft²	£/ft²	£	ft²	£/ft²	£	ft²	£/ft²	£	ft²	£/ft²	£
Site Preparation												
Demolition and enabling	206,841			25,123			15,349			40,817		
Shell & Core												
Substructure	206,841	32.94	6,814,000	25,123	17.75	446,000	15,349	18.76	288,000	40,817	15.56	635,000
Frame, Upper Floors, & Stairs	206,841	28.52	5,900,000	25,123	28.14	707,000	15,349	32.44	498,000	40,817	32.58	1,330,000
Roof	206,841	11.08	2,292,000	25,123	19.11	480,000	15,349	14.53	223,000	40,817	9.97	407,000
External Walls, Windows & Doors	206,841	37.98	7,856,000	25,123	82.39	2,070,000	15,349	72.32	1,110,000	40,817	65.39	2,669,000
Internal Walls and Doors	206,841	6.82	1,410,000	25,123	9.55	240,000	15,349	7.56	116,000	40,817	6.88	281,000
Wall, Floor & Ceiling Finishes	206,841	3.90	807,000	25,123	3.74	94,000	15,349	3.84	59,000	40,817	3.80	155,000
Fixtures & Fittings	206,841	0.89	184,000	25,123	1.23	31,000	15,349	1.95	30,000	40,817	0.98	40,000
Mechanical & Electrical Services	206,841	28.95	5,989,000	25,123	32.92	827,000	15,349	52.64	808,000	40,817	34.01	1,388,000
BWIC	206,841	1.40	289,000	25,123	1.43	36,000	15,349	1.43	22,000	40,817	1.40	57,000
Fit-Out												
Private Tenure	105,649	89.43	9,448,000	-	-	-	-	-	-	23,810	89.46	2,130,000
Affordable Tenure	-	-	-	21,420	84.78	1,816,000	12,088	84.80	1,025,000	-	-	-
External Works												
External Works												
External Services												
External Services												
On-Costs												
Main Contractor's Preliminaries	206,841	21.80	4,509,000	25,123	29.57	743,000	15,349	29.97	460,000	40,817	24.50	1,000,000
Main Contractor's OH&P	206,841	-		25,123	-		15,349	-		40,817	-	
Design Risk Transfer	206,841	-		25,123	-		15,349	-		40,817	-	
Design Reserve	206,841	-		25,123	-		15,349	-		40,817	-	
Construction Contingency	206,841	-		25,123	-		15,349	-		40,817	-	
Total Anticipated Construction Cost	**206,841**	**219.97**	**45,498,000**	**25,123**	**298.13**	**7,490,000**	**15,349**	**302.23**	**4,639,000**	**40,817**	**247.25**	**10,092,000**

3.0 Elemental Summary (Detailed Scheme)

3.1 The Elemental breakdown of the Cost Model is set out below. A full breakdown is included in Appendix B.

	Block J3 - 8 units			Block KL - 81 units			Block M - 46 units		
	ft²	£/ft²	£	ft²	£/ft²	£	ft²	£/ft²	£
Site Preparation									
Demolition and enabling	12,605			106,381			64,121		
Shell & Core									
Substructure	12,605	18.49	233,000	106,381	17.47	1,859,000	64,121	21.10	1,353,000
Frame, Upper Floors, & Stairs	12,605	33.40	421,000	106,381	30.18	3,211,000	64,121	32.00	2,052,000
Roof	12,605	36.49	460,000	106,381	15.52	1,651,000	64,121	21.77	1,396,000
External Walls, Windows & Doors	12,605	110.67	1,395,000	106,381	44.13	4,695,000	64,121	52.35	3,357,000
Internal Walls and Doors	12,605	6.19	78,000	106,381	6.65	707,000	64,121	6.33	406,000
Wall, Floor & Ceiling Finishes	12,605	3.01	38,000	106,381	3.65	388,000	64,121	5.38	345,000
Fixtures & Fittings	12,605	1.19	15,000	106,381	0.88	94,000	64,121	0.87	56,000
Mechanical & Electrical Services	12,605	37.37	471,000	106,381	33.98	3,615,000	64,121	34.08	2,185,000
BWIC	12,605	1.43	18,000	106,381	1.40	149,000	64,121	1.40	90,000
Fit-Out									
Private Tenure	5,683	89.56	509,000	37,825	89.41	3,382,000	35,209	89.44	3,149,000
Affordable Tenure	-	-	-	15,845	84.76	1,343,000	-	-	-
External Works									
External Works									
External Services									
External Services									
On-Costs									
Main Contractor's Preliminaries	12,605	31.81	401,000	106,381	21.83	2,322,000	64,121	24.67	1,582,000
Main Contractor's OH&P	12,605	-		106,381	-		64,121	-	
Design Risk Transfer	12,605	-		106,381	-		64,121	-	
Design Reserve	12,605	-		106,381	-		64,121	-	
Construction Contingency	12,605	-		106,381	-		64,121	-	
Total Anticipated Construction Cost	**12,605**	**320.44**	**4,039,000**	**106,381**	**220.12**	**23,416,000**	**64,121**	**249.08**	**15,971,000**

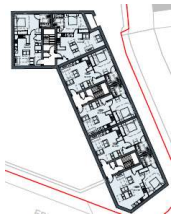
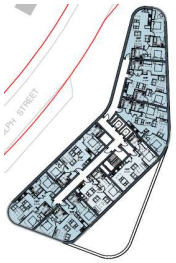
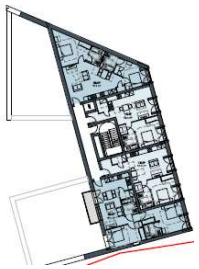
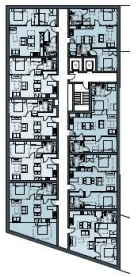
3.0 Elemental Summary (Detailed Scheme)

3.1 The Elemental breakdown of the Cost Model is set out below. A full breakdown is included in Appendix B.

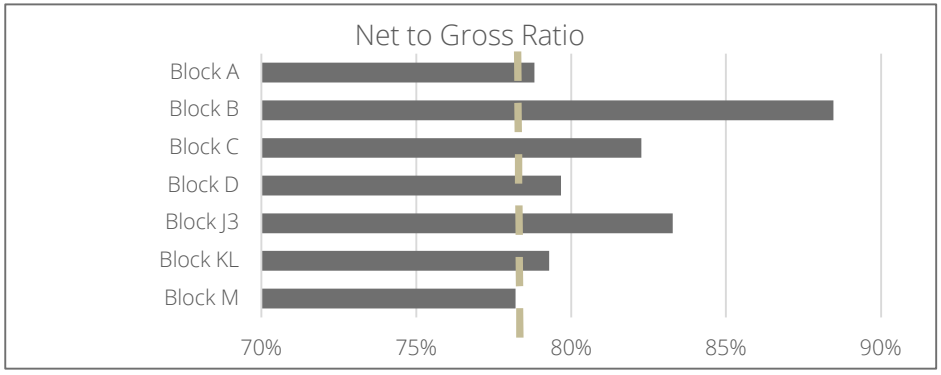
	Other			Detailed Scheme Total; 364 units		
	ft²	£/ft²	£	ft²	£/ft²	£
Site Preparation						
Demolition and enabling	471,237		5,521,000	471,237		5,521,000
Shell & Core						-
Substructure	64,121	-	-	471,237	24.68	11,628,000
Frame, Upper Floors, & Stairs	64,121	-	-	471,237	29.96	14,119,000
Roof	64,121	-	-	471,237	14.66	6,909,000
External Walls, Windows & Doors	64,121	-	-	471,237	49.13	23,152,000
Internal Walls and Doors	64,121	-	-	471,237	6.87	3,238,000
Wall, Floor & Ceiling Finishes	64,121	-	-	471,237	4.00	1,886,000
Fixtures & Fittings	64,121	-	-	471,237	0.95	450,000
Mechanical & Electrical Services	64,121	-	-	471,237	32.43	15,283,000
BWIC	64,121	-	-	471,237	1.40	661,000
Fit-Out						-
Private Tenure	-	-	-	208,176	89.43	18,618,000
Affordable Tenure	-	-	-	49,353	84.78	4,184,000
External Works						-
External Works			2,707,000			2,707,000
External Services						
External Services			1,257,000			1,257,000
On-Costs						-
Main Contractor's Preliminaries	64,121	14.13	906,000	471,237	25.30	11,923,000
Main Contractor's OH&P	64,121	-		471,237	-	-
Design Risk Transfer	64,121	-		471,237	-	-
Design Reserve	64,121	-		471,237	-	-
Construction Contingency	64,121	-		471,237	-	-
Total Anticipated Construction Cost	**471,237**	**22.05**	**10,391,000**	**471,237**	**257.91**	**121,536,000**

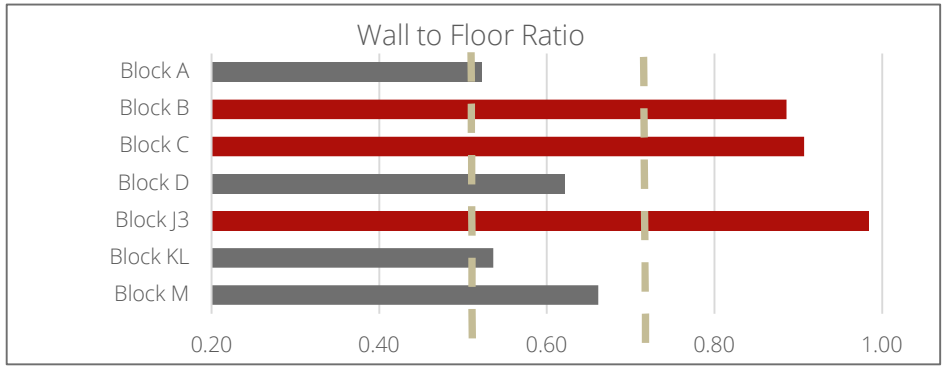
4.0 Floorplate Efficiency Benchmarking

The following table outlines the key design metrics of the typical residential level of each block across the detailed scheme.

Anglia Square Detailed Scheme	Block A	Block B	Block C	Block D	Block J3	Block KL	Block M
							
Nr of Storeys	8	4	4	6	3	7	6
Apt per floor	31 incl twnhs	15 incl twnhs	6	8	4	9	6
Typical Net Area (m²)	1,938	629	320	533	264	559	391
Typical Gross Area (m²)	2,459	711	389	669	317	705	500
Typical Net to Gross	79%	88%	82%	80%	83%	79%	78%
Typical Wall to Floor	0.52	0.89	0.91	0.62	0.98	0.54	0.66
Storey height (m)	3.15	3.15	3.15	3.15	3.15	3.15	3.15

The tables below show the efficiencies of the typical residential level of each block across the detailed scheme.





5.0 Basis and Assumptions

5.1 Assumptions

5.1.1 The following assumptions have been made in preparing this Cost Model and must be reviewed by the Employer and Design Team to ensure they are an accurate representation of the anticipated procurement and cost basis:

1. Costs represent a present day fixed price, at a September 2023 Base Date, and assumes an immediate start on site, on a fixed price, lump sum basis.

2 Inflation between the Base Date of this Cost Model, (September 2023) and commencing works on site, (TBC) has been excluded from this Cost Model subject to a review of the project programme

3 Inflation during the construction period, (assumed to be in the order of 24 months), is included within the rates used to inform the Cost Model.

4 The Cost Model assumes the works will be Competitively Tendered on a Single Stage Fixed Price Lump Sum using a JCT Design & Build Form of Contract.

5 The costs assume the works are undertaken in a single phase, based on the latest programme, indicating a construction period in the order of 24 months.

6 Within the Cost Model, the following allowances have been included for each component of the scheme:

▪ Weston Homes Preliminaries	11.00%
▪ Main Contractor's Overhead and Profit	Excluded
▪ Design and Build Risk Premium	Excluded
▪ Design Reserve	Included in Rates
▪ Construction Contingency	Excluded

5.0 Basis and Assumptions

5.2 Design and Scope Assumptions

5.2.1 The following assumptions have been made in preparing this Cost Model and must be reviewed by the Employer and Design Team to ensure they are an accurate representation of the anticipated scope:

1	Strip Out & Demolition	Allowances have been made to demolish existing buildings on the site, these have been split between: - Block C - Block D - Blocks A, D, J3, K/L & M - Blocks E, E/F & F - Blocks G, H & J - Central Shopping Centre Allowances for general site clearance have been included to all areas inside the redline boundaries.
2	Substructure	Due to differing building heights we included both piled foundations and raft foundations, as per the below: - Block B townhouses and Block J3 assumed raft foundation - All other blocks are 3+ stories and therefore have been assumed piled foundations Block A includes a basement carpark which has been assumed 400mm thick RC cantilever wall. It has been assumed that the carpark will be lit and ventilated with pedestrian access via Core 1 lift.

5.0 Basis and Assumptions

3	Frame, Upper Floors, & Stairs	Typical residential blocks have been assumed as concrete frame system inclusive of concrete blade columns 220x800mm, concrete core walls, suspended concrete slabs and precast concrete stairs. No allowance for PT slabs has been included. Traditional construction of the townhouses to Block B and J3 including block and beam construction with timber cassette upper floor system has been assumed.
4	Roof	A mix of green (20%), brown (40%) and paved (40%) roof finishes, including allowance for roof access and balustrading. PV's included to 20% of green and brown roof areas. Podiums to blocks A, KL and M have been included. It has been assumed these will require podium slab, drainage, surface finishes and access / fall arrest.
5	External Walls, Windows & Doors	Insitu brick walls on SFS framing system with minor allowances for reveals around windows, double glazed UPVC windows and doors to 40% of the elevations, steel bolt on balconies to all apartments. Facade areas have been based upon an assumed storey height of 3.15m to all levels upper levels and 4m at ground level. An allowance of £1,000/m² has been applied to all commercial 'shopfronts'.
6	Internal Walls and Doors	Plasterboard drylining to party and internal apartment wall, standard size timber painted doors throughout.

5.0 Basis and Assumptions

7	Wall, Floor & Ceiling Finishes	Shell and core Communal areas have been priced as ceramic tiled flooring with painted walls to residential entrances and carpet to stairs and residential corridors. Please note no finishes have been applied to commercial units. Ceiling finishes: Matt white emulsion paint throughout with allowances for access hatches. Residential Wall Finishes: Matt white emulsion paint throughout with MDF painted skirtings. Half height tiling to bathrooms, ceramic tiling allowed with 600mm glass kitchen splashback. Floor Finishes: Carpet to bedrooms, ceramic tiling to bathrooms throughout. Kitchen and living areas has been priced as vinyl.
8	Fixtures & Fittings	Shell and Core Allowances include for building signage, post boxes and apartment numbering. Cycle racks have been included at 1per unit. Residential Fit-out Kitchens haven been priced as symphony or similar, appliances have been included for private and affordable rent units. Allowances for bathroom FFE include vanity units, toilet roll holder, coat hook and a mirror. An allowance of £1,500 per apartment has been made for wardrobes to master bedrooms.

5.0 Basis and Assumptions

9	Mechanical & Electrical Services	Heating and hot water via centralised Air Source Heat Pump with heat interface units HIU's located in each apartment to provide indirect heating and instantaneous hot water. Radiators in all rooms with electric towel rails within bathrooms, no allowance for underfloor heating. Ventilation via MVHR units to all apartments, LED downlights to kitchens and bathrooms, pendant fittings to living and bedrooms, no dimming control. TV and data points to all living and bedrooms. Switches and sockets assumed to be white plastic, video entry control included, allowance for sprinklers to all apartments, lifts included where shown on GA plans. Allowance included for life safety generators, PV's included to all roofs as a sustainability requirement. No allowance for AV installations. Capped off services only to commercial spaces.
10	BWIC	Allowance included for builders work and fire stopping in connection with MEP services
11	External Works	The external works area includes all areas within the red line boundary with building footprints deducted. The area has been apportioned between soft and hard landscaping with minor allowances for planting, external features, drainage and interfaces with site boundaries.
12	External Services	Allowances have been made for plot connections and infrastructure from plot boundary and upgrading of the existing sub-station. Please note no allowance have been included for off site infrastructure.
13	Commercial Units	Commerical units have been included at shell and core only. No allowances for fit-out have been carried to commercial spaces.

6.0 Exclusions

6.1 The following headings are excluded from the Cost Model but are likely to have a cost impact and therefore should form part of the Overall Project Budget or Development Appraisal. This list is intended as a guide and cannot be relied upon to be exhaustive:

1 Site Acquisition - site or lease acquisition costs, and associated stamp duty;
2 Agents and Legal Fees and Commissions associated with site or lease acquisition;
3 Settlements with 3rd Parties - Rights of Light, Daylight/Sunlight compensation, (or associated insurances), Air Rights, Oversailing Agreements, Party Wall Awards, Stopping Up Awards, Dilapidation Costs or other 3rd Party Compensation Costs;
4 Professional Fees associated with 3rd Party Settlements - consultants acting on behalf of neighbours/ 3rd Parties;
5 Statutory Fees and associated costs - Building Control fees, Planning Application fees, Listed Building consent/Conservation area consent costs, Section 106/278 fees and the like, landlord approval costs;
6 Professional and Legal Fees;
7 Site Surveys, Investigations and Monitoring Costs together with associated attendances, Wind Studies, Environmental Audits and the like;
8 Finance Costs - funding arrangement fees, facility fees, interest charges and the like;
9 Professional Fees associated with Finance and Project Monitoring - monitoring teams acting on behalf of a funder, insurer or tenant;
10 Insurance - Project Policies or insurance of existing buildings by Employer, Clause 6.5.1 non negligent insurance, Latent Defects Insurance; Note - Construction Preliminaries include for Contractor's Employers Liability and Public Liability Insurances, and if applicable Professional Indemnity
11 Taxation, Grants and Incentives - VAT, Capital allowances or other grants and incentives;
12 Letting & Marketing Costs - brochures, models, videos, CGI's, show suite/marketing suite, room mock-ups, launch events, topping out ceremonies, agents fees and commissions, (associated with sale or letting);
13 Overall Project Risk/Contingency - Contingency beyond the Construction contingency held in Construction Costs;
14 Inflation - the programme for the project is yet to be determined, therefore we have excluded inflation. The estimated cost included herein represents a present day fixed price.

6.0 Exclusions

6.2 The following items are excluded from the Cost Model, but may result in additional cost should they be required for the scheme. The necessity for these items must be reviewed with the Employer and Design Team and appropriate allowances included within the Overall Project Budget or Development

1 Pre-Construction Services Agreements - for Main Contractor, Façade Sub Contractor, Mechanical and Electrical Sub Contractors, Lift Sub Contractors, Piling and Enabling Works Sub Contractors;
2 External Utilities - Reinforcement, Diversion or Upgrade within or beyond the site boundary;
3 External Utilities - dual/diverse incoming electrical supplies, temporary substations;
4 Temporary substation provision or multiple re-location of existing substations during construction;
5 Independent Commissioning Management fees (assumed to be included in the separate budget for professional fees);
6 External works beyond the site boundary;
7 Monitoring of adjacent buildings;
8 Capped service connections to retail units
9 Fitting out beyond shell to retail unit(s);
10 Furniture to Landlord areas - reception, lift lobbies, terraces, courtyards, building management and facilities management areas;
11 Soft Furnishings throughout, (Blinds, Curtains or the like);
12 Artwork, Planting or Branding;
13 Irrigation systems to terraces, courtyards, green roofs / walls and the like;
14 Samples and Mock-ups - architectural models, Computer Generated Images, Videos and the like;
15 Project Office - dedicated project office for the project team including rent, rates, service charge, fitting out, maintenance and utility charges, consumables and dilapidations associated with all of the above;
16 Feature / Branded Hoarding and/or bespoke screen printed / acoustic monoflex to scaffold enclosures;
17 BREEAM assessment costs and costs associated with works to achieve BREEAM
18 Eco Homes / Code for Sustainable Homes assessment costs and costs associated with works to achieve over and above the targeted rating;
19 Enhancements to base design to achieve Secured by Design Accreditation;
20 Project Collaboration Tools, (Aconex, A-Site, BIW or the like);
21 Currency Fluctuations associated with payment of materials in currency other than UK Sterling;
22 Phasing costs - the Cost Model is based on an assumption of one continues phase of works;

6.0 Exclusions

23 Working Condition Restrictions, (Section 60 or Section 61 Notices);
24 Out of hours working;
25 Novated design fees, (assume included within the Professional Fees budget with the Overall Project Budget);
26 Gas installations including gas connections to apartments
27 Cooling to landlord areas / Heating to reception areas
28 Trace heating and leak detection to hot and cold water services

6.0 Exclusions

6.3 The following items are excluded from the Cost Model, but may result in additional cost in the vent of specific risks materialising or the scope / specification altering from that assumed in the preparation of this Cost Model and should therefore be covered by a Project Contingency/Risk Allowance or provided for within the Overall Project Budget or Development Appraisal held by the Client:

1 Abnormal ground conditions, (contamination, obstructions, utilities), associated remediation, attendances and consequential costs;
2 Archaeological surveys, investigations and associated attendances;
3 Effect of discovery of archaeological artefacts or other antiquities together with associated attendances and consequential costs;
4 Asbestos surveys and investigations, desktop, or Demolition and Refurbishment together with associated attendances;
5 Asbestos removal, associated attendances and consequential costs;
6 Works to Party Walls;
7 Fire rated boundary glazing, (assume no external walls are constructed within the restricted zone of neighbouring buildings);
8 Temporary roof during construction;

7.0 Schedule of Floor Areas

Notes to be read in conjunction wiWH the Schedule of Floor Areas

7.1 All areas have been measured in accordance with the RICS Code of Measuring Practice, 6th Edition May 2015.

7.2 All areas have been measured from the following drawings received from Weston Homes on 11 March 2022.

- 35301 ZZ-99-DR-A-01-0099 - Masterplan B01
- 35301 ZZ-00-DR-A-01-0100 - Masterplan L00
- 35301 ZZ-00-DR-A-01-0101.1 - Masterplan L00.1
- 35301 ZZ-01-DR-A-01-0101 - Masterplan L01
- 35301 ZZ-02-DR-A-01-0102 - Masterplan L02
- 35301 ZZ-03-DR-A-01-0103 - Masterplan L03
- 35301 ZZ-04-DR-A-01-0104 - Masterplan L04
- 35301 ZZ-05-DR-A-01-0105 - Masterplan L05
- 35301 ZZ-06-DR-A-01-0106 - Masterplan L06
- 35301 ZZ-07-DR-A-01-0107 - Masterplan L07
- 35301 ZZ-99-DR-A-01-0199 -Masterplan Roof

7.3 The measurements contained within this document should not be relied upon for any purpose other than the formulation of the Cost Model.

7.4 Marked up floor plans illustrating the GIA and NIA measurements is included in Appendix A.

7.5 The following definitions have been used in the compilation of the Schedule of Floor Areas:

- Net Internal Area - The useable area within a building measured to the internal face of the perimeter walls at each floor level.
- Gross Internal Area - The area of a building measured to the internal face of the perimeter walls at each floor level.
- Gross External Area - The area of the building measured externally at each floor level.

7.6 Net Internal Areas do not necessarily equate to Net Saleable/Net Lettable Areas and the allocation of areas is based upon our assumptions, as above, regarding use and further amendments.

7.7 The accuracy of these areas will also be affected by the scale and size of the drawings as currently available.

7.8 No allowance has been made within the Area Schedule for the sub-division of floor plates for multi-tenancy arrangements, (such as lobbies, corridors and division walls). These measures would reduce the stated Net Internal Area.

1.9 As the tenure split of units are not indicated on the GA masterplans for the' Detailed' Blocks, where there Weston Homes Accommodation Schedule indicates a multi-tenure block, the nr. of rented units have been multiplied by the provided Weston Homes average unit size for that unit type to calculate the rented NIA. The Private NIA is derrived by using our measured NIA with the calculated Rented NIA deducted.

1.10 All areas for the 'Outline' Scheme, Blocks J, G, H, E, EF, & F, have been taken from the Weston Homes Schedule 'Anglia Square_Submission Schedule 31.03.2022' received 16 March 2022. This schedule does not show any GIA at Ground on Block E, however, indicates residential units and commercial NIA. The GIA shown in the schedule for Level 1 was larger than anticipated. Therefore, we have measured the GIA at Ground and Level 1 from Masterplan drawing 35301 ZZ-00-DR-A-01-0100-Masterplan.pdf and Masterplan drawing 35301 ZZ-00-DR-A-01-0101-Masterplan.pdf.

Summary - Schedule of Floor Areas - Combined - Metric

Block	Private m²	Rented m²	Total Resi Net Internal m²	WH Total Resi Net Internal m²	Commercial m²	WH Commercial m²	Total Net Internal m²	WH Total Net Internal m²	Car Park m²	Plant m²	Back of House / FM m²	Lifts/ Risers/ Structure m²	Total Gross Internal m²	WH Total Gross Internal	Net to Gross %
A	9,815	-	9,815	9,815	1,405	1,404	11,220	11,219	3,667	-	-	4,329	19,216	19,216	58%
B	-	1,990	1,990	1,992	-	-	1,990	1,992	-	-	-	344	2,334	2,333	85%
C	-	1,123	1,123	1,123	-	-	1,123	1,123	-	-	-	303	1,426	1,425	79%
D	2,212	-	2,212	2,137	757	629	2,969	2,766	-	-	-	823	3,792	3,692	78%
M	3,271	-	3,271	3,273	626	627	3,897	3,900	664	-	-	1,396	5,957	5,910	65%
K/L	3,514	1,472	4,986	4,986	2,836	2,835	7,822	7,820	-	-	-	2,061	9,883	9,859	79%
J3	528	-	528	528	432	432	960	960	-	-	-	211	1,171	1,171	82%
J	8,010	-	8,010	8,010	305	305	8,315	8,315	-	-	-	6,763	15,078	15,078	55%
G	8,393	-	8,393	8,393	-	-	8,393	8,393	-	-	-	6,501	14,894	14,894	56%
H	7,660	-	7,660	7,660	390	390	8,050	8,050	-	-	-	3,250	11,300	11,300	71%
E	6,646	1,560	8,206	8,206	125	125	8,331	8,331	-	-	-	3,921	12,252	12,096	68%
EF	2,650	-	2,650	2,650	-	-	2,650	2,650	-	-	-	750	3,400	3,400	78%
F	7,068	-	7,068	7,068	112	112	7,180	7,180	-	-	-	2,776	9,956	9,956	72%
Total	59,767	6,145	65,912	65,841	6,988	6,858	72,900	72,699	4,331	-	-	33,428	110,659	110,330	66%

Summary - Schedule of Floor Areas - Combined - Imperial

Level	Private ft²	Rented ft²	Total Resi Net Internal ft²	WH Total Resi Net Internal ft²	Commercial ft²	WH Commercial ft²	Total Net Internal ft²	WH Total Net Internal ft²	Car Park ft²	Plant ft²	Back of House / FM ft²	Lifts/ Risers/ Structure ft²	Total Gross Internal ft²	WH Total Gross Internal	Net to Gross %
A	105,649	-	105,649	105,645	15,123	15,113	120,772	120,758	39,472	-	-	46,597	206,841	206,841	58%
B	-	21,420	21,420	21,440	-		21,420	21,440	-	-	-	3,703	25,123	25,112	85%
C	-	12,088	12,088	12,091	-		12,088	12,091	-	-	-	3,261	15,349	15,334	79%
D	23,810	-	23,810	23,004	8,148	6,765	31,958	29,769	-	-	-	8,859	40,817	39,742	78%
M	35,209	-	35,209	35,234	6,738	6,745	41,947	41,979	7,147	-	-	15,027	64,121	63,615	65%
K/L	37,825	15,845	53,669	53,664	30,527	30,515	84,196	84,179	-	-	-	22,185	106,381	106,122	79%
J3	5,683	-	5,683	5,686	4,650	4,650	10,333	10,336	-	-	-	2,271	12,605	12,605	82%
J	86,220	-	86,220	86,220	3,283	3,283	89,503	89,503	-	-	-	72,797	162,300	162,300	55%
G	90,342	-	90,342	90,342	-		90,342	90,342	-	-	-	69,977	160,319	160,319	56%
H	82,452	-	82,452	82,452	4,198	4,198	86,650	86,650	-	-	-	34,983	121,633	121,633	71%
E	71,538	16,792	88,329	88,329	1,346	1,346	89,675	89,675	-	-	-	42,206	131,881	130,201	68%
EF	28,525	-	28,525	28,525	-		28,525	28,525	-	-	-	8,073	36,598	36,598	78%
F	76,080	-	76,080	76,080	1,206	1,206	77,286	77,286	-	-	-	29,881	107,166	107,166	72%
Total	643,332	66,145	709,477	708,711	75,219	73,820	784,696	782,531	46,619	-	-	359,819	1,191,133	1,187,589	66%
%	54.01%	5.55%	59.56%		6.31%		65.88%		3.91%			30.21%	100.00%		

Summary - Schedule of Floor Areas - Detail - Metric

Block	Private m²	Rented m²	Total Resi Net Internal m²	WH Total Resi Net Internal m²	Commercial m²	WH Commercial m²	Total Net Internal m²	WH Total Net Internal m²	Car Park m²	Plant m²	Back of House / FM m²	Lifts/ Risers/ Structure m²	Total Gross Internal m²	WH Total Gross Internal	Net to Gross %
A	9,815	-	9,815	9,815	1,405	1,404	11,220	11,219	3,667	-	-	4,329	19,216	19,216	58%
B	-	1,990	1,990	1,992	-	-	1,990	1,992	-	-	-	344	2,334	2,333	85%
C	-	1,123	1,123	1,123	-	-	1,123	1,123	-	-	-	303	1,426	1,425	79%
D	2,212	-	2,212	2,137	757	629	2,969	2,766	-	-	-	823	3,792	3,692	78%
M	3,271	-	3,271	3,273	626	627	3,897	3,900	664	-	-	1,396	5,957	5,910	65%
K/L	3,514	1,472	4,986	4,986	2,836	2,835	7,822	7,820	-	-	-	2,061	9,883	9,859	79%
J3	528	-	528	528	432	432	960	960	-	-	-	211	1,171	1,171	82%
Total	19,340	4,585	23,925	23,854	6,056	5,926	29,981	29,780	4,331	-	-	9,467	43,779	43,606	68%

Summary - Schedule of Floor Areas - Detail - Imperial

Level	Private ft²	Rented ft²	Total Resi Net Internal ft²	WH Total Resi Net Internal ft²	Commercial ft²	WH Commercial ft²	Total Net Internal ft²	WH Total Net Internal ft²	Car Park ft²	Plant ft²	Back of House / FM ft²	Lifts/ Risers/ Structure ft²	Total Gross Internal ft²	WH Total Gross Internal	Net to Gross %
A	105,649	-	105,649	105,645	15,123	15,113	120,772	120,758	39,472	-	-	46,597	206,841	206,841	58%
B	-	21,420	21,420	21,440	-		21,420	21,440	-	-	-	3,703	25,123	25,112	85%
C	-	12,088	12,088	12,091	-		12,088	12,091	-	-	-	3,261	15,349	15,334	79%
D	23,810	-	23,810	23,004	8,148	6,765	31,958	29,769	-	-	-	8,859	40,817	39,742	78%
M	35,209	-	35,209	35,234	6,738	6,745	41,947	41,979	7,147	-	-	15,027	64,121	63,615	65%
K/L	37,825	15,845	53,669	53,664	30,527	30,515	84,196	84,179	-	-	-	22,185	106,381	106,122	79%
J3	5,683	-	5,683	5,686	4,650	4,650	10,333	10,336	-	-	-	2,271	12,605	12,605	82%
Total	208,176	49,353	257,529	256,763	65,187	63,787	322,715	320,551	46,619	-	-	101,903	471,237	469,372	68%
%	44.18%	10.47%	54.65%		13.83%		68.48%		9.89%			21.62%	100.00%		

Summary - Schedule of Floor Areas - Outline - Metric

Block	Private m²	Rented m²	Total Resi Net Internal m²	WH Total Resi Net Internal m²	Commercial m²	WH Commercial m²	Total Net Internal m²	WH Total Net Internal m²	Car Park m²	Plant m²	Back of House / FM m²	Lifts/ Risers/ Structure m²	Total Gross Internal m²	WH Total Gross Internal	Net to Gross %
J	8,010	-	8,010	8,010	305	305	8,315	8,315	-	-	-	6,763	15,078	15,078	55%
G	8,393	-	8,393	8,393	-	-	8,393	8,393	-	-	-	6,501	14,894	14,894	56%
H	7,660	-	7,660	7,660	390	390	8,050	8,050	-	-	-	3,250	11,300	11,300	71%
E	6,646	1,560	8,206	8,206	125	125	8,331	8,331	-	-	-	3,921	12,252	12,096	68%
EF	2,650	-	2,650	2,650	-	-	2,650	2,650	-	-	-	750	3,400	3,400	78%
F	7,068	-	7,068	7,068	112	112	7,180	7,180	-	-	-	2,776	9,956	9,956	72%
Total	40,427	1,560	41,987	41,987	932	932	42,919	42,919	-	-	-	23,961	66,880	66,724	64%

Summary - Schedule of Floor Areas - Outline - Imperial

Level	Private ft²	Rented ft²	Total Resi Net Internal ft²	WH Total Resi Net Internal ft²	Commercial ft²	WH Commercial ft²	Total Net Internal ft²	WH Total Net Internal ft²	Car Park ft²	Plant ft²	Back of House / FM ft²	Lifts/ Risers/ Structure ft²	Total Gross Internal ft²	WH Total Gross Internal	Net to Gross %
J	86,220	-	86,220	86,220	3,283	3,283	89,503	89,503	-	-	-	72,797	162,300	162,300	55%
G	90,342	-	90,342	90,342	-		90,342	90,342	-	-	-	69,977	160,319	160,319	56%
H	82,452	-	82,452	82,452	4,198	4,198	86,650	86,650	-	-	-	34,983	121,633	121,633	71%
E	71,538	16,792	88,329	88,329	1,346	1,346	89,675	89,675	-	-	-	42,206	131,881	130,201	68%
EF	28,525	-	28,525	28,525	-		28,525	28,525	-	-	-	8,073	36,598	36,598	78%
F	76,080	-	76,080	76,080	1,206	1,206	77,286	77,286	-	-	-	29,881	107,166	107,166	72%
Total	435,156	16,792	451,948	451,948	10,032	10,032	461,980	461,980	-	-	-	257,916	719,896	718,217	64%
%	60.45%	2.33%	62.78%		1.39%		64.17%					35.83%	100.00%		

Block A - Schedule of Floor Areas - Metric

Level	Private m²	Rented m²	Total Resi Net Internal m²	WH Total Resi Net Internal m²	Commercial m²	WH Commercial m²	Total Net Internal m²	WH Total Net Internal m²	Reception / Lobbies m²	Circulation / Stairs m²	Car Park m²	Plant m²	Back of House / FM m²	Lifts/ Risers/ Structure m²	Total Gross Internal m²	WH Total Gross Internal	Net to Gross %
B	-	-	-	-	-	-	-	-	-	-	3,289	-	-	284	3,573	3,573	0%
G	295	-	295	294	1,405	1,404	1,700	1,698	-	-	378	-	-	1,404	3,482	3,482	49%
1	1,938	-	1,938	1,938	-	-	1,938	1,938	-	-	-	-	-	521	2,459	2,459	79%
2	1,938	-	1,938	1,938	-	-	1,938	1,938	-	-	-	-	-	521	2,459	2,459	79%
3	1,938	-	1,938	1,938	-	-	1,938	1,938	-	-	-	-	-	521	2,459	2,459	79%
4	1,475	-	1,475	1,475	-	-	1,475	1,475	-	-	-	-	-	429	1,904	1,904	77%
5	1,055	-	1,055	1,055	-	-	1,055	1,055	-	-	-	-	-	318	1,373	1,373	77%
6	835	-	835	835	-	-	835	835	-	-	-	-	-	226	1,061	1,061	79%
7	341	-	341	341	-	-	341	341	-	-	-	-	-	105	446	446	76%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	9,815	-	9,815	9,815	1,405	1,404	11,220	11,219	-	-	3,667	-	-	4,329	19,216	19,216	58%

Block A - Schedule of Floor Areas - Imperial

Level	Private ft²	Rented ft²	Total Resi Net Internal ft²	WH Total Resi Net Internal ft²	Commercial ft²	WH Commercial ft²	Total Net Internal ft²	WH Total Net Internal ft²	Reception / Lobbies ft²	Circulation / Stairs ft²	Car Park ft²	Plant ft²	Back of House / FM ft²	Lifts/ Risers/ Structure ft²	Total Gross Internal ft²	WH Total Gross Internal	Net to Gross %
B	-	-	-	-	-	-	-	-	-	-	35,403	-	-	3,057	38,460	38,460	0%
G	3,175	-	3,175	3,167	15,123	15,113	18,299	18,279	-	-	4,069	-	-	15,113	37,480	37,480	49%
1	20,861	-	20,861	20,860	-	-	20,861	20,860	-	-	-	-	-	5,608	26,469	26,469	79%
2	20,861	-	20,861	20,860	-	-	20,861	20,860	-	-	-	-	-	5,608	26,469	26,469	79%
3	20,861	-	20,861	20,860	-	-	20,861	20,860	-	-	-	-	-	5,608	26,469	26,469	79%
4	15,877	-	15,877	15,874	-	-	15,877	15,874	-	-	-	-	-	4,618	20,495	20,495	77%
5	11,356	-	11,356	11,360	-	-	11,356	11,360	-	-	-	-	-	3,423	14,779	14,779	77%
6	8,988	-	8,988	8,992	-	-	8,988	8,992	-	-	-	-	-	2,433	11,421	11,421	79%
7	3,671	-	3,671	3,674	-	-	3,671	3,674	-	-	-	-	-	1,130	4,801	4,801	76%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	105,649	-	105,649	105,645	15,123	15,113	120,772	120,758	-	-	39,472	-	-	46,597	206,841	206,841	58%

%	51.08%		51.08%		7.31%		58.39%				19.08%			22.53%	100.00%		

Block B - Schedule of Floor Areas - Metric

Level	Private m²	Rented m²	Total Resi Net Internal m²	WH Total Resi Net Internal m²	Commercial m²	WH Commercial m²	Total Net Internal m²	WH Total Net Internal m²	Reception / Lobbies m²	Circulation / Stairs m²	Car Park m²	Plant m²	Back of House / FM m²	Lifts/ Risers/ Structure m²	Total Gross Internal m²	WH Total Gross Internal	Net to Gross %
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		0%
G	-	578	578	579	-	-	578	579	-	-	-	-	-	133	711	711	81%
1	-	629	629	629	-	-	629	629	-	-	-	-	-	82	711	711	88%
2	-	629	629	629	-	-	629	629	-	-	-	-	-	82	711	711	88%
3	-	154	154	154	-	-	154	154	-	-	-	-	-	47	201	202	77%
4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		0%
5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		0%
6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		0%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		0%
Total	-	1,990	1,990	1,992	-	-	1,990	1,992	-	-	-	-	-	344	2,334	2,333	85%

Block B - Schedule of Floor Areas - Imperial

Level	Private ft²	Rented ft²	Total Resi Net Internal ft²	WH Total Resi Net Internal ft²	Commercial ft²	WH Commercial ft²	Total Net Internal ft²	WH Total Net Internal ft²	Reception / Lobbies ft²	Circulation / Stairs ft²	Car Park ft²	Plant ft²	Back of House / FM ft²	Lifts/ Risers/ Structure ft²	Total Gross Internal ft²	WH Total Gross Internal	Net to Gross %
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	-	6,222	6,222	6,230	-	-	6,222	6,230	-	-	-	-	-	1,432	7,653	7,648	81%
1	-	6,771	6,771	6,775	-	-	6,771	6,775	-	-	-	-	-	883	7,653	7,648	88%
2	-	6,771	6,771	6,775	-	-	6,771	6,775	-	-	-	-	-	883	7,653	7,648	88%
3	-	1,658	1,658	1,660	-	-	1,658	1,660	-	-	-	-	-	506	2,164	2,169	77%
4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	-	21,420	21,420	21,440	-	-	21,420	21,440	-	-	-	-	-	3,703	25,123	25,112	85%
%		85.26%	85.26%				85.26%							14.74%	100.00%		

Block C - Schedule of Floor Areas - Metric

Level	Private m²	Rented m²	Total Resi Net Internal m²	WH Total Resi Net Internal m²	Commercial m²	WH Commercial m²	Total Net Internal m²	WH Total Net Internal m²	Reception / Lobbies m²	Circulation / Stairs m²	Car Park m²	Plant m²	Back of House / FM m²	Lifts/ Risers/ Structure m²	Total Gross Internal m²	WH Total Gross Internal	Net to Gross %
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		0%
G	-	268	268	268	-	-	268	268	-	-	-	-	-	121	389	389	69%
1	-	320	320	320	-	-	320	320	-	-	-	-	-	69	389	389	82%
2	-	320	320	320	-	-	320	320	-	-	-	-	-	69	389	389	82%
3	-	215	215	215	-	-	215	215	-	-	-	-	-	44	259	259	83%
4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		0%
5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		0%
6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		0%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		0%
Total	-	1,123	1,123	1,123	-	-	1,123	1,123	-	-	-	-	-	303	1,426	1,425	79%

Block C - Schedule of Floor Areas - Imperial

Level	Private ft²	Rented ft²	Total Resi Net Internal ft²	WH Total Resi Net Internal ft²	Commercial ft²	WH Commercial ft²	Total Net Internal ft²	WH Total Net Internal ft²	Reception / Lobbies ft²	Circulation / Stairs ft²	Car Park ft²	Plant ft²	Back of House / FM ft²	Lifts/ Risers/ Structure ft²	Total Gross Internal ft²	WH Total Gross Internal	Net to Gross %
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	-	2,885	2,885	2,883	-	-	2,885	2,883	-	-	-	-	-	1,302	4,187	4,183	69%
1	-	3,444	3,444	3,446	-	-	3,444	3,446	-	-	-	-	-	743	4,187	4,183	82%
2	-	3,444	3,444	3,446	-	-	3,444	3,446	-	-	-	-	-	743	4,187	4,183	82%
3	-	2,314	2,314	2,317	-	-	2,314	2,317	-	-	-	-	-	474	2,788	2,786	83%
4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	-	12,088	12,088	12,091	-	-	12,088	12,091	-	-	-	-	-	3,262	15,349	15,334	79%

%		78.75%	78.75%				78.75%							21.25%	100.00%		

Block D - Schedule of Floor Areas - Metric

Level	Private m²	Rented m²	Total Resi Net Internal m²	WH Total Resi Net Internal m²	Commercial m²	WH Commercial m²	Total Net Internal m²	WH Total Net Internal m²	Reception / Lobbies m²	Circulation / Stairs m²	Car Park m²	Plant m²	Back of House / FM m²	Lifts/ Risers/ Structure m²	Total Gross Internal m²	WH Total Gross Internal	Net to Gross %
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	-	-	-	-	622	629	622	629	-	-	-	-	-	178	800	800	78%
1	412	-	412	396	135	-	547	396	-	-	-	-	-	133	680	661	80%
2	533	-	533	511	-	-	533	511	-	-	-	-	-	136	669	648	80%
3	533	-	533	511	-	-	533	511	-	-	-	-	-	136	669	648	80%
4	367	-	367	354	-	-	367	354	-	-	-	-	-	120	487	467	75%
5	367	-	367	364	-	-	367	364	-	-	-	-	-	120	487	467	75%
6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	2,212	-	2,212	2,137	757	629	2,969	2,766	-	-	-	-	-	823	3,792	3,692	78%

Block D - Schedule of Floor Areas - Imperial

Level	Private ft²	Rented ft²	Total Resi Net Internal ft²	WH Total Resi Net Internal ft²	Commercial ft²	WH Commercial ft²	Total Net Internal ft²	WH Total Net Internal ft²	Reception / Lobbies ft²	Circulation / Stairs ft²	Car Park ft²	Plant ft²	Back of House / FM ft²	Lifts/ Risers/ Structure ft²	Total Gross Internal ft²	WH Total Gross Internal	Net to Gross %
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	-	-	-	-	6,695	6,765	6,695	6,765	-	-	-	-	-	1,916	8,611	8,606	78%
1	4,435	-	4,435	4,264	1,453	-	5,888	4,264	-	-	-	-	-	1,432	7,320	7,115	80%
2	5,737	-	5,737	5,504	-	-	5,737	5,504	-	-	-	-	-	1,464	7,201	6,979	80%
3	5,737	-	5,737	5,504	-	-	5,737	5,504	-	-	-	-	-	1,464	7,201	6,979	80%
4	3,950	-	3,950	3,815	-	-	3,950	3,815	-	-	-	-	-	1,292	5,242	5,031	75%
5	3,950	-	3,950	3,918	-	-	3,950	3,918	-	-	-	-	-	1,292	5,242	5,031	75%
6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	23,810	-	23,810	23,004	8,148	6,765	31,958	29,769	-	-	-	-	-	8,859	40,817	39,742	78%

%	58.33%		58.33%		19.96%	16.57%	78.30%							21.70%	100.00%		

Block M - Schedule of Floor Areas - Metric

Level	Private m²	Rented m²	Total Resi Net Internal m²	WH Total Resi Net Internal m²	Commercial m²	WH Commercial m²	Total Net Internal m²	WH Total Net Internal m²	Reception / Lobbies m²	Circulation / Stairs m²	Car Park m²	Plant m²	Back of House / FM m²	Lifts/ Risers/ Structure m²	Total Gross Internal m²	WH Total Gross Internal	Net to Gross %
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		0%
G	190	-	190	192	626	627	816	818	-	-	664	-	-	555	2,035	1,990	40%
1	875	-	875	875	-	-	875	875	-	-	-	-	-	262	1,137	1,136	77%
2	857	-	857	857	-	-	857	857	-	-	-	-	-	209	1,066	1,065	80%
3	567	-	567	567	-	-	567	567	-	-	-	-	-	152	719	719	79%
4	391	-	391	391	-	-	391	391	-	-	-	-	-	109	500	500	78%
5	391	-	391	391	-	-	391	391	-	-	-	-	-	109	500	500	78%
6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		0%
Total	3,271	-	3,271	3,273	626	627	3,897	3,900	-	-	664	-	-	1,396	5,957	5,910	65%

Block M - Schedule of Floor Areas - Imperial

Level	Private ft²	Rented ft²	Total Resi Net Internal ft²	WH Total Resi Net Internal ft²	Commercial ft²	WH Commercial ft²	Total Net Internal ft²	WH Total Net Internal ft²	Reception / Lobbies ft²	Circulation / Stairs ft²	Car Park ft²	Plant ft²	Back of House / FM ft²	Lifts/ Risers/ Structure ft²	Total Gross Internal ft²	WH Total Gross Internal	Net to Gross %
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	2,045	-	2,045	2,063	6,738	6,745	8,783	8,808	-	-	7,147	-	-	5,974	21,905	21,420	40%
1	9,419	-	9,419	9,417	-	-	9,419	9,417	-	-	-	-	-	2,820	12,239	12,228	77%
2	9,225	-	9,225	9,226	-	-	9,225	9,226	-	-	-	-	-	2,250	11,474	11,464	80%
3	6,103	-	6,103	6,105	-	-	6,103	6,105	-	-	-	-	-	1,636	7,739	7,739	79%
4	4,209	-	4,209	4,211	-	-	4,209	4,211	-	-	-	-	-	1,173	5,382	5,382	78%
5	4,209	-	4,209	4,211	-	-	4,209	4,211	-	-	-	-	-	1,173	5,382	5,382	78%
6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	35,209	-	35,209	35,234	6,738	6,745	41,947	41,979	-	-	7,147	-	-	15,027	64,121	63,615	65%
%	54.91%		54.91%		10.51%	10.52%	65.42%				11.15%			23.43%	100.00%		

Block K/L - Schedule of Floor Areas - Metric

Level	Private m²	Rented m²	Total Resi Net Internal m²	WH Total Resi Net Internal m²	Commercial m²	WH Commercial m²	Total Net Internal m²	WH Total Net Internal m²	Reception / Lobbies m²	Circulation / Stairs m²	Car Park m²	Plant m²	Back of House / FM m²	Lifts/ Risers/ Structure m²	Total Gross Internal m²	WH Total Gross Internal	Net to Gross %
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	-	-	-	-	1,990	1,990	1,990	1,990	-	-	-	-	-	689	2,679	2,679	74%
1	119	300	419	419	485	485	904	904	-	-	-	-	-	184	1,088	1,088	83%
2	866	586	1,452	1,452	203	203	1,655	1,654	-	-	-	-	-	368	2,023	1,999	82%
3	852	586	1,438	1,438	158	158	1,596	1,596	-	-	-	-	-	382	1,978	1,978	81%
4	559	-	559	559	-	-	559	559	-	-	-	-	-	146	705	705	79%
5	559	-	559	559	-	-	559	559	-	-	-	-	-	146	705	705	79%
6	559	-	559	559	-	-	559	559	-	-	-	-	-	146	705	705	79%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	3,514	1,472	4,986	4,986	2,836	2,835	7,822	7,820	-	-	-	-	-	2,061	9,883	9,859	79%

Block K/L - Schedule of Floor Areas - Imperial

Level	Private ft²	Rented ft²	Total Resi Net Internal ft²	WH Total Resi Net Internal ft²	Commercial ft²	WH Commercial ft²	Total Net Internal ft²	WH Total Net Internal ft²	Reception / Lobbies ft²	Circulation / Stairs ft²	Car Park ft²	Plant ft²	Back of House / FM ft²	Lifts/ Risers/ Structure ft²	Total Gross Internal ft²	WH Total Gross Internal	Net to Gross %
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	-	-	-	-	21,420	21,418	21,420	21,418	-	-	-	-	-	7,416	28,837	28,837	74%
1	1,281	3,229	4,510	4,513	5,221	5,215	9,731	9,729	-	-	-	-	-	1,981	11,711	11,711	83%
2	9,322	6,308	15,629	15,624	2,185	2,182	17,814	17,806	-	-	-	-	-	3,961	21,776	21,517	82%
3	9,171	6,308	15,479	15,475	1,701	1,700	17,179	17,175	-	-	-	-	-	4,112	21,291	21,291	81%
4	6,017	-	6,017	6,017	-	-	6,017	6,017	-	-	-	-	-	1,572	7,589	7,589	79%
5	6,017	-	6,017	6,017	-	-	6,017	6,017	-	-	-	-	-	1,572	7,589	7,589	79%
6	6,017	-	6,017	6,017	-	-	6,017	6,017	-	-	-	-	-	1,572	7,589	7,589	79%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	###
Total	37,825	15,845	53,669	53,664	30,527	30,515	84,196	84,179	-	-	-	-	-	22,185	106,381	106,122	79%
%	35.56%	14.89%	50.45%		28.70%	28.68%	79.15%							20.85%	100.00%		

Block J3 - Schedule of Floor Areas - Metric

Level	Private m²	Rented m²	Total Resi Net Internal m²	WH Total Resi Net Internal m²	Commercial m²	WH Commercial m²	Total Net Internal m²	WH Total Net Internal m²	Reception / Lobbies m²	Circulation / Stairs m²	Car Park m²	Plant m²	Back of House / FM m²	Lifts/ Risers/ Structure m²	Total Gross Internal m²	WH Total Gross Internal	Net to Gross %
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	-	-	-	-	432	432	432	432	-	-	-	-	-	105	537	537	80%
1	264	-	264	264	-	-	264	264	-	-	-	-	-	53	317	317	83%
2	264	-	264	264	-	-	264	264	-	-	-	-	-	53	317	317	83%
3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	528	-	528	528	432	432	960	960	-	-	-	-	-	211	1,171	1,171	82%

Block J3 - Schedule of Floor Areas - Imperial

Level	Private ft²	Rented ft²	Total Resi Net Internal ft²	WH Total Resi Net Internal ft²	Commercial ft²	WH Commercial ft²	Total Net Internal ft²	WH Total Net Internal ft²	Reception / Lobbies ft²	Circulation / Stairs ft²	Car Park ft²	Plant ft²	Back of House / FM ft²	Lifts/ Risers/ Structure ft²	Total Gross Internal ft²	WH Total Gross Internal	Net to Gross %
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	-	-	-	-	4,650	4,650	4,650	4,650	-	-	-	-	-	1,130	5,780	5,780	80%
1	2,842	-	2,842	2,843	-	-	2,842	2,843	-	-	-	-	-	570	3,412	3,412	83%
2	2,842	-	2,842	2,843	-	-	2,842	2,843	-	-	-	-	-	570	3,412	3,412	83%
3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	5,683	-	5,683	5,686	4,650	4,650	10,333	10,336	-	-	-	-	-	2,271	12,605	12,605	82%
%	45.09%		45.09%		36.89%	36.89%	81.98%							18.02%	100.00%		

Block J - Schedule of Floor Areas - Metric

Level	Private m²	Rented m²	Total Resi Net Internal m²	WH Total Resi Net Internal m²	Commercial m²	WH Commercial m²	Total Net Internal m²	WH Total Net Internal m²	Reception / Lobbies m²	Circulation / Stairs m²	Car Park m²	Plant m²	Back of House / FM m²	Lifts/ Risers/ Structure m²	Total Gross Internal m²	WH Total Gross Internal	Net to Gross %
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	686	-	686	686	305	305	991	991	-	-	-	-	-	2,186	3,177	3,177	31%
1	874	-	874	874	-	-	874	874	-	-	-	-	-	2,303	3,177	3,177	28%
2	2,015	-	2,015	2,015	-	-	2,015	2,015	-	-	-	-	-	307	2,322	2,322	87%
3	1,475	-	1,475	1,475	-	-	1,475	1,475	-	-	-	-	-	847	2,322	2,322	64%
4	1,274	-	1,274	1,274	-	-	1,274	1,274	-	-	-	-	-	479	1,753	1,753	73%
5	1,014	-	1,014	1,014	-	-	1,014	1,014	-	-	-	-	-	402	1,416	1,416	72%
6	672	-	672	672	-	-	672	672	-	-	-	-	-	239	911	911	74%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	8,010	-	8,010	8,010	305	305	8,315	8,315	-	-	-	-	-	6,763	15,078	15,078	55%

Block J - Schedule of Floor Areas - Imperial

Level	Private ft²	Rented ft²	Total Resi Net Internal ft²	WH Total Resi Net Internal ft²	Commercial ft²	WH Commercial ft²	Total Net Internal ft²	WH Total Net Internal ft²	Reception / Lobbies ft²	Circulation / Stairs ft²	Car Park ft²	Plant ft²	Back of House / FM ft²	Lifts/ Risers/ Structure ft²	Total Gross Internal ft²	WH Total Gross Internal	Net to Gross %
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	7,384	-	7,384	7,384	3,283	3,283	10,667	10,667	-	-	-	-	-	23,530	34,197	34,197	31%
1	9,408	-	9,408	9,408	-	-	9,408	9,408	-	-	-	-	-	24,789	34,197	34,197	28%
2	21,689	-	21,689	21,689	-	-	21,689	21,689	-	-	-	-	-	3,305	24,994	24,994	87%
3	15,877	-	15,877	15,877	-	-	15,877	15,877	-	-	-	-	-	9,117	24,994	24,994	0%
4	13,713	-	13,713	13,713	-	-	13,713	13,713	-	-	-	-	-	5,156	18,869	18,869	0%
5	10,915	-	10,915	10,915	-	-	10,915	10,915	-	-	-	-	-	4,327	15,242	15,242	0%
6	7,233	-	7,233	7,233	-	-	7,233	7,233	-	-	-	-	-	2,573	9,806	9,806	0%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	86,220	-	86,220	86,220	3,283	3,283	89,503	89,503	-	-	-	-	-	72,797	162,300	162,300	55%
%	53.12%		53.12%		2.02%	2.02%	55.15%							44.85%	100.00%		

Block G - Schedule of Floor Areas - Metric

Level	Private m²	Rented m²	Total Resi Net Internal m²	WH Total Resi Net Internal m²	Commercial m²	WH Commercial m²	Total Net Internal m²	WH Total Net Internal m²	Reception / Lobbies m²	Circulation / Stairs m²	Car Park m²	Plant m²	Back of House / FM m²	Lifts/ Risers/ Structure m²	Total Gross Internal m²	WH Total Gross Internal	Net to Gross %
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	910	-	910	910	-		910	910	-	-	-	-	-	2,095	3,005	3,005	30%
1	1,001	-	1,001	1,001	-	-	1,001	1,001	-	-	-	-	-	2,004	3,005	3,005	33%
2	1,497	-	1,497	1,497	-	-	1,497	1,497	-	-	-	-	-	705	2,202	2,202	68%
3	1,657	-	1,657	1,657	-	-	1,657	1,657	-	-	-	-	-	545	2,202	2,202	75%
4	1,162	-	1,162	1,162	-	-	1,162	1,162	-	-	-	-	-	390	1,552	1,552	75%
5	722	-	722	722	-	-	722	722	-	-	-	-	-	254	976	976	74%
6	722	-	722	722	-	-	722	722	-	-	-	-	-	254	976	976	74%
7	722	-	722	722	-	-	722	722	-	-	-	-	-	254	976	976	74%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		0%
Total	8,393	-	8,393	8,393	-	-	8,393	8,393	-	-	-	-	-	6,501	14,894	14,894	56%

Block G - Schedule of Floor Areas - Imperial

Level	Private ft²	Rented ft²	Total Resi Net Internal ft²	WH Total Resi Net Internal ft²	Commercial ft²	WH Commercial ft²	Total Net Internal ft²	WH Total Net Internal ft²	Reception / Lobbies ft²	Circulation / Stairs ft²	Car Park ft²	Plant ft²	Back of House / FM ft²	Lifts/ Risers/ Structure ft²	Total Gross Internal ft²	WH Total Gross Internal	Net to Gross %
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	9,795	-	9,795	9,795	-	-	9,795	9,795	-	-	-	-	-	22,551	32,346	32,346	30%
1	10,775	-	10,775	10,775	-	-	10,775	10,775	-	-	-	-	-	21,571	32,346	32,346	33%
2	16,114	-	16,114	16,114	-	-	16,114	16,114	-	-	-	-	-	7,589	23,702	23,702	68%
3	17,836	-	17,836	17,836	-	-	17,836	17,836	-	-	-	-	-	5,866	23,702	23,702	75%
4	12,508	-	12,508	12,508	-	-	12,508	12,508	-	-	-	-	-	4,198	16,706	16,706	75%
5	7,772	-	7,772	7,772	-	-	7,772	7,772	-	-	-	-	-	2,734	10,506	10,506	74%
6	7,772	-	7,772	7,772	-	-	7,772	7,772	-	-	-	-	-	2,734	10,506	10,506	74%
7	7,772	-	7,772	7,772	-	-	7,772	7,772	-	-	-	-	-	2,734	10,506	10,506	74%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	90,342	-	90,342	90,342	-	-	90,342	90,342	-	-	-	-	-	69,977	160,319	160,319	56%
%	56.35%		56.35%				56.35%							43.65%	100.00%		

Block H - Schedule of Floor Areas - Metric

Level	Private m²	Rented m²	Total Resi Net Internal m²	WH Total Resi Net Internal m²	Commercial m²	WH Commercial m²	Total Net Internal m²	WH Total Net Internal m²	Reception / Lobbies m²	Circulation / Stairs m²	Car Park m²	Plant m²	Back of House / FM m²	Lifts/ Risers/ Structure m²	Total Gross Internal m²	WH Total Gross Internal	Net to Gross %
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	798	-	798	798	390	390	1,188	1,188	-	-	-	-	-	582	1,770	1,770	67%
1	1,277	-	1,277	1,277	-	-	1,277	1,277	-	-	-	-	-	512	1,789	1,789	71%
2	1,137	-	1,137	1,137	-	-	1,137	1,137	-	-	-	-	-	652	1,789	1,789	64%
3	1,112	-	1,112	1,112	-	-	1,112	1,112	-	-	-	-	-	376	1,488	1,488	75%
4	1,112	-	1,112	1,112	-	-	1,112	1,112	-	-	-	-	-	376	1,488	1,488	75%
5	1,112	-	1,112	1,112	-	-	1,112	1,112	-	-	-	-	-	376	1,488	1,488	75%
6	1,112	-	1,112	1,112	-	-	1,112	1,112	-	-	-	-	-	376	1,488	1,488	75%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	7,660	-	7,660	7,660	390	390	8,050	8,050	-	-	-	-	-	3,250	11,300	11,300	71%

Block H - Schedule of Floor Areas - Imperial

Level	Private ft²	Rented ft²	Total Resi Net Internal ft²	WH Total Resi Net Internal ft²	Commercial ft²	WH Commercial ft²	Total Net Internal ft²	WH Total Net Internal ft²	Reception / Lobbies ft²	Circulation / Stairs ft²	Car Park ft²	Plant ft²	Back of House / FM ft²	Lifts/ Risers/ Structure ft²	Total Gross Internal ft²	WH Total Gross Internal	Net to Gross %
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	8,590	-	8,590	8,590	4,198	4,198	12,788	12,788	-	-	-	-	-	6,265	19,052	19,052	67%
1	13,746	-	13,746	13,746	-	-	13,746	13,746	-	-	-	-	-	5,511	19,257	19,257	71%
2	12,239	-	12,239	12,239	-	-	12,239	12,239	-	-	-	-	-	7,018	19,257	19,257	64%
3	11,970	-	11,970	11,970	-	-	11,970	11,970	-	-	-	-	-	4,047	16,017	16,017	75%
4	11,970	-	11,970	11,970	-	-	11,970	11,970	-	-	-	-	-	4,047	16,017	16,017	75%
5	11,970	-	11,970	11,970	-	-	11,970	11,970	-	-	-	-	-	4,047	16,017	16,017	75%
6	11,970	-	11,970	11,970	-	-	11,970	11,970	-	-	-	-	-	4,047	16,017	16,017	75%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	82,452	-	82,452	82,452	4,198	4,198	86,650	86,650	-	-	-	-	-	34,983	121,633	121,633	71%
%	67.79%		67.79%		3.45%	3.45%	71.24%							28.76%	100.00%		

Block E - Schedule of Floor Areas - Metric

Level	Private m²	Rented m²	Total Resi Net Internal m²	WH Total Resi Net Internal m²	Commercial m²	WH Commercial m²	Total Net Internal m²	WH Total Net Internal m²	Reception / Lobbies m²	Circulation / Stairs m²	Car Park m²	Plant m²	Back of House / FM m²	Lifts/ Risers/ Structure m²	Total Gross Internal m²	WH Total Gross Internal	Net to Gross %
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	490	210	700	700	125	125	825	825	-	-	-	-	-	858	1,683	-	49%
1	842	250	1,092	1,092	-	-	1,092	1,092	-	-	-	-	-	568	1,660	3,187	66%
2	1,118	400	1,518	1,518	-	-	1,518	1,518	-	-	-	-	-	857	2,375	2,375	64%
3	1,368	400	1,768	1,768	-	-	1,768	1,768	-	-	-	-	-	607	2,375	2,375	74%
4	1,043	300	1,343	1,343	-	-	1,343	1,343	-	-	-	-	-	452	1,795	1,795	75%
5	1,043	-	1,043	1,043	-	-	1,043	1,043	-	-	-	-	-	340	1,383	1,383	75%
6	742	-	742	742	-	-	742	742	-	-	-	-	-	239	981	981	76%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	6,646	1,560	8,206	8,206	125	125	8,331	8,331	-	-	-	-	-	3,921	12,252	12,096	68%

Block E - Schedule of Floor Areas - Imperial

Level	Private ft²	Rented ft²	Total Resi Net Internal ft²	WH Total Resi Net Internal ft²	Commercial ft²	WH Commercial ft²	Total Net Internal ft²	WH Total Net Internal ft²	Reception / Lobbies ft²	Circulation / Stairs ft²	Car Park ft²	Plant ft²	Back of House / FM ft²	Lifts/ Risers/ Structure ft²	Total Gross Internal ft²	WH Total Gross Internal	Net to Gross %
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	5,274	2,260	7,535	7,535	1,346	1,346	8,880	8,880	-	-	-	-	-	9,236	18,116	-	49%
1	9,063	2,691	11,754	11,754	-	-	11,754	11,754	-	-	-	-	-	6,114	17,868	34,305	66%
2	12,034	4,306	16,340	16,340	-	-	16,340	16,340	-	-	-	-	-	9,225	25,565	25,565	64%
3	14,725	4,306	19,031	19,031	-	-	19,031	19,031	-	-	-	-	-	6,534	25,565	25,565	74%
4	11,227	3,229	14,456	14,456	-	-	14,456	14,456	-	-	-	-	-	4,865	19,321	19,321	75%
5	11,227	-	11,227	11,227	-	-	11,227	11,227	-	-	-	-	-	3,660	14,887	14,887	75%
6	7,987	-	7,987	7,987	-	-	7,987	7,987	-	-	-	-	-	2,573	10,559	10,559	76%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	71,538	16,792	88,329	88,329	1,346	1,346	89,675	89,675	-	-	-	-	-	42,206	131,881	130,201	68%
%	54.24%	12.73%	66.98%		1.02%	1.02%	68.00%							32.00%	100.00%		

Block EF - Schedule of Floor Areas - Metric

Level	Private m²	Rented m²	Total Resi Net Internal m²	WH Total Resi Net Internal m²	Commercial m²	WH Commercial m²	Total Net Internal m²	WH Total Net Internal m²	Reception / Lobbies m²	Circulation / Stairs m²	Car Park m²	Plant m²	Back of House / FM m²	Lifts/ Risers/ Structure m²	Total Gross Internal m²	WH Total Gross Internal m²	Net to Gross %
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	700	-	700	700	-		700	700	-	-	-	-	-	84	784	784	89%
1	490	-	490	490	-	-	490	490	-	-	-	-	-	330	820	820	60%
2	690	-	690	690	-	-	690	690	-	-	-	-	-	130	820	820	84%
3	490	-	490	490	-	-	490	490	-	-	-	-	-	110	600	600	82%
4	280	-	280	280	-	-	280	280	-	-	-	-	-	96	376	376	74%
5	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	0%
6	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	0%
7	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	2,650	-	2,650	2,650	-	-	2,650	2,650	-	-	-	-	-	750	3,400	3,400	78%

Block EF - Schedule of Floor Areas - Imperial

Level	Private ft²	Rented ft²	Total Resi Net Internal ft²	WH Total Resi Net Internal ft²	Commercial ft²	WH Commercial ft²	Total Net Internal ft²	WH Total Net Internal ft²	Reception / Lobbies ft²	Circulation / Stairs ft²	Car Park ft²	Plant ft²	Back of House / FM ft²	Lifts/ Risers/ Structure ft²	Total Gross Internal ft²	WH Total Gross Internal	Net to Gross %
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	7,535	-	7,535	7,535	-	-	7,535	7,535	-	-	-	-	-	904	8,439	8,439	89%
1	5,274	-	5,274	5,274	-	-	5,274	5,274	-	-	-	-	-	3,552	8,826	8,826	60%
2	7,427	-	7,427	7,427	-	-	7,427	7,427	-	-	-	-	-	1,399	8,826	8,826	84%
3	5,274	-	5,274	5,274	-	-	5,274	5,274	-	-	-	-	-	1,184	6,458	6,458	82%
4	3,014	-	3,014	3,014	-	-	3,014	3,014	-	-	-	-	-	1,033	4,047	4,047	74%
5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	28,525	-	28,525	28,525	-	-	28,525	28,525	-	-	-	-	-	8,073	36,598	36,598	78%

%	77.94%		77.94%				77.94%							22.06%	100.00%		

Block F - Schedule of Floor Areas - Metric

Level	Private m²	Rented m²	Total Resi Net Internal m²	WH Total Resi Net Internal m²	Commercial m²	WH Commercial m²	Total Net Internal m²	WH Total Net Internal m²	Reception / Lobbies m²	Circulation / Stairs m²	Car Park m²	Plant m²	Back of House / FM m²	Lifts/ Risers/ Structure m²	Total Gross Internal m²	WH Total Gross Internal	Net to Gross %
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	730	-	730	730	112	112	842	842	-	-	-	-	-	790	1,632	1,632	52%
1	1,254	-	1,254	1,254	-	-	1,254	1,254	-	-	-	-	-	378	1,632	1,632	77%
2	1,254	-	1,254	1,254	-	-	1,254	1,254	-	-	-	-	-	378	1,632	1,632	77%
3	1,254	-	1,254	1,254	-	-	1,254	1,254	-	-	-	-	-	378	1,632	1,632	77%
4	1,254	-	1,254	1,254	-	-	1,254	1,254	-	-	-	-	-	378	1,632	1,632	77%
5	661	-	661	661	-	-	661	661	-	-	-	-	-	237	898	898	74%
6	661	-	661	661	-	-	661	661	-	-	-	-	-	237	898	898	74%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	7,068	-	7,068	7,068	112	112	7,180	7,180	-	-	-	-	-	2,776	9,956	9,956	72%

Block F - Schedule of Floor Areas - Imperial

Level	Private ft²	Rented ft²	Total Resi Net Internal ft²	WH Total Resi Net Internal ft²	Commercial ft²	WH Commercial ft²	Total Net Internal ft²	WH Total Net Internal ft²	Reception / Lobbies ft²	Circulation / Stairs ft²	Car Park ft²	Plant ft²	Back of House / FM ft²	Lifts/ Risers/ Structure ft²	Total Gross Internal ft²	WH Total Gross Internal	Net to Gross %
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	7,858	-	7,858	7,858	1,206	1,206	9,063	9,063	-	-	-	-	-	8,504	17,567	17,567	52%
1	13,498	-	13,498	13,498	-	-	13,498	13,498	-	-	-	-	-	4,069	17,567	17,567	77%
2	13,498	-	13,498	13,498	-	-	13,498	13,498	-	-	-	-	-	4,069	17,567	17,567	77%
3	13,498	-	13,498	13,498	-	-	13,498	13,498	-	-	-	-	-	4,069	17,567	17,567	0%
4	13,498	-	13,498	13,498	-	-	13,498	13,498	-	-	-	-	-	4,069	17,567	17,567	0%
5	7,115	-	7,115	7,115	-	-	7,115	7,115	-	-	-	-	-	2,551	9,666	9,666	0%
6	7,115	-	7,115	7,115	-	-	7,115	7,115	-	-	-	-	-	2,551	9,666	9,666	0%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	76,080	-	76,080	76,080	1,206	1,206	77,286	77,286	-	-	-	-	-	29,882	107,167	107,166	72%
%	70.99%		70.99%		1.12%	1.12%	72.12%							27.88%	100.00%		

Unit Mix - Detail

Exigere

		Private								Rented									
Block	Residenial NIA m²	1B, 1P Unit	1B, 2P Unit	2B, 3P Unit	2B, 4P Unit	3B, 4P Unit	3B, 5P Unit	3B, 6P Unit	Total Private	1B, 1P Unit	1B, 2P Unit	2B, 3P Unit	2B, 4P Unit	3B, 4P Unit	3B, 5P Unit	3B, 6P Unit	Total Rented	Total Units	Av. Unit Size m²
A	9,815	4	51	19	67		7	1	149								-	149	66
B	1,990								-		14				11		25	25	80
C	1,123								-		21						21	21	53
D	2,212		10	6	18				34								-	34	65
M	3,271		19	1	21		5		46								-	46	71
K/L	4,986		17	8	27		1		53		26				2		28	81	62
J3	528		4		4				8								-	8	66
Total	23,925	4	101	34	137	-	13	1	290	-	61	-	-	-	13	-	74	364	66

Weston Homes Schedule

		Private								Rented									
Block	Residenial NIA m²	1B, 1P Unit	1B, 2P Unit	2B, 3P Unit	2B, 4P Unit	3B, 4P Unit	3B, 5P Unit	3B, 6P Unit	Total Private	1B, 1P Unit	1B, 2P Unit	2B, 3P Unit	2B, 4P Unit	3B, 4P Unit	3B, 5P Unit	3B, 6P Unit	Total Rented	Total Units	Av. Unit Size m²
A	9,815	4	51	19	67	-	7	1	149								-	149	66
B	1,992								-		14				11		25	25	80
C	1,123								-		21						21	21	53
D	2,137		10	6	18				34								-	34	63
M	3,273		20	1	23		5		49								-	49	67
K/L	4,986		19	8	25		1		53		26				2		28	81	62
J3	528		4		4				8								-	8	66
Total	23,854	4	104	34	137	-	13	1	293	-	61	-	-	-	13	-	74	367	65

Unit Mix - Outline

Exigere

		Private								Rented									
Block	Residential NIA m²	1B, 1P Unit	1B, 2P Unit	2B, 3P Unit	2B, 4P Unit	3B, 4P Unit	3B, 5P Unit	3B, 6P Unit	Total Private	1B, 1P Unit	1B, 2P Unit	2B, 3P Unit	2B, 4P Unit	3B, 4P Unit	3B, 5P Unit	3B, 6P Unit	Total Rented	Total Units	Av. Unit Size m
J	8,010	1	40	18	61		7		127								-	127	63
G	8,393	3	65	15	55		3		141								-	141	60
H	7,660	2	65	10	47		5		129								-	129	59
E	8,206	5	37	14	51		2		109	4	28						32	141	58
EF	2,650	5			35				40								-	40	66
F	7,068	2	48	10	47		8		115								-	115	61
Total		18	255	67	296	-	25	-	661	4	28	-	-	-	-	-	32	693	

Weston Homes Schedule

		Private								Rented									
Block	Residential NIA m²	1B, 1P Unit	1B, 2P Unit	2B, 3P Unit	2B, 4P Unit	3B, 4P Unit	3B, 5P Unit	3B, 6P Unit	Total Private	1B, 1P Unit	1B, 2P Unit	2B, 3P Unit	2B, 4P Unit	3B, 4P Unit	3B, 5P Unit	3B, 6P Unit	Total Rented	Total Units	Av. Unit Size m
J	8,010	1	40	18	61		7		127								-	127	63
G	8,393	3	65	15	55		3		141								-	141	60
H	7,660	2	65	10	47		5		129								-	129	59
E	8,206	5	37	14	51		2		109	4	28						32	141	58
EF	2,650	5			35				40								-	40	66
F	7,068	2	48	10	47		8		115								-	115	61
Total		18	255	67	296	-	25	-	661	4	28	-	-	-	-	-	32	693	

8.0 Risks and Opportunities

8.1 Risks

8.1.1 The following represent the key risks from a commercial perspective on the scheme together with a brief commentary on how they have been addressed within the Cost Model:

▪ Contamination	Allowances have been made for 50% of excavation to be contaminated. This remains a risk item.
▪ Phasing and delivery	In the absence of a programme or phasing strategy, the cost plan assumes immediate start on site for all phases.
▪ Existing services infrastructure	Existing electrical load required to support the scheme should be explored, allowance for upgrade to existing sub-stations have been allowed for. No allowances for off-site infrastructure have been made.
▪ Parking	Basement and grade level parking to Block A as shown on GA plans has been included. There are no further allowances for parking across the scheme.
▪ Commercial Fit-out	Commercial areas at ground floor have been included as shell and core only. Fit-out to these spaces have been excluded.
▪ Residential Plant Strategy	It is noted there is no internal plant area shown on GA plans. Strategy for rooftop plant and external plant rooms to be developed.

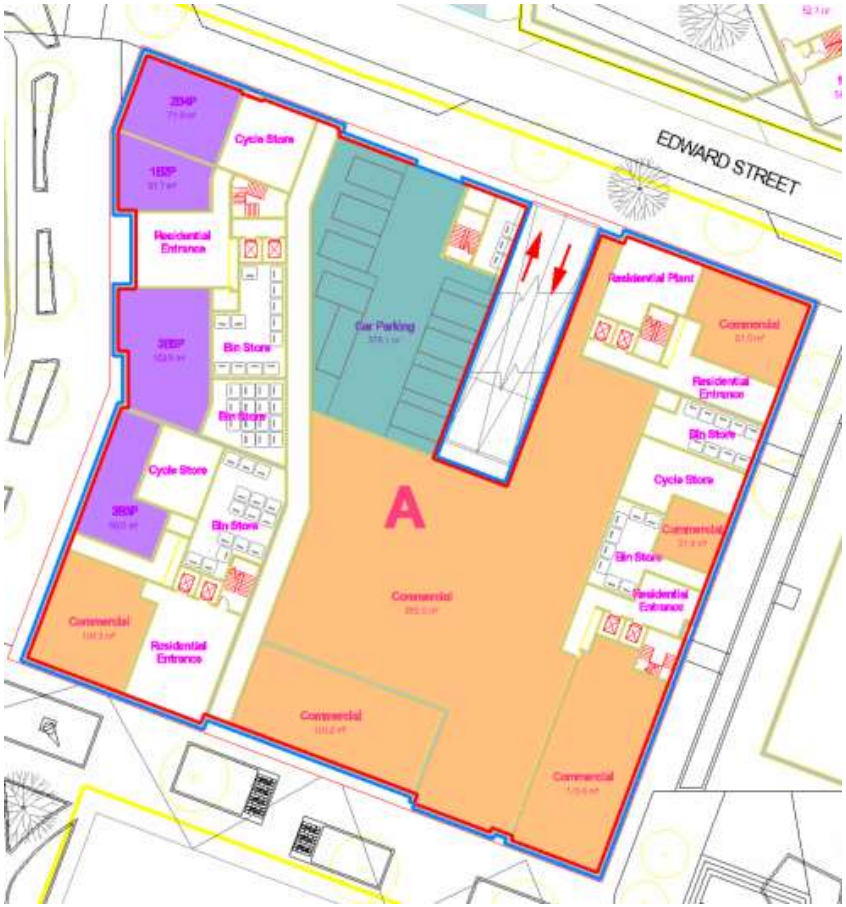
8.0 Risks and Opportunities

8.2 Opportunities

8.2.1 The following represent the key opportunities from a commercial perspective on the scheme together with a brief commentary on how they have been addressed within the Cost Model:

▪ Residential Balconies	Bolt-on balconies have been included to all residential units. Opportunity to omit and replace with Juliette balconies.
▪ Basement Area	Review provision of basement parking, parking at grade throughout the site to be explored.

Appendix A - Marked-up Drawings



Project Name:
Anglia Square

Drawing Name:
Masterplan L00

Drawing Nr:
35301 ZZ-00-DR-A-01-0100

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

A - GF

Project Name:
Anglia Square

Drawing Name:
Masterplan L01

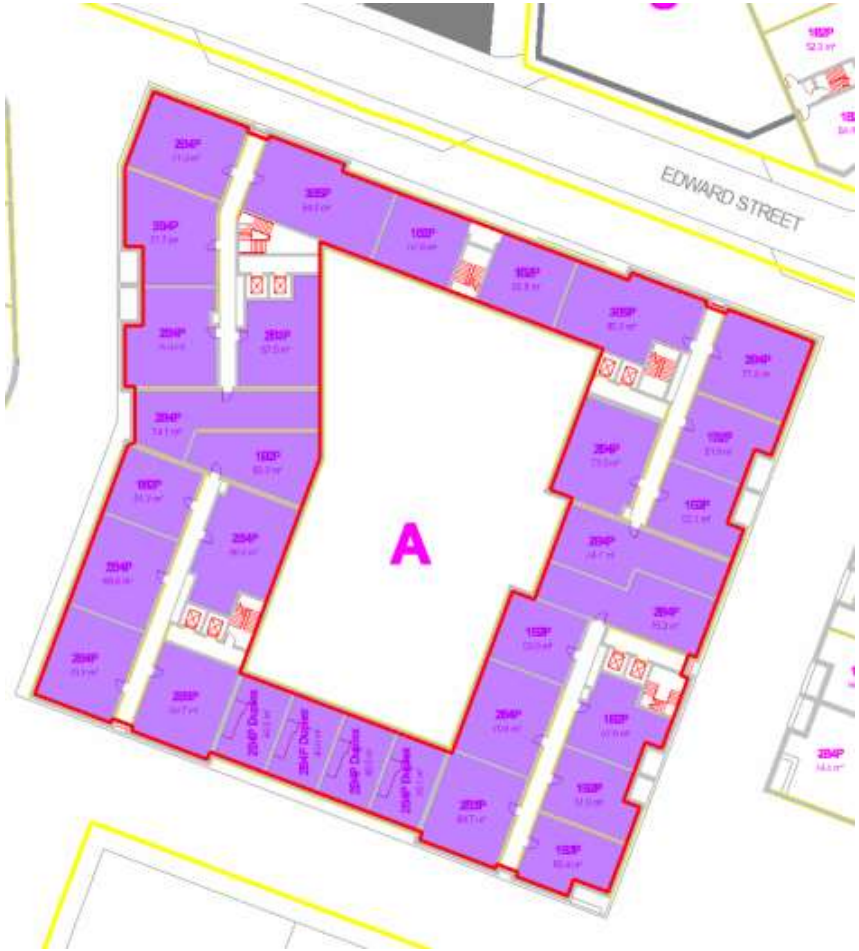
Drawing Nr:
35301 ZZ-01-DR-A-01-0101

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

A - L1



Project Name:
Anglia Square

Drawing Name:
Masterplan L02

Drawing Nr:
35301 ZZ-02-DR-A-01-0102

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

A - L2

Project Name:
Anglia Square

Drawing Name:
Masterplan L03

Drawing Nr:
35301 ZZ-03-DR-A-01-0103

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

A - L3

Project Name:
Anglia Square

Drawing Name:
Masterplan L04

Drawing Nr:
35301 ZZ-04-DR-A-01-0104

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

A - L4

Project Name:
Anglia Square

Drawing Name:
Masterplan L05

Drawing Nr:
35301 ZZ-05-DR-A-01-0105

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

A - L5

Project Name:
Anglia Square

Drawing Name:
Masterplan L06

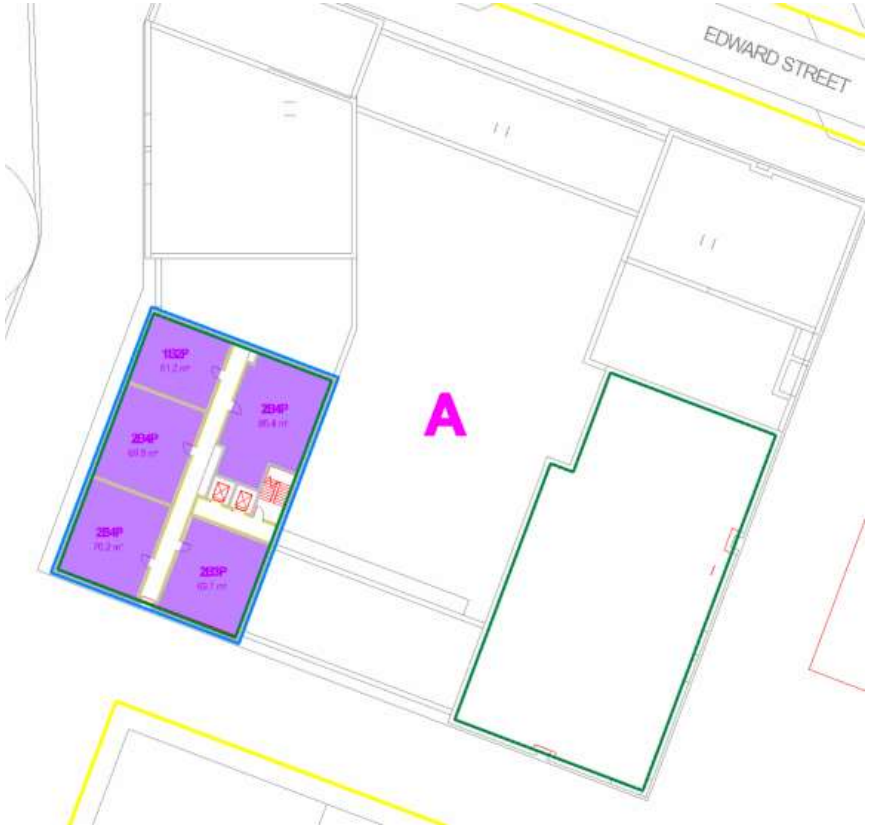
Drawing Nr:
35301 ZZ-06-DR-A-01-0106

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

A - L6



Project Name:
Anglia Square

Drawing Name:
Masterplan L07

Drawing Nr:
35301 ZZ-07-DR-A-01-0107

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

A - L7

Project Name:
Anglia Square

Drawing Name:
Masterplan L00

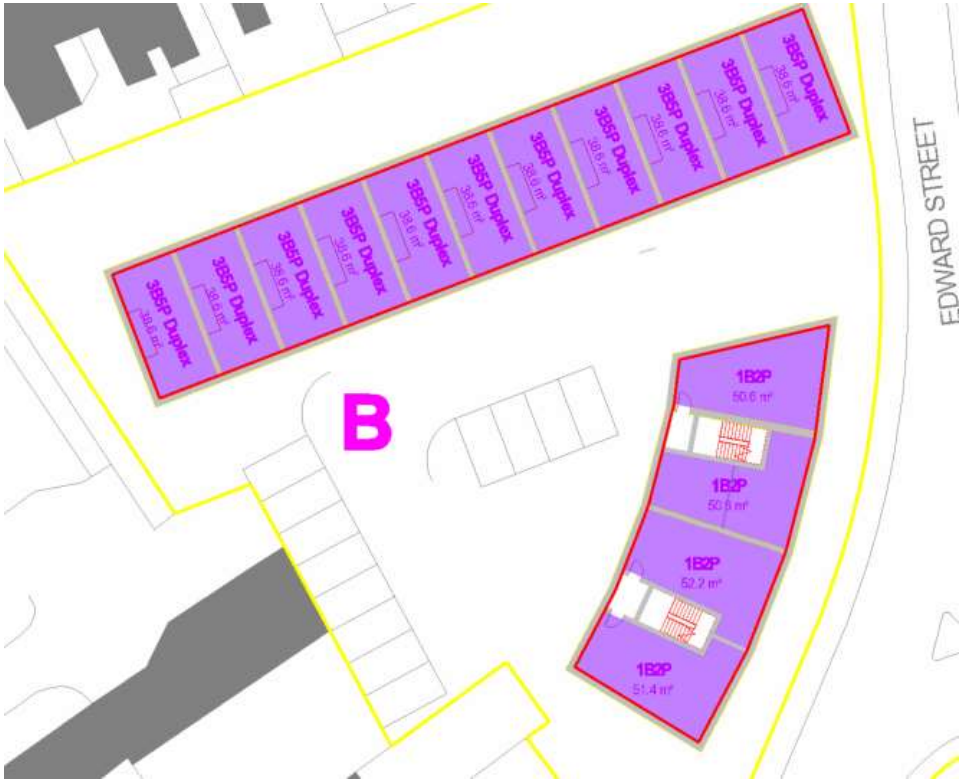
Drawing Nr:
35301 ZZ-00-DR-A-01-0100

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

B - GF



Project Name:
Anglia Square

Drawing Name:
Masterplan L01

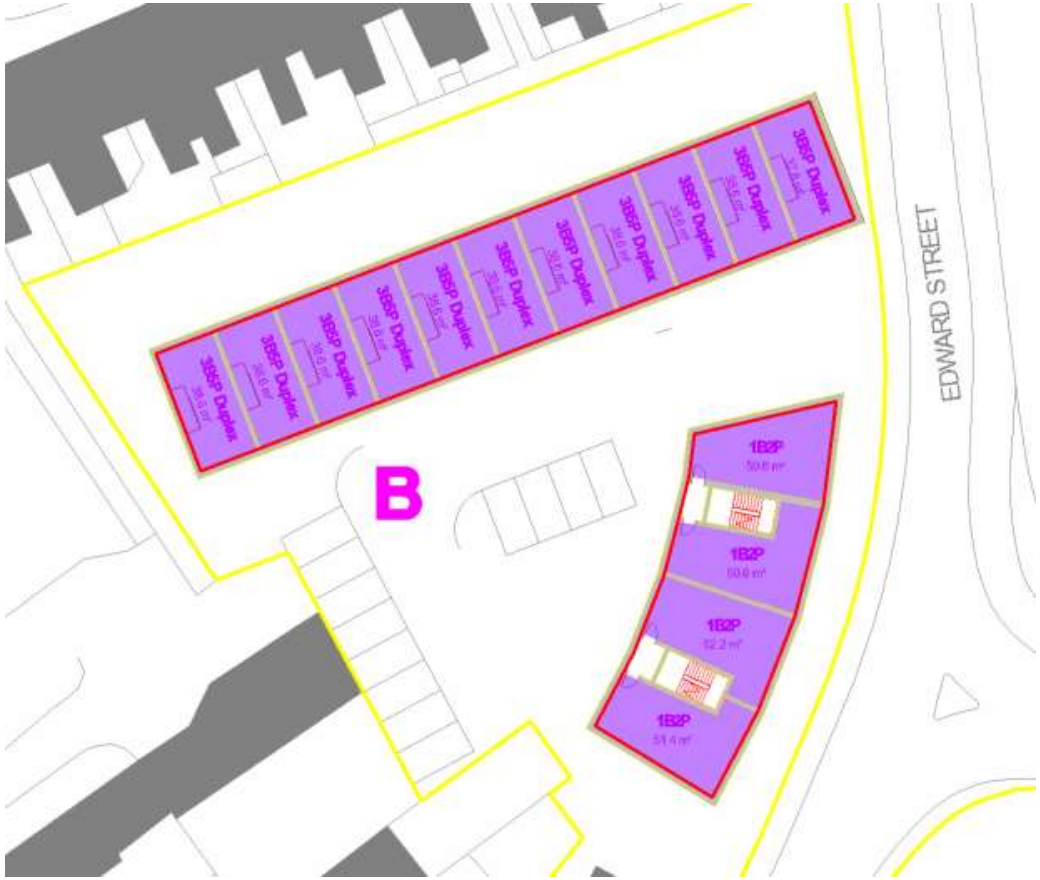
Drawing Nr:
35301 ZZ-01-DR-A-01-0101

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

B - L1



Project Name:
Anglia Square

Drawing Name:
Masterplan L02

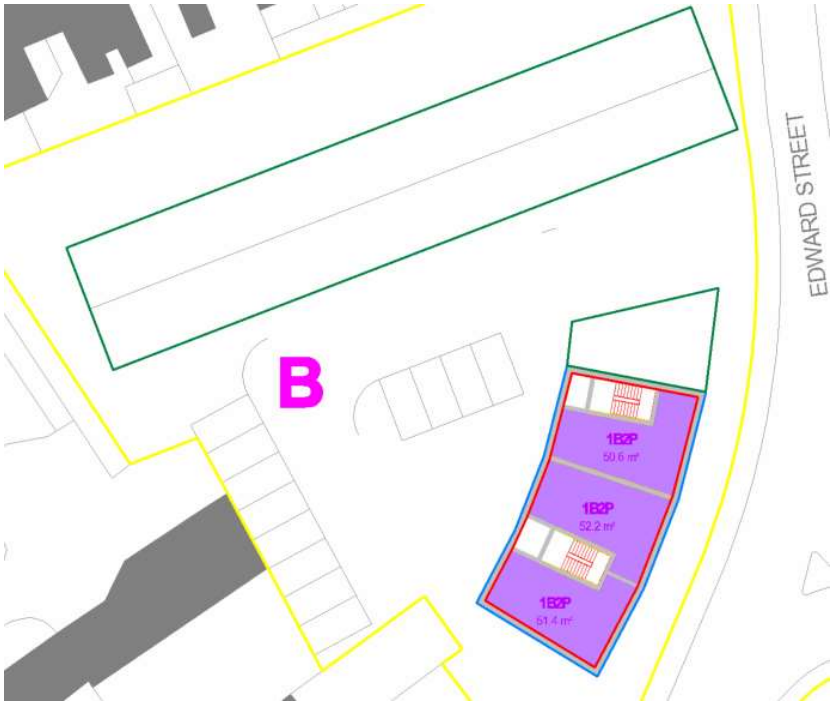
Drawing Nr:
35301 ZZ-02-DR-A-01-0102

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

B - L2



Project Name:
Anglia Square

Drawing Name:
Masterplan L03

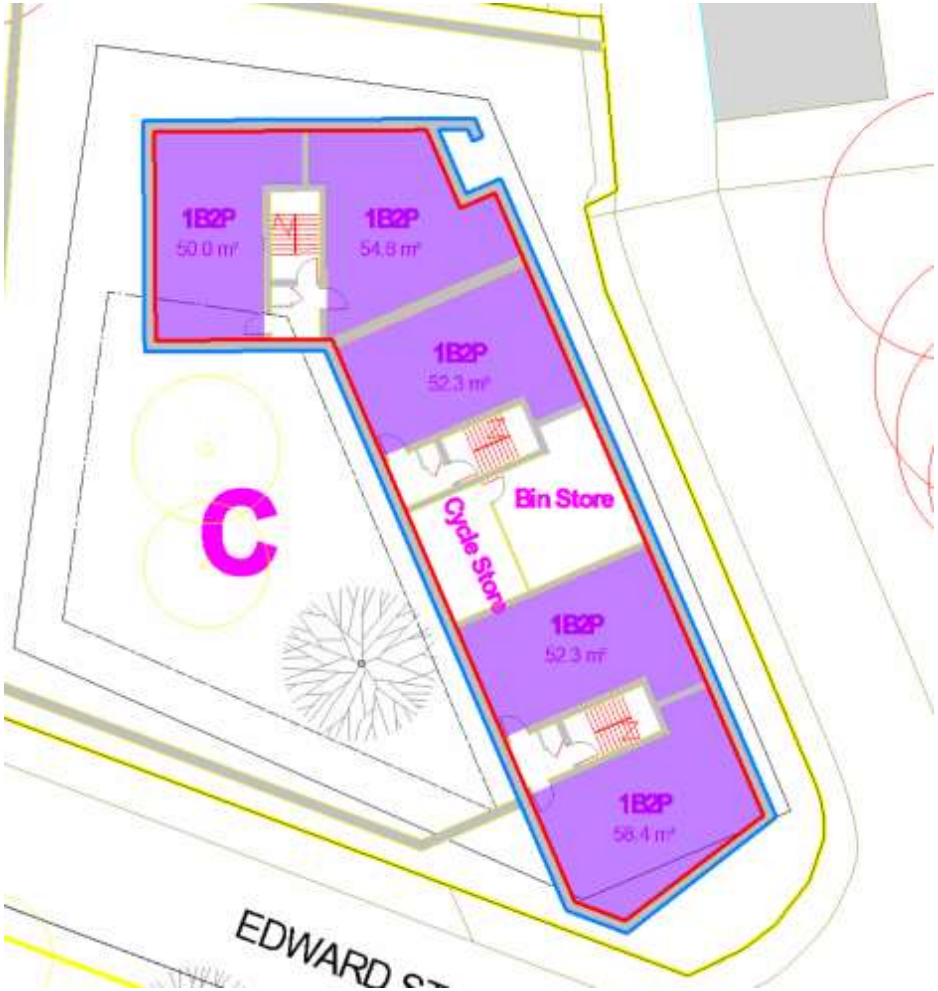
Drawing Nr:
35301 ZZ-03-DR-A-01-0103

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

B - L3



Project Name:
Anglia Square

Drawing Name:
Masterplan L00

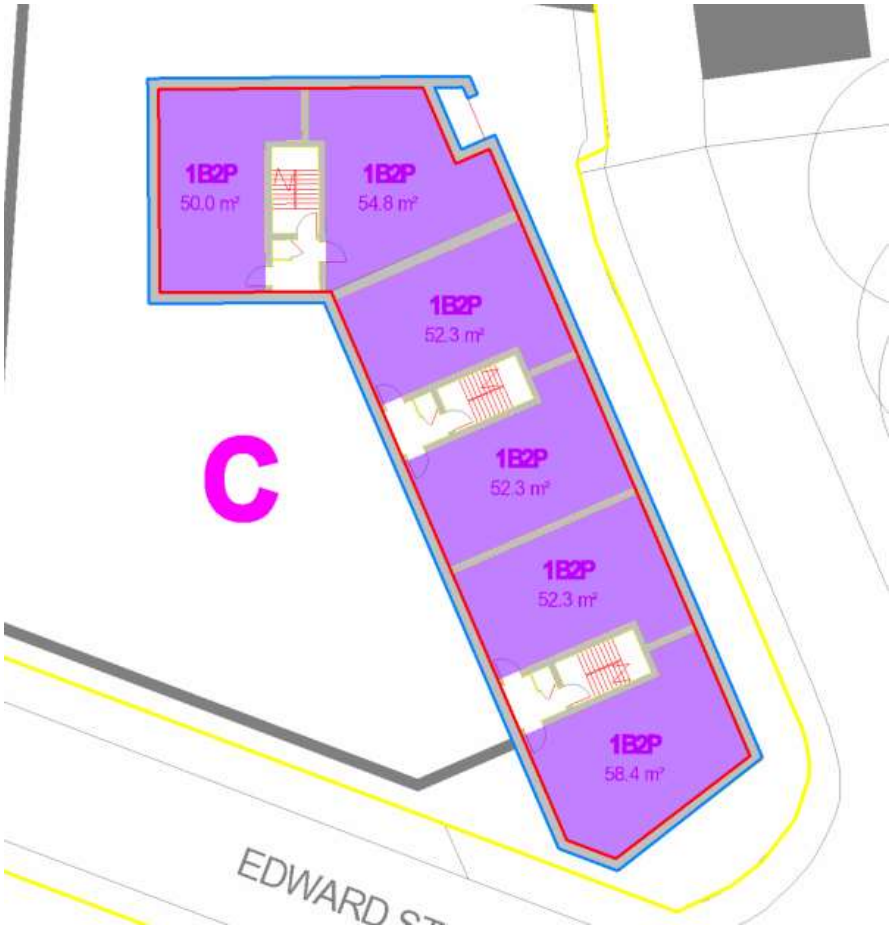
Drawing Nr:
35301 ZZ-00-DR-A-01-0100

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

C - GF



Project Name:
Anglia Square

Drawing Name:
Masterplan L01

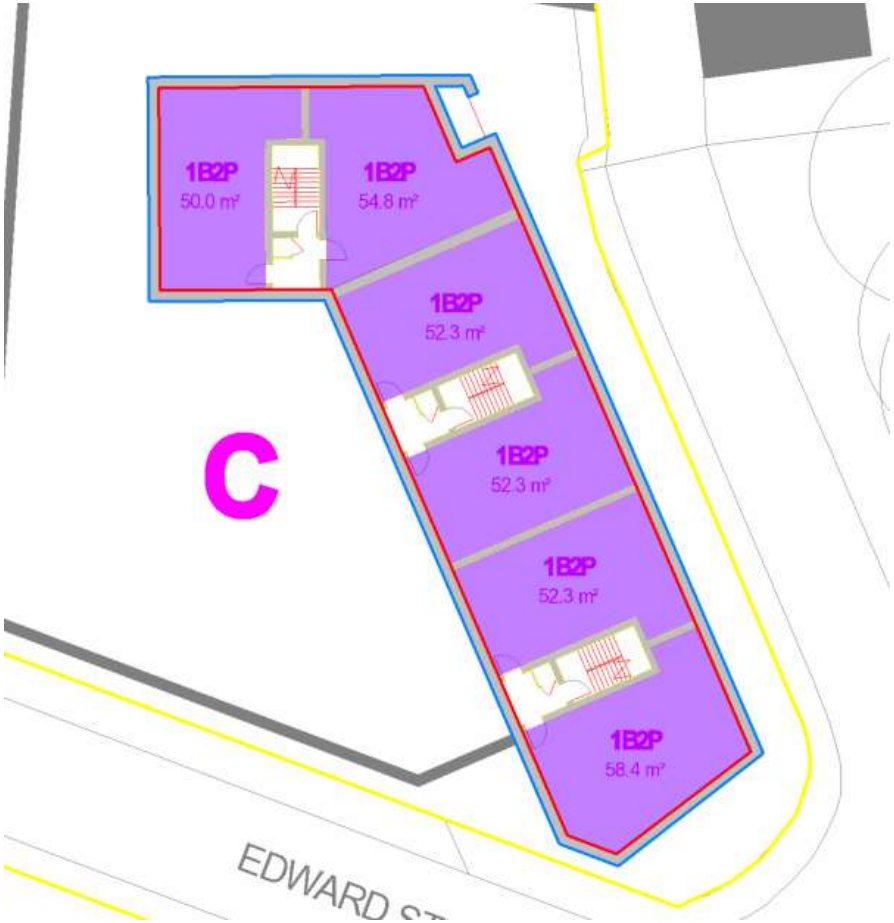
Drawing Nr:
35301 ZZ-01-DR-A-01-0101

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

C - L1



Project Name:
Anglia Square

Drawing Name:
Masterplan L02

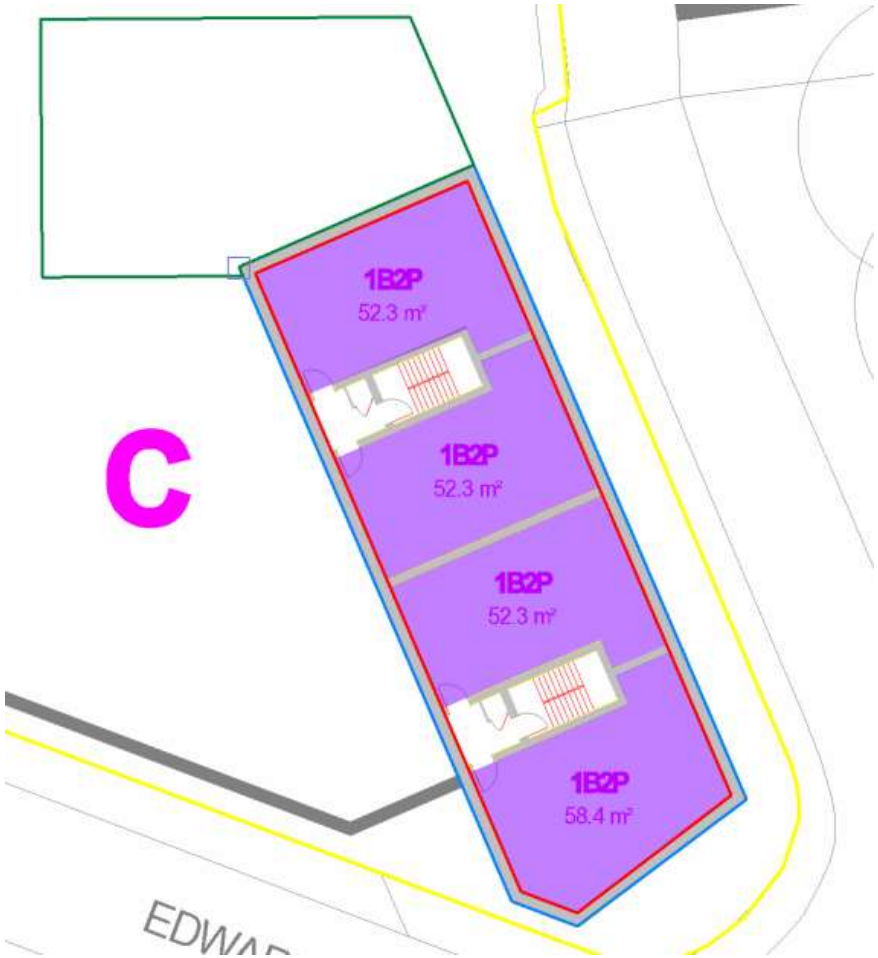
Drawing Nr:
35301 ZZ-02-DR-A-01-0102

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

C - L2



Project Name:
Anglia Square

Drawing Name:
Masterplan L03

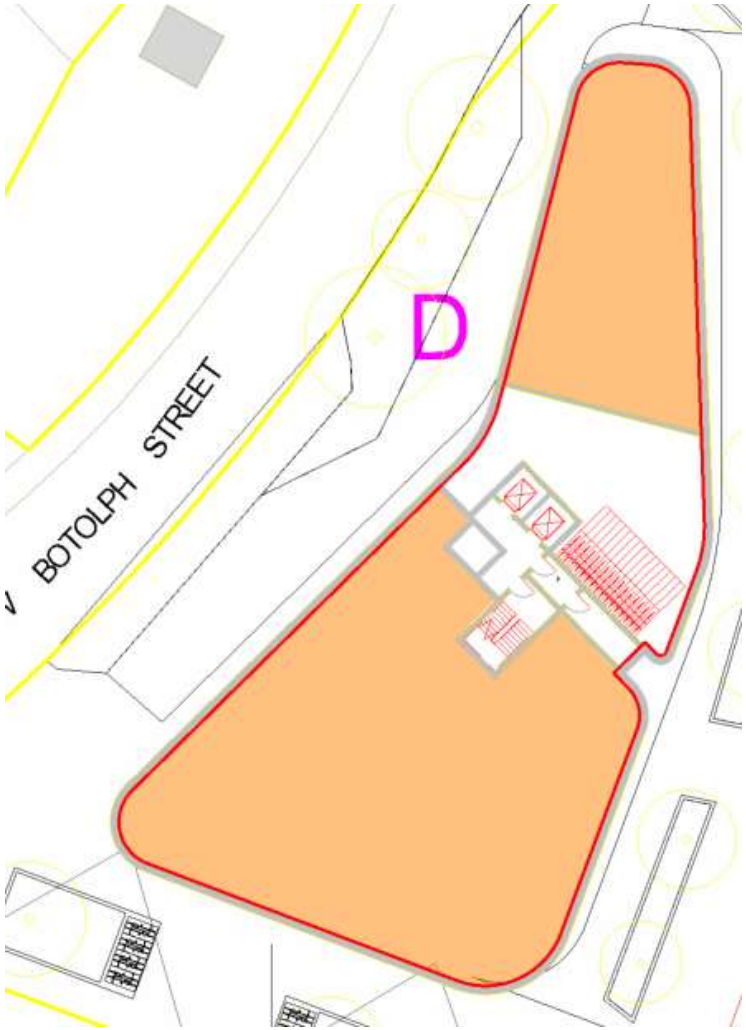
Drawing Nr:
35301 ZZ-03-DR-A-01-0103

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

C - L3



Project Name:
Anglia Square

Drawing Name:
Masterplan L00

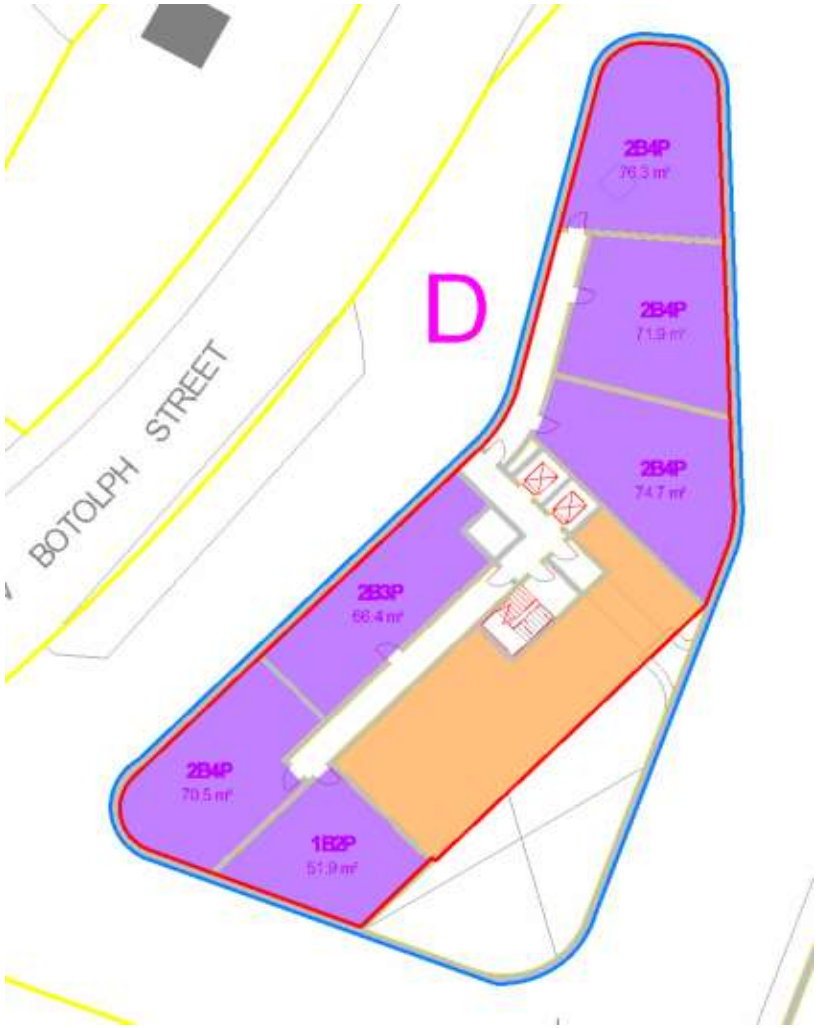
Drawing Nr:
35301 ZZ-00-DR-A-01-0100

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

D - GF



Project Name:
Anglia Square

Drawing Name:
Masterplan L01

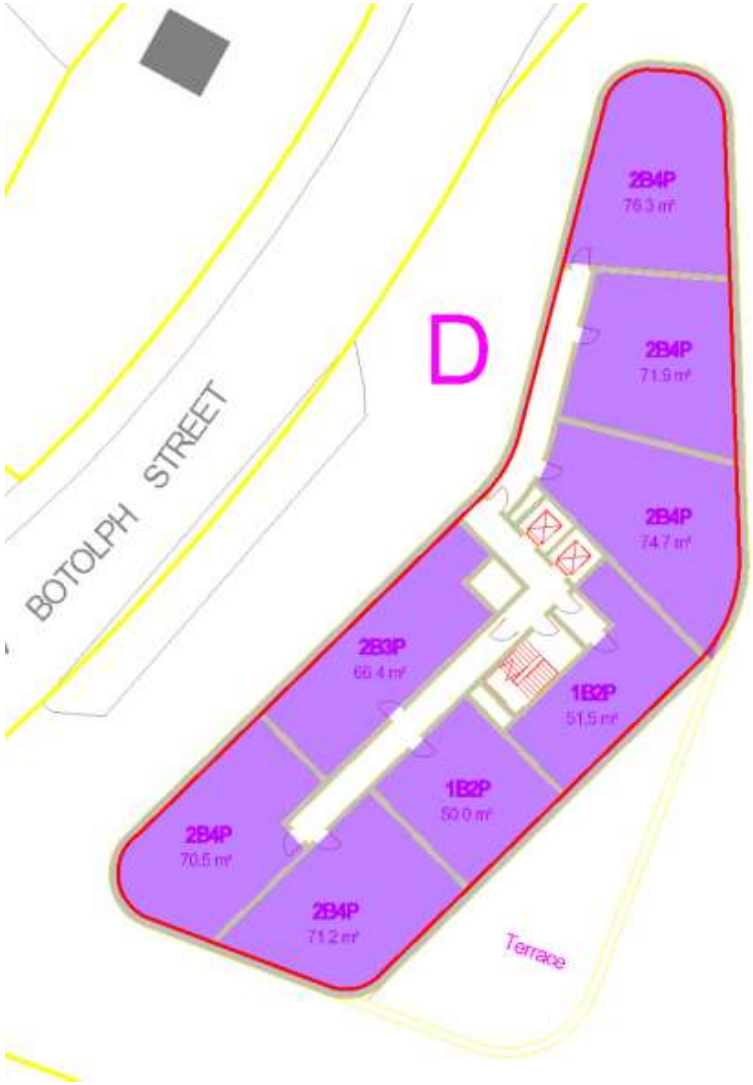
Drawing Nr:
35301 ZZ-01-DR-A-01-0101

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

D - L1



Project Name:
Anglia Square

Drawing Name:
Masterplan L02

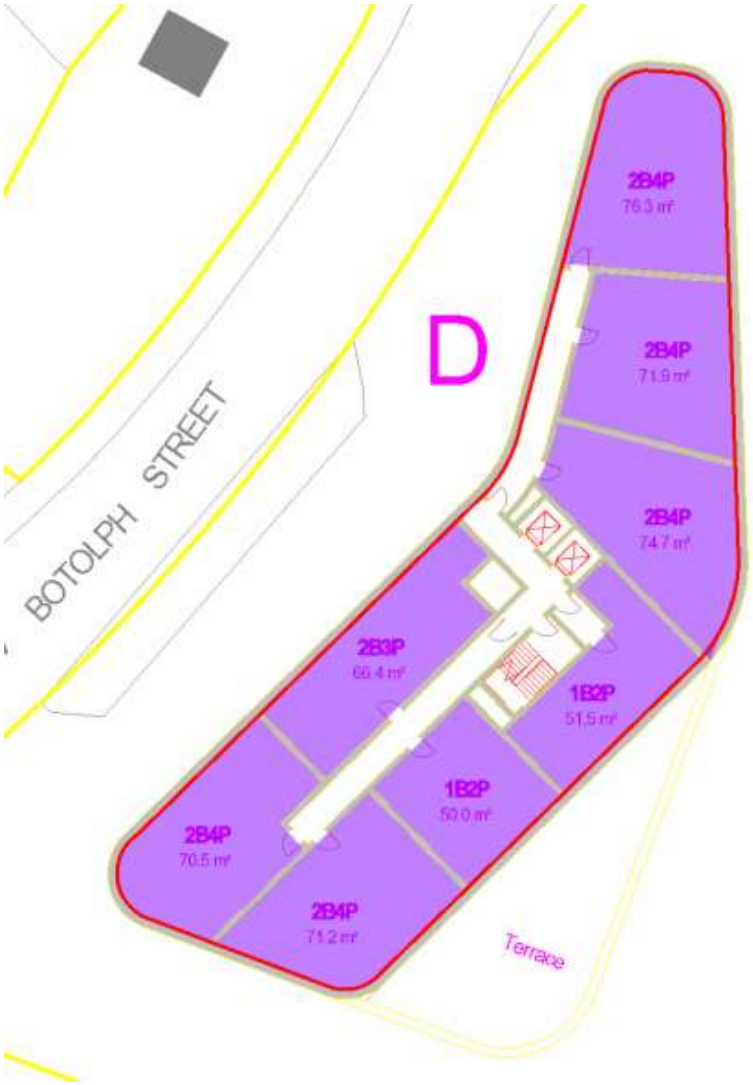
Drawing Nr:
35301 ZZ-02-DR-A-01-0102

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

D - L2



Project Name:
Anglia Square

Drawing Name:
Masterplan L03

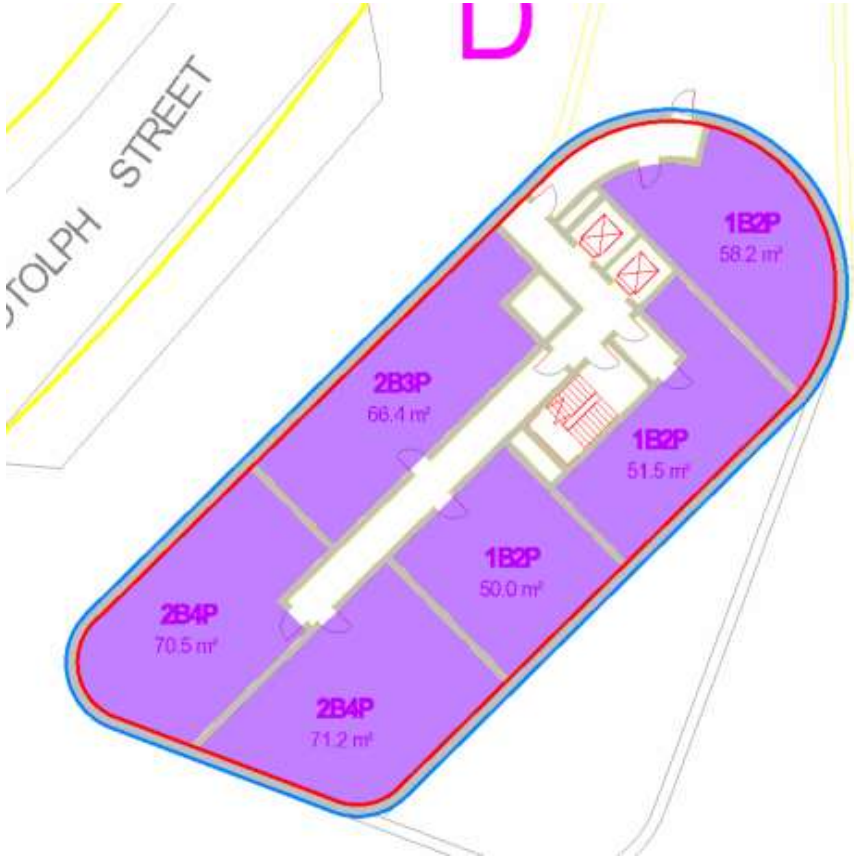
Drawing Nr:
35301 ZZ-03-DR-A-01-0103

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

D - L3



Project Name:
Anglia Square

Drawing Name:
Masterplan L04

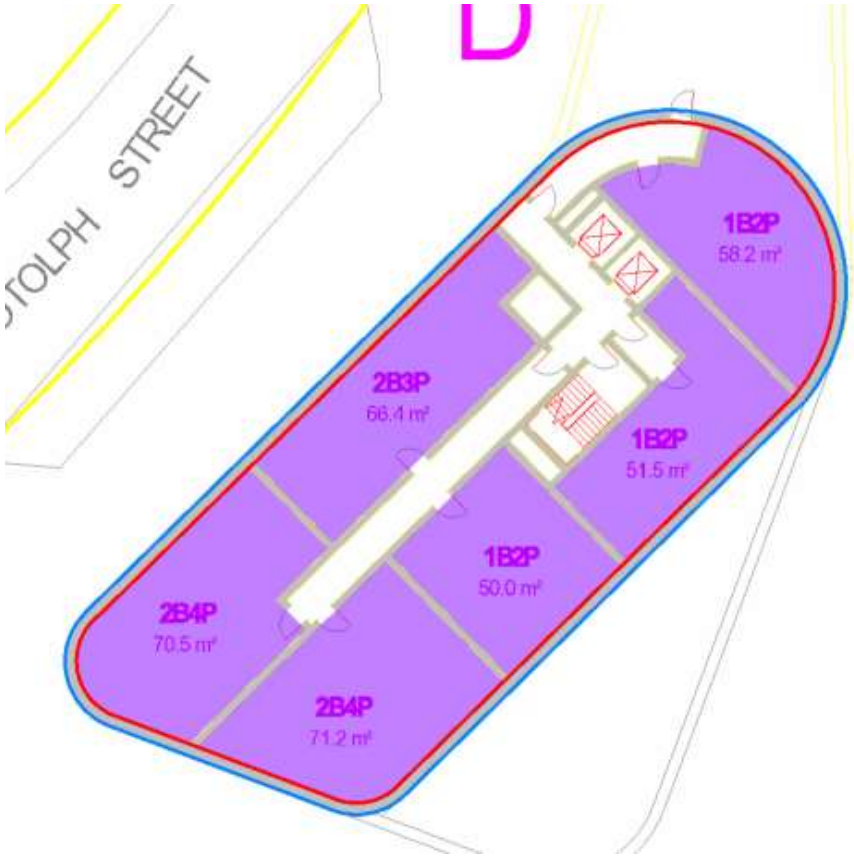
Drawing Nr:
35301 ZZ-04-DR-A-01-0104

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

D - L4



Project Name:
Anglia Square

Drawing Name:
Masterplan L05

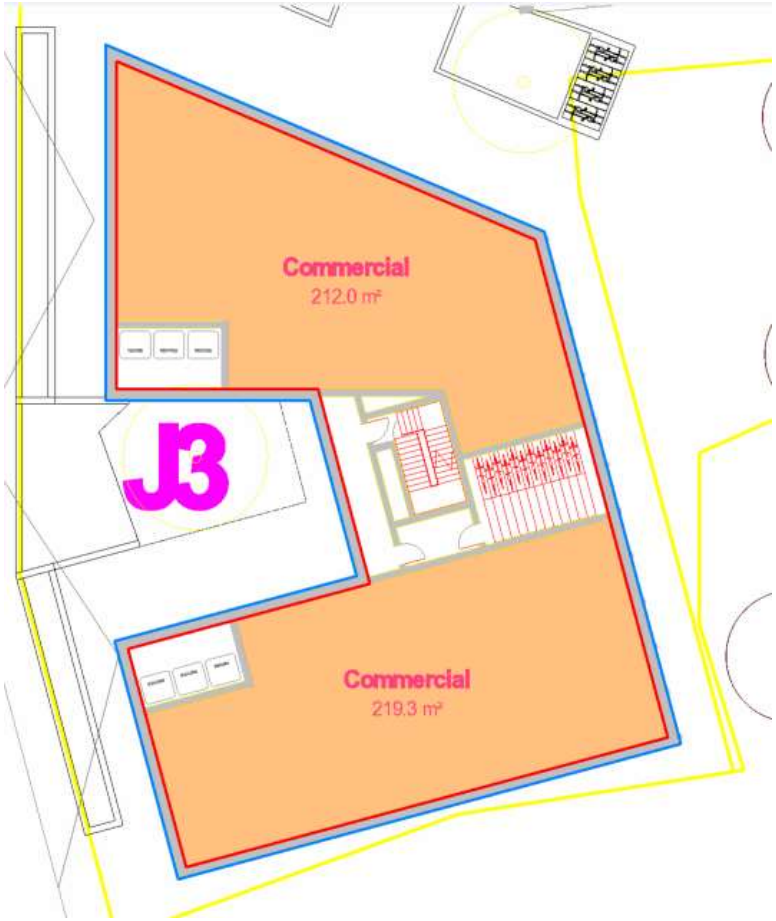
Drawing Nr:
35301 ZZ-05-DR-A-01-0105

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

D - L5



Project Name:
Anglia Square

Drawing Name:
Masterplan L00

Drawing Nr:
35301 ZZ-00-DR-A-01-0100

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

J3- GF

Project Name:
Anglia Square

Drawing Name:
Masterplan L01

Drawing Nr:
35301 ZZ-01-DR-A-01-0101

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

J3 - L1

Project Name:
Anglia Square

Drawing Name:
Masterplan L02

Drawing Nr:
35301 ZZ-02-DR-A-01-0102

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

J3 - L2

Project Name:
Anglia Square

Drawing Name:
Masterplan L00

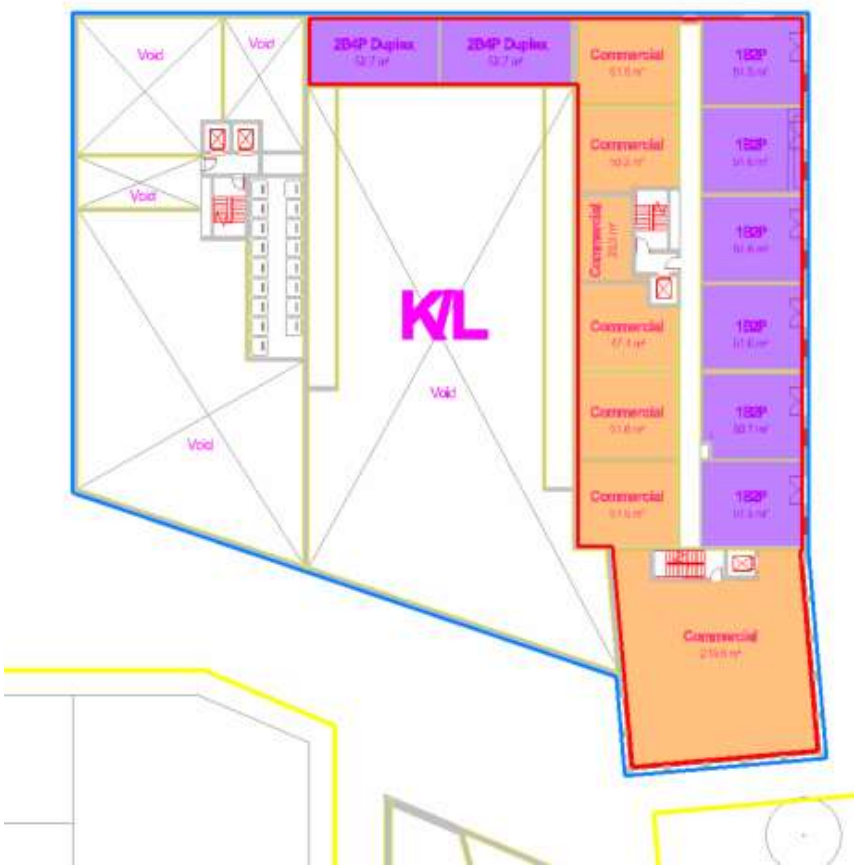
Drawing Nr:
35301 ZZ-00-DR-A-01-0100

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

KL - GF



Project Name:
Anglia Square

Drawing Name:
Masterplan L01

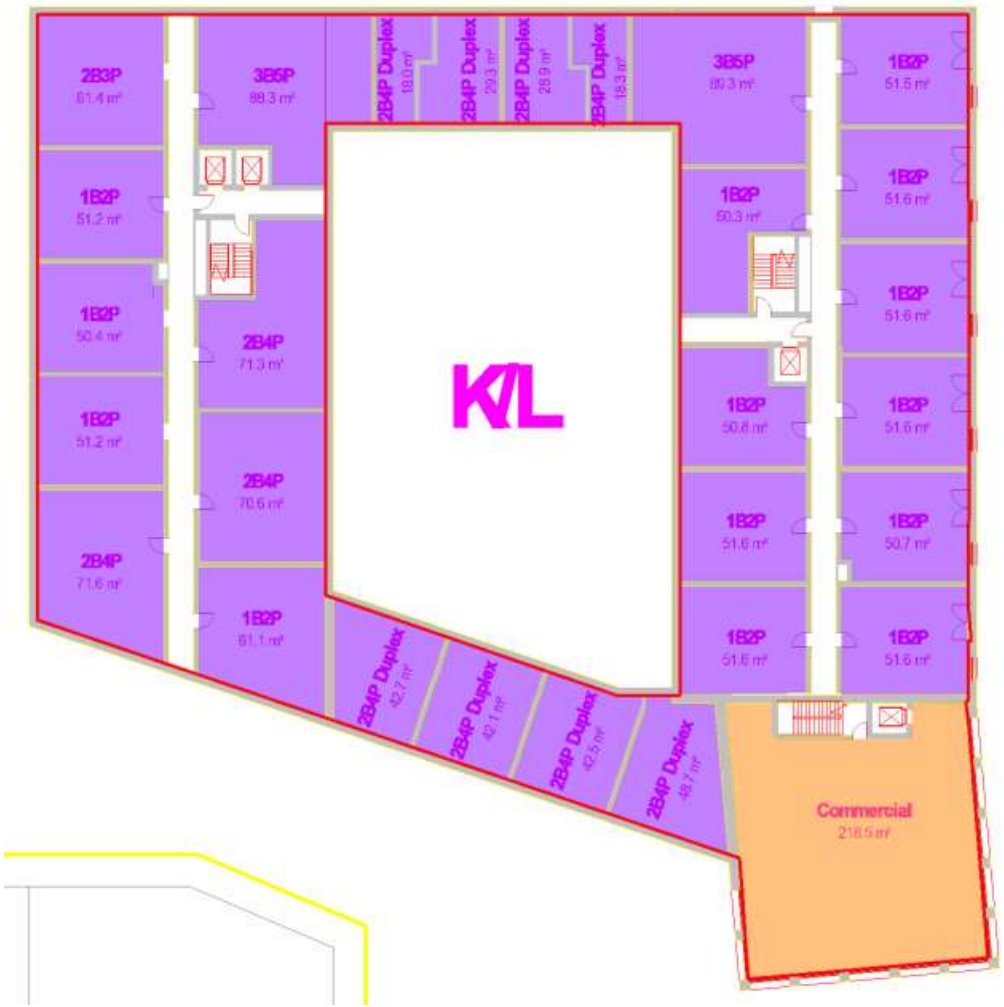
Drawing Nr:
35301 ZZ-01-DR-A-01-0101

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

KL - L1



Project Name:
Anglia Square

Drawing Name:
Masterplan L02

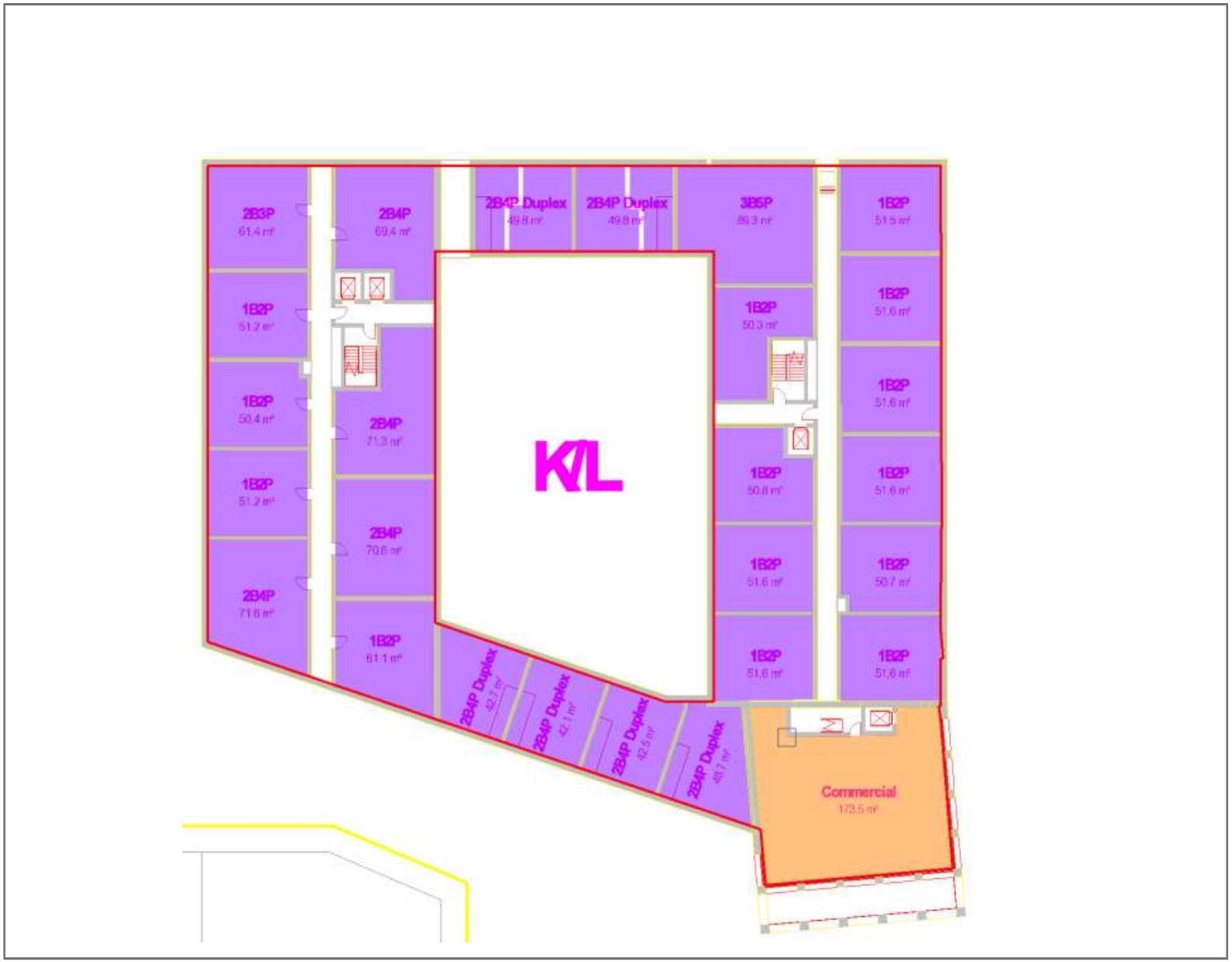
Drawing Nr:
35301 ZZ-02-DR-A-01-0102

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

KL - L2



Project Name:
Anglia Square

Drawing Name:
Masterplan L03

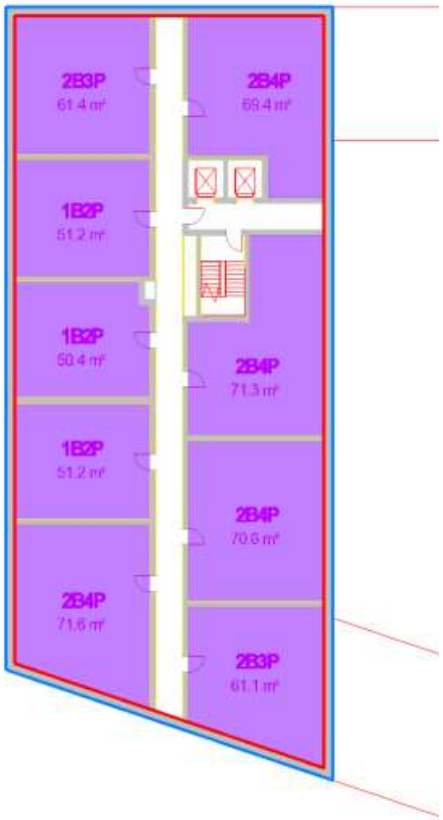
Drawing Nr:
35301 ZZ-03-DR-A-01-0103

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

KL - L3



Project Name:
Anglia Square

Drawing Name:
Masterplan L04

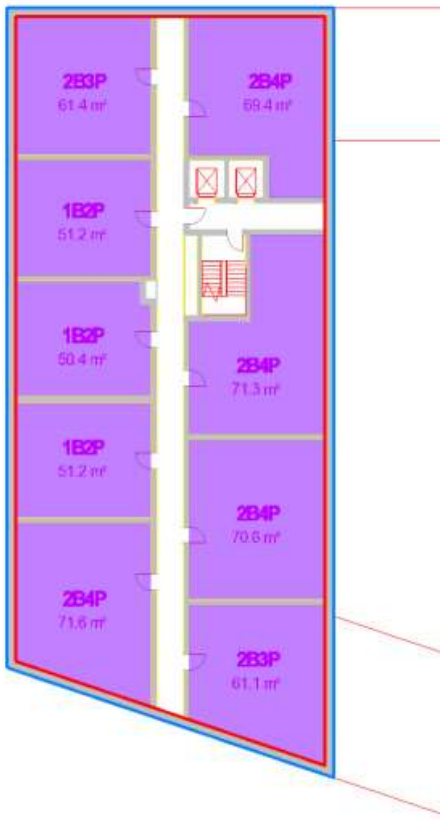
Drawing Nr:
35301 ZZ-04-DR-A-01-0104

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

KL - L4



Project Name:
Anglia Square

Drawing Name:
Masterplan L05

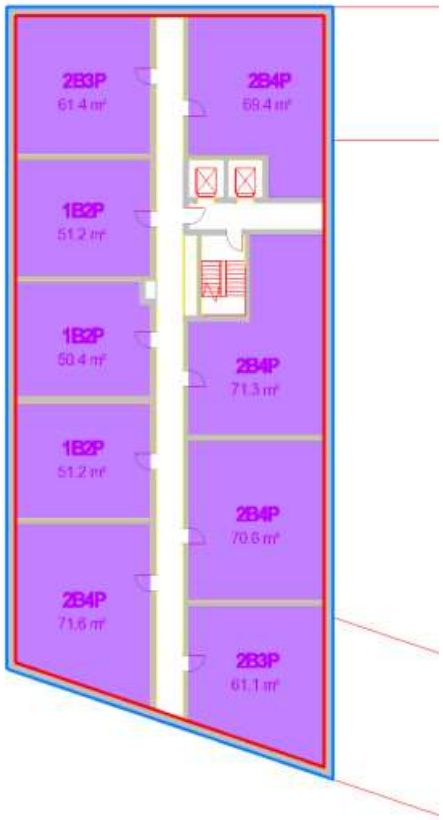
Drawing Nr:
35301 ZZ-05-DR-A-01-0105

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

KL - L5



Project Name:
Anglia Square

Drawing Name:
Masterplan L06

Drawing Nr:
35301 ZZ-06-DR-A-01-0106

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

KL - L6

Project Name:
Anglia Square

Drawing Name:
Masterplan L00

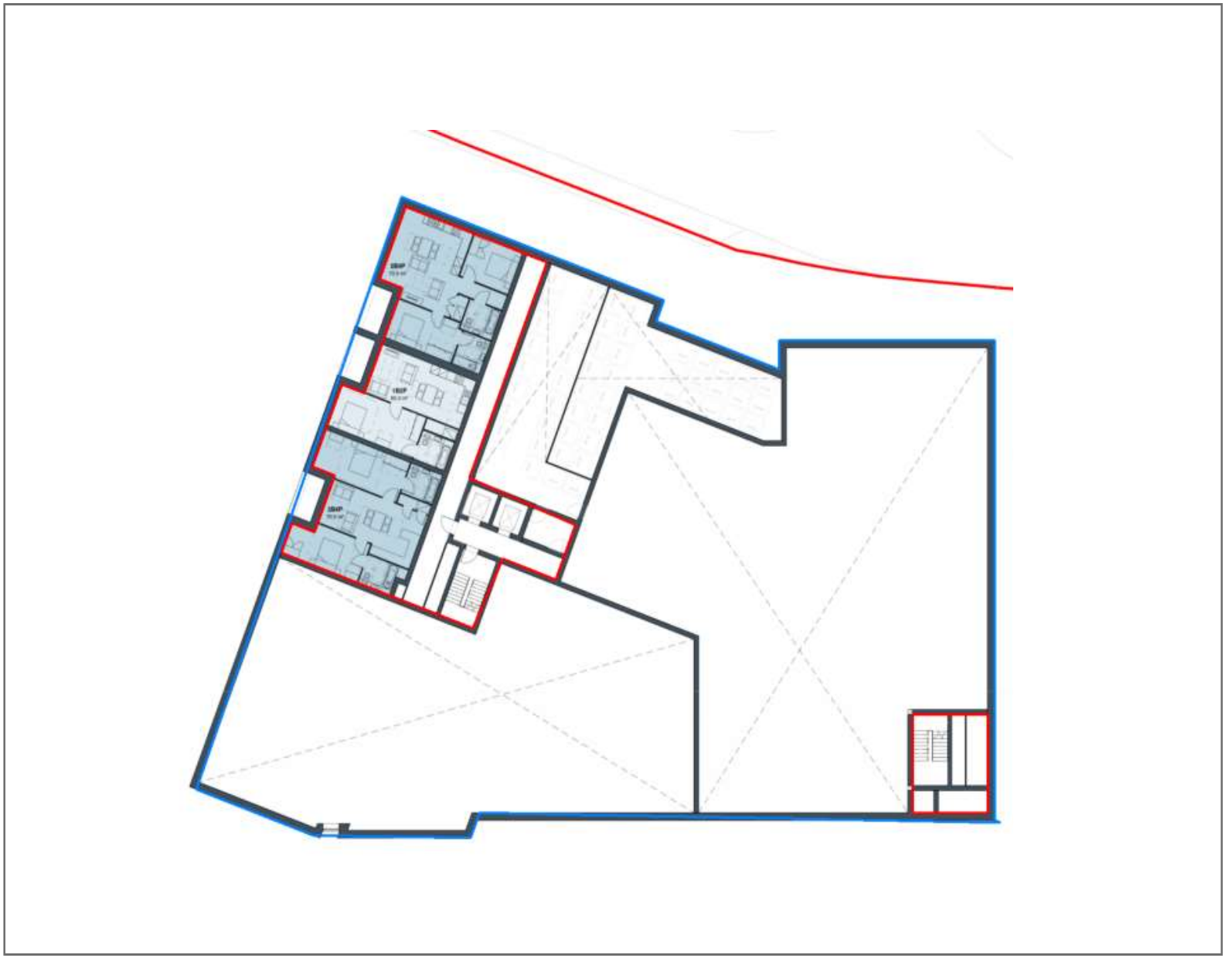
Drawing Nr:
35301 ZZ-00-DR-A-01-0100

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

M - GF



Project Name:
Anglia Square

Drawing Name:
Masterplan L00-1

Drawing Nr:
35301 ZZ-00-DR-A-01-

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

M - GF.1

Project Name:
Anglia Square

Drawing Name:
Masterplan L01

Drawing Nr:
35301 ZZ-01-DR-A-01-0101

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

M - L1

Project Name:
Anglia Square

Drawing Name:
Masterplan L02

Drawing Nr:
35301 ZZ-02-DR-A-01-0102

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

M - L2

Project Name:
Anglia Square

Drawing Name:
Masterplan L03

Drawing Nr:
35301 ZZ-03-DR-A-01-0103

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

M - L3

Project Name:
Anglia Square

Drawing Name:
Masterplan L04

Drawing Nr:
35301 ZZ-04-DR-A-01-0104

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

M - L4

Project Name:
Anglia Square

Drawing Name:
Masterplan L05

Drawing Nr:
35301 ZZ-05-DR-A-01-0105

Mark-up Legend:

- GIA Line Only
- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

M - L5

Appendix B - Cost Breakdown

Ref.	Description	%	Cost/m²	Cost/ft²	Total	Notes
	Demolition	5.2	148.08	13.76	16,386,000	
	Detailed Scheme					
	Block A	14.3	2,367.71	219.97	45,498,000	
	Block B (townhouses)	2.3	3,209.08	298.13	7,490,000	
	Block C	1.5	3,253.16	302.23	4,639,000	
	Block D	3.2	2,661.39	247.25	10,092,000	
	Block J3	1.3	3,449.19	320.44	4,039,000	
	Block KL	7.3	2,369.32	220.12	23,416,000	
	Block M	5.1	2,681.05	249.08	15,971,000	
	Outline Scheme					
	Block E	10.4	2,714.82	252.21	33,262,000	
	Block F	8.7	2,764.76	256.85	27,526,000	
	Block E/F	3.0	2,839.12	263.76	9,653,000	
	Block G	12.3	2,608.37	242.32	38,849,000	
	Block H	9.7	2,730.53	253.67	30,855,000	
	Block J	12.2	2,573.88	239.12	38,809,000	
	Carry Forward	96.5	36,370.46	3,378.91	306,485,000	

Ref.	Description	%	Cost/m²	Cost/ft²	Total	Notes
	Brought Forward	96.5	36,370.46	3,378.91	306,485,000	
	External Works	2.3	67.38	6.26	7,456,000	
	External Services	1.2	32.98	3.06	3,650,000	
	Total	100.0	36,470.82	3,388.23	317,591,000	

Ref.	Description	%	Cost/m²	Cost/ft²	Total	Notes
	Demolition and enabling works	100.0	148.08	13.76	16,386,000	
	Total	100.0	148.08	13.76	16,386,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Demolition and enabling works				14,762,000	
2	Main Contractor's Preliminaries			11.00	1,623,820	
3	Main Contractor's OH&P			0.00	0	
4	Design and Build Risk			0.00	0	
5	Design Reserve			0.00	0	
6	Contingency			0.00	0	
7	Sundries	1	Item	180.00	180	
	Total				16,386,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Block C**					
2	Allowance for demolition of grade level car park	1,261	m²	10.00	12,610	Site Area 1,261m²
3	Allowance for general site clearance	1,261	m²	5.00	6,305	
5	**Block D**					
6	Allowance for demolition of grade level car park (Broadside Warehouse car park)	2,697	m²	10.00	26,970	Site Area 2,697m²
7	Allowance for general site clearance	2,697	m²	5.00	13,485	
9	**Blocks A, D, J3, K/L, M**					
10	Allowance for general site clearance	18,538	m²	5.00	92,690	Site Area 18,538m²
12	**Blocks E, E/F, F**					
13	Allowance for demolition of existing 2-storey retail building	16,720	m³	55.00	919,600	Site Area 10,899m²
14	Allowance for general site clearance	10,899	m²	5.00	54,495	
16	**Blocks G, H, J**					
17	Allowance for general site clearance	13,193	m²	5.00	65,965	Site Area 13,193m²
19	**Demolition of central shopping centre and offices**					
20	Allowance for demolition of below podium level	29,283	m³	55.00	1,610,565	
21	Allowance for demolition of podium level	58,566	m³	55.00	3,221,130	
	Carry Forward				6,023,815	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				6,023,815	
22	Allowance for demolition of 4 storey office above podium	20,136	m³	55.00	1,107,480	
23	Allowance for demolition of 1 storey above podium building	6,558	m³	55.00	360,690	
24	Allowance for demolition of 5 storey above podium building	2,193	m³	55.00	120,615	
25	Allowance for demolition of 2 storey above podium building	7,308	m³	55.00	401,940	
26	Allowance for demolition of 7 storey above podium multi storey car park	46,011	m³	55.00	2,530,605	
27	Allowance for removal of ground bearing slab	19,522	m²	30.00	585,660	
29	**Misc**					
30	Allowance for temporary works	1	Item	1,000,000.00	1,000,000	
31	Allowance for removal of flyover connection to St Crispins Road	1	Item	500,000.00	500,000	
32	Allowance for cut and fill across site	46,588	m³	35.00	1,630,580	
33	Risk allowance for dealing with contamination	1	Item	500,000.00	500,000	
34	Allowance for asbestos removal	1	Item	0.00	0	Excluded
35	Sundries	1	Item	615.00	615	
	Carry Forward				14,762,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				14,762,000	
	Total				14,762,000	

Ref.	Description	%	Cost/m²	Cost/ft²	Total	Notes
	Shell and Core	77.0	1,821.97	169.27	35,011,000	
	Residential Fit-out Private	23.0	545.71	50.70	10,486,444	
	Commercial Fit-out	0.0	0.00	0.00	0	Excluded
	Sundries	0.0	0.03	0.00	556	
	Total	100.0	2,367.71	219.97	45,498,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**1. SUBSTRUCTURE**					
2	Substructure	19,216	m²	354.60	6,814,000	
3	**2. SUPERSTRUCTURE**					
4	Frame	19,216	m²	59.01	1,134,000	
5	Upper Floors	19,216	m²	233.35	4,484,000	
6	Roof	19,216	m²	119.28	2,292,000	
7	Stairs	19,216	m²	14.68	282,000	
8	External Walls	19,216	m²	287.10	5,517,000	
9	Windows and External Doors	19,216	m²	121.72	2,339,000	
10	Internal Walls and Partitions	19,216	m²	61.36	1,179,000	
11	Internal Doors	19,216	m²	12.02	231,000	
12	**3. INTERNAL FINISHES**					
13	Wall Finishes	19,216	m²	8.12	156,000	
14	Floor Finishes	19,216	m²	21.18	407,000	
15	Ceiling Finishes	19,216	m²	12.70	244,000	
16	**4. FITTINGS, FURNISHINGS AND EQUIPMENT**					
17	Fittings, Furnishings and Equipment	19,216	m²	9.58	184,000	
	Carry Forward				**25,263,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				**25,263,000**	
18	**Sub Total**				**25,263,000**	
19	**5. SERVICES**					
20	Sanitary Installations	19,216	m²	0.21	4,000	
21	Services Equipment	19,216	m²			
22	Disposal Installations	19,216	m²	23.63	454,000	
23	Water Installations	19,216	m²	29.56	568,000	
24	Heat Source	19,216	m²			
25	Space Heating and Air Conditioning	19,216	m²	41.68	801,000	
26	Ventilation Systems	19,216	m²	14.88	286,000	
27	Electrical Installations	19,216	m²	79.05	1,519,000	
28	Fuel Installations	19,216	m²			
29	Lift and Conveyor Installations	19,216	m²	39.03	750,000	
30	Fire and Lightning Protection	19,216	m²	25.66	493,000	
31	Communication, Security and Control Installations	19,216	m²	57.97	1,114,000	
32	Specialist Installations	19,216	m²			
33	Builderswork	19,216	m²	15.04	289,000	
	Carry Forward				**31,541,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				**31,541,000**	
34	**Sub Total**	**19,216**	**m²**		**6,278,000**	
35	Main Contractor's Preliminaries	19,216	m²	11.00	3,469,510	
36	Main Contractor's OH&P	19,216	m²	0.00	0	
37	Design and Build Risk	19,216	m²	0.00	0	
38	Design Reserve	19,216	m²	0.00	0	
39	Construction Contingency	19,216	m²	0.00	0	
40	Sundries	1	Item	490.00	490	
	Total				**35,011,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**SUBSTRUCTURE**					
3	**Earthworks**					
4	Allowance for excavation, level and compact, investigations	3,830	m²	32.61	124,900	
5	Allowance for contamination (25%)	958	m³	250.00	239,500	Risk allowance
6	Allowance for removal of obstructions	1	Item	76,000.00	76,000	
7	E.O. allowance to accommodate underground water tank	1	Item			
9	**Pile Caps**					
10	Allowance for reinforced pile caps	1,343	m³	300.00	402,900	
12	**Piles**					
13	Allowance for piling design fees	1	Item	15,000.00	15,000	
14	Piling Mat; 750 mm thick	2,873	m³	35.00	100,555	
15	Structural Bearing Piles incl pile caps	398	Nr	1,573.67	626,320	
17	**Ground bearing raft slab [in lieu of piles]**					
18	600 thick ground bearing raft slab including sand bed, concrete blinding, pumping, placing and broom finish	3,830	m²	0.00	0	
20	**Pad foundations [in lieu of raft slab]**					
	Carry Forward				**1,585,175**	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				**1,585,175**	
21	Pad foundations including concrete, pumping and placing, formwork and reinforcement	3,830	m²	0.00	0	
23	**Ground bearing slab**					
24	300mm thick ground bearing raft slabs including reinforcement, slab finish and drainage	3,830	m²	166.34	637,100	
26	**Lift Pits**					
27	Allowance for constructing lift pits	4	Nr	10,000.00	40,000	
29	**Basement**					
30	Allowance for basement excavation	17,865	m³	50.00	893,250	
31	Allowance for piled basement wall	250	m	4,000.00	1,000,000	
32	Extra over for waterproofing RC wall	250	m	250.00	62,500	
33	Allowance for basement slab	3,573	m²	350.00	1,250,550	
34	Extra over for ramp into basement	1	Item	100,000.00	100,000	
35	Allowance for drainage, surface finish, line markings	3,573	m²	85.00	303,705	
36	Allowance for barrier / security gates	1	Item	75,000.00	75,000	
37	**MEP Installations**					
	Carry Forward				**5,947,280**	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				**5,947,280**	
38	Drainage installations to car park including connections to below ground	3,573	m²	6.00	21,438	
39	Mechanical ventilation to car park	3,573	m²	29.00	103,617	
40	Electrical installations; LV, small power, lighting etc.	3,573	m²	62.00	221,526	
41	Sprinkler installations	3,573	m²	32.00	114,336	
42	Fire Alarms	3,573	m²	11.50	41,090	
43	Security installations	3,573	m²	11.50	41,090	
44	BMS and Controls	3,573	m²	11.50	41,090	
46	EVC Installations; Active and passive points	3,573	m²	20.00	71,460	
48	**Other**					
49	Gas protection membrane	1	Item			
50	Allow for drainage gully system beneath ground slab	3,830	m²	55.00	210,650	
51	Sundries	1	Item	424.50	425	
	Total				**6,814,002**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**FRAME**					
3	**Columns**					
4	Ground to roof					
5	Concrete blade columns 220mm x 800mm comprising concrete, reinforcement and formwork	19,216	m²	29.77	571,990	
7	**Core Walls**					
8	Ground to roof					
9	Concrete walls, comprising concrete, reinforcement and formwork	19,216	m²	24.00	461,230	
11	**Other**					
12	Allowance for transfer structure where residential sits over car park	1	Item	100,000.00	100,000	
13	Sundries	1	Item	780.00	780	
	Total				**1,134,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**UPPER FLOORS**					
3	**Suspended Slabs**					
4	Roof slabs incl to take account of ground floor being incl in substructure					
5	Suspended slab, comprising concrete, reinforcement, formwork and slab finishes	19,216	m²	178.51	3,430,292	
6	Allowance for beams, upstands, thickenings, etc	19,216	m²	40.00	768,640	
8	**Transfer Structures**					
9	Allowance for transfer slabs / beams to accommodate set back at level 11 and commerical and resi interface	1	Item	100,000.00	100,000	
10	E/O allowance thickenings to podium slab	922	m²	200.00	184,400	
11	Sundries	1	Item	668.00	668	
	Total				**4,484,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**ROOF COVERINGS**					
2	Total Roof Area including brown (40%), green (20%) and paved roofs (40%)	3,482	m²	281.73	980,990	
3	**Misc**					
4	Allowance for roof access	5	Nr	5,000.00	25,000	
5	Builders work plinths (5% roof)	1	item	25,500.00	25,500	
6	Balustrades to roof - assumed accessible roof areas	180	m	600.00	108,000	
7	Parapet detail	348	m	350.00	121,800	
8	Coping to parapet	348	m	195.00	67,860	
9	General allowance for lift over run	5	Item	15,000.00	75,000	
10	Mansafe system to roofs, fall restraint fixings to concrete	3,482	m²	30.00	104,460	
11	E.O. Acoustic plant enclosure for roof level plant	8	Item	15,000.00	120,000	
12	**Window Cleaning and Facade Access**					
13	Anchor points	348	m	50.00	17,400	
14	**Pitched Roof**					
15	Allowance for Gable ends to north and south elevation	446	m²	300.00	133,800	
17	**Podium**					
	Carry Forward				1,779,810	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				1,779,810	
18	Allowance for drainage to podium	922	m²	55.00	50,710	
19	Allowance for finish to podium	922	m²	300.00	276,600	
20	Allowance for access and fall arrest	922	m²	200.00	184,400	
21	Sundries	1	Item	480.00	480	
	Total				2,292,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**STAIRS**					
2	**Pre-cast concrete stairs**					
3	Core 1 B-5: 1500mm wide staircase rising one storey in two flights incl landing	7	Nr	4,000.00	28,000	
4	Core 2 B-4: 1500mm wide staircase rising one storey in two flights incl landing	6	Nr	4,000.00	24,000	
5	Core 3 B-6: 1500mm wide staircase rising one storey in two flights incl landing	8	Nr	4,000.00	32,000	
6	Core 4 B-9: 1500mm wide staircase rising one storey in two flights incl landing	9	Nr	4,000.00	36,000	
7	Escape Stair G-3: 1500mm wide staircase rising one storey in two flights incl landing	4	Nr	4,000.00	16,000	
9	**Staircase Balustrades**					
10	Balustrade (metal and vinyl handrail)	34	Nr	2,500.00	85,000	
11	Handrails	34	Nr	1,500.00	51,000	
13	**Duplex Staircases**					
14	Timber stairs with balustrade to duplex units	4	Nr	2,500.00	10,000	
	Total				282,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**EXTERNAL WALLS**					
3	**Brickwork**					
4	Allowance for brickwork	4,856	m²	390.82	1,897,818	
5	Allowance for articulation (20%)	971	m²	300.00	291,300	
6	Allowance for brick support channels and fixings	771	m	100.00	77,100	
8	**SFS framing**					
9	Met-sec framing system	4,856	m²	150.00	728,400	
11	**Scaffolding and access**					
12	All elevations	8,093	m²	70.00	566,510	
14	**Balconies**					
15	Bolt-on steel balconies including frame, balustrade, drainage and composite decking	982	m²	1,828.25	1,795,340	
16	Allowance for divider screens	14	Nr	750.00	10,500	Excluded
17	Allowance for external walkway to level 3; incl steel frame, drainage, balustrade and finish	100	m²	1,500.00	150,000	
18	Sundries	1	Item	32.50	33	
	Total				5,517,001	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**WINDOWS AND EXTERNAL DOORS**					
2	**Glazing to envelope**					
3	UPVC double glazed windows incl spandrel panels and ventilation grilles	3,237	m²	460.32	1,490,060	
4	Allowance for aluminium spandrel panels		m²	300.00		Excluded
5	Allowance for ventilation grilles	162	m²	120.00	19,440	
6	E/O for glazing to 'shop fronts'	732	m²	1,000.00	732,000	
8	**External Doors and Louvres**					
9	Main lobby entrance	4	Nr	12,000.00	48,000	
10	Secondary entrance	1	Nr	3,000.00	3,000	
11	Bin & Bike store access	8	Nr	3,000.00	24,000	
12	Plant room access	3	Nr	7,500.00	22,500	
	Total				2,339,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**INTERNAL WALLS AND PARTITIONS**					
2	**Blockwork**					
3	Block wall to lower levels; double height	400	m²	100.00	40,000	
4	**Drylining**					
5	Apartment party walls & corridor walls	6,129	m²	115.00	704,835	
6	E.O. for mesh lining corridor party wall to comply with secure by design requirement	6,129	m²	12.00	73,548	
7	**Plasterboard lining to;**					
8	Core walls	5,670	m²	35.00	198,450	Abnormal!
9	E.O. core and corridor walls for forming risers and all associated insulation	90	Nr	900.00	81,000	
10	Allowance for pipe casings inc metal stud, 2 layers of board and 25mm insulation	90	Nr	900.00	81,000	
11	Sundries	1	Item	167.00	167	
	Total				1,179,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**INTERNAL DOORS**					
2	**Fire-rated doors**					
3	Timber doors including metal frame, all hardware and paint finish in following sets;					
4	Apartment entrance doors	149	Nr	850.00	126,650	
5	Corridor doors - single	90	Nr	750.00	67,500	Abnormal
6	Extra over for external grade doors to ground floor apartments	3	Nr	200.00	600	
7	**Misc**					
8	Allow for fire rated access hatches to risers	90	Nr	400.00	36,000	
9	Sundries	1	Item	250.00	250	
	Total				231,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**WALL FINISHES**					
2	**Joinery**					
3	Timber skirting					
4	MDF Moulded skirting - common parts	2,393	m²	10.00	23,930	
5	**Decorations**					
6	White matt emulsion finish throughout					
7	Party and corridor walls	7,537	m²	10.00	75,370	
8	Core walls	5,670	m²	10.00	56,700	
	Total				156,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**FLOOR FINISHES**					
2	**Acoustic treatment**					
3	Allowance for sub floor					
4	Screed and resilient layer to common areas	4,423	m²	35.00	154,805	
5	**Communal finishes**					
6	Carpet to corridors and circulation	4,423	m²	55.00	243,265	
7	Tiled flooring lower level circulation	80	m²	100.00	8,000	
8	Paint finish to plant rooms	0	m²	30.00	0	
9	Sundries	1	Item	930.00	930	
	Total				407,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**CEILING FINISHES**					
2	**Dry lining**					
3	Plasterboard suspended ceilings;					
4	Communal areas	4,423	m²	35.00	154,805	
5	Acoustic treatment; 1m either side of demise walls	4,406	m²	10.00	44,060	
6	**Decorations**					
7	White matt emulsion finish throughout					
8	Paint finish to plasterboard ceilings;					
9	Communal areas	4,423	m²	10.00	44,230	
10	Sundries	1	Item	905.00	905	
	Total				244,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**FITTINGS**					
2	Allowance for building name and sundry signage	1	Item	96,000.00	96,000	
3	Allowance for upgrading entrances	4	Nr	5,000.00	20,000	
4	Allowance for post boxes	149	Nr	150.00	22,350	
5	Allowance for apartments numbering	149	Nr	50.00	7,450	
6	Allowance for cycle racks (1 per bedroom)	251	Nr	150.00	37,650	
7	Sundries	1	Item	550.00	550	
	Total				184,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Cleaner's Sink	4	Nr	650.00	2,600	Assumed 1nr cleaner's cupboard per core
2	Installation of Sanitaryware	4	Nr	150.00	600	
3	Testing & Commissioning			3.00	96	
4	Sub-Contractor Preliminaries			12.00	396	
5	Sundries	1	Item	308.48	308	
	Total				4,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Specialist Catering Equipment**					
2	Provision of specialist catering equipment		Item			Excluded - Not Applicable
	Total				0	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Foul Drainage above ground**					
2	**Rainwater Installation**					
3	Rainwater pipework including acoustic / thermal insulation	19,216	m²	6.16	118,430	
4	**Soil, Waste and Vent Installation**					
5	Soil, waste and vent pipework installation (vertical & horizontal distribution) to apartments including acoustic / thermal insulation where required	19,216	m²	14.00	269,024	
6	Capped drainage connections to commercial/retail units	6	Nr	1,500.00	9,000	
7	Testing and Commissioning			3.00	11,894	
8	Sub Contractor's Preliminaries			11.00	44,918	
9	Sundries				734	
	Total				454,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Mains Water Supply**					
2	Mains water supply; connection to blocks (metered)	1	Item	12,000.00	12,000	
3	**Cold Water Distribution**					
4	Cold Water Distribution installation; horizontal & vertical pipework distribution to units	19,216	m²	24.24	465,825	
5	Capped & metered cold water connections to commercial/retail units	6	Nr	2,500.00	15,000	
6	**Hot Water Distribution**					
7	Hot Water installations; local installations to cleaner's sinks (undercounter heaters)	1	Item	3,400.00	3,400	
8	Testing and Commissioning			3.00	14,887	
9	Sub Contractor's Preliminaries			11.00	56,222	
10	Sundries				666	
	Total				568,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Central Heating**					
2	Central Heating	19,216	m²	36.43	699,945	
3	**Local Cooling**					
4	Cooling to residential entrances/lobbies		Item			Excluded
5	**Local Heating**					
6	Allowance for heating to reception area		Item			Excluded
7	Electrical radiant heating panels to stair cores (assumed every other floor)	15	Nr			Excluded
8	Testing and Commissioning			3.00	20,998	
9	Sub-contractors Preliminaries			11.00	79,304	
10	Sundries				753	
	Total				801,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Central Ventilation**					
2	Allowance for ventilation systems to bin stores and plant rooms	1	Item			Excluded - Natural Vent
3	**Smoke Extract/Control**					
4	Mechanical Smoke Ventilation system to cores c/w smoke vents, dampers, fans and controls	1	Item	249,600.00	249,600	Assumes each core is a fire fighting core
5	Testing and Commissioning		%	3.00	7,488	
6	Sub Contractor's Preliminaries		%	11.00	28,280	
7	Sundries				632	
	Total				286,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Electric Mains and Sub-mains distribution**					
2	New LV installations including sub-mains cabling, panels and containment	19,216	m²	32.00	614,912	
3	Power supplies to commercial/retail units	6	Nr	2,500.00	15,000	
4	**Power Installations**					
5	Small power installations to landlord areas including power to mechanical plant, and localised back up power installations	19,216	m²	15.33	294,632	
6	**Lighting Installations**					
7	Lighting Installations to landlord areas	19,216	m²	14.56	279,860	
8	**Local Electricity Generation Systems**					
9	Photovoltaic (PV) system comprising of PV panels, DC isolators, inverters, meters, relays and cabling connections	418	m²	250.00	104,500	Allowance only - Assumed PV's to 20% of Green/Brown roof areas
10	**Earthing and Bonding Systems**					
11	General earthing and bonding throughout	19,216	m²	1.00	19,216	
12	Testing and Commissioning			3.00	39,844	
13	Sub Contractor's Preliminaries			11.00	150,476	
14	Sundries				560	
	Carry Forward				1,519,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				1,519,000	
	Total				1,519,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Fuel Distribution Systems**					
2	Not Applicable		Item			Excluded
	Total				0	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Lifts and Enclosed Hoists**					
2	Lifts 1 & 2 - 1000kg, 13 person, 1.0m/s passenger lifts, serving 9 floors, Basement to Level 7	2	Nr	108,000.00	216,000	
3	Extra over for FF Lift	1	Nr	7,500.00	7,500	Assumed 1nr is FF
4	Lifts 3 & 4 - 1000kg, 13 person, 1.0m/s passenger lifts, serving 8 floors, Basement to Level 6	2	Nr	96,000.00	192,000	
5	Extra over for FF Lift	1	Nr	7,500.00	7,500	Assumed 1nr is FF
6	Lifts 5 & 6 - 1000kg, 13 person, 1.0m/s passenger lifts, serving 7 floors, Basement to Level 5	2	Nr	84,000.00	168,000	
7	Extra over for FF Lift	1	Nr	7,500.00	7,500	Assumed 1nr is FF
8	Lifts 7 & 8 - 1000kg, 13 person, 1.0m/s passenger lifts, serving 6 floors, Basement to Level 4	2	Nr	72,000.00	144,000	
9	Extra over for FF Lift	1	Nr	7,500.00	7,500	Assumed 1nr is FF
10	Enhanced lift finishes					Excluded
	Total				750,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Fire Fighting Systems**					
2	Dry riser installation to fire fighting stairs, including dry riser inlet box at ground level, external valve connection points, dry riser mains pipework distribution to roof level and landing valves located within dry riser exposed at each floor level	26	Nr	4,000.00	104,000	Assumed dry riser required to each core
3	**Fire Suppression Systems**					
4	Sprinkler installation, inclusive mains distribution pipework valves and connection to CW booster pumpset	19,216	m²	15.00	288,240	
5	**Lightning Protection**					
6	Lightning protection to development; inclusive of earthing rods; bonding and tape	19,216	m²	2.00	38,432	
7	Testing and Commissioning			3.00	12,920	
8	Sub Contractor's Preliminaries			11.00	48,795	
9	Sundries				613	
	Total				493,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Communication Systems**					
2	Fire alarm system, disabled refuge, and emergency phone installation to lifts	19,216	m²	21.34	410,104	
3	Data installations to units and landlord areas	19,216	m²	12.76	245,286	
4	**Security Systems**					
5	CCTV, access control and door entry systems	19,216	m²	5.02	96,507	
6	**Central Control/Building Management Systems**					
7	BMS installations to primary plant	19,216	m²	11.55	221,960	
8	Testing and Commissioning			3.00	29,216	
9	Sub Contractor's Preliminaries			11.00	110,338	
10	Sundries				589	
	Total				1,114,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Allowance for builderswork in connection with services including firestopping	19,216	m²	15.00	288,240	
2	Sundries				760	
	Total				289,000	

Ref.	Description	%	Cost/m²	Cost/ft²	Total	Notes
	Shell and Core	73.1	2,345.33	217.89	5,474,000	
	Residential Fit-out Affordable Rent	26.9	863.52	80.22	2,015,452	
	Sundries	0.0	0.23	0.02	548	
	Total	**100.0**	**3,209.08**	**298.13**	**7,490,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**1. SUBSTRUCTURE**					
2	Substructure	2,334	m²	191.09	446,000	
3	**2. SUPERSTRUCTURE**					
4	Frame	2,334	m²	34.70	81,000	
5	Upper Floors	2,334	m²	235.65	550,000	
6	Roof	2,334	m²	205.66	480,000	
7	Stairs	2,334	m²	32.56	76,000	
8	External Walls	2,334	m²	581.41	1,357,000	
9	Windows and External Doors	2,334	m²	305.48	713,000	
10	Internal Walls and Partitions	2,334	m²	86.12	201,000	
11	Internal Doors	2,334	m²	16.71	39,000	
12	**3. INTERNAL FINISHES**					
13	Wall Finishes	2,334	m²	14.57	34,000	
14	Floor Finishes	2,334	m²	14.14	33,000	
15	Ceiling Finishes	2,334	m²	11.57	27,000	
16	**4. FITTINGS, FURNISHINGS AND EQUIPMENT**					
17	Fittings, Furnishings and Equipment	2,334	m²	13.28	31,000	
	Carry Forward				**4,068,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				**4,068,000**	
18	**Sub Total**				**4,068,000**	
19	**5. SERVICES**					
20	Sanitary Installations	2,334	m²	0.86	2,000	
21	Services Equipment	2,334	m²			
22	Disposal Installations	2,334	m²	26.56	62,000	
23	Water Installations	2,334	m²	56.56	132,000	
24	Heat Source	2,334	m²			
25	Space Heating and Air Conditioning	2,334	m²	65.98	154,000	
26	Ventilation Systems	2,334	m²	20.57	48,000	
27	Electrical Installations	2,334	m²	74.98	175,000	
28	Fuel Installations	2,334	m²			
29	Lift and Conveyor Installations	2,334	m²	0.00	0	
30	Fire and Lightning Protection	2,334	m²	35.13	82,000	
31	Communication, Security and Control Installations	2,334	m²	73.69	172,000	
32	Specialist Installations	2,334	m²			
33	Builderswork	2,334	m²	15.42	36,000	
	Carry Forward				**4,931,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				**4,931,000**	
34	**Sub Total**	**2,334**	**m²**		**863,000**	
35	Main Contractor's Preliminaries	2,334	m²	11.00	542,410	
36	Main Contractor's OH&P	2,334	m²	0.00	0	
37	Design and Build Risk	2,334	m²	0.00	0	
38	Design Reserve	2,334	m²	0.00	0	
39	Construction Contingency	2,334	m²	0.00	0	
40	Sundries	1	Item	590.00	590	
	Total				**5,474,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**SUBSTRUCTURE**					
3	**Earthworks**					
4	Allowance for excavation, level and compact, investigations	782	m²	33.20	25,960	
5	Allowance for contamination (25%)	196	m³	250.00	49,000	Risk allowance
6	Allowance for removal of obstructions	1	Item	16,000.00	16,000	
8	**Pile Caps to residential block**					
9	Allowance for reinforced pile caps	297	m³	400.00	118,800	
11	**Piles to residential block**					
12	Allowance for piling design fees	1	Item			
13	Piling Mat; 750 mm thick	193	m³	35.00	6,755	
14	Structural Bearing Piles incl pile caps	35	Nr	1,447.14	50,650	
16	**Ground bearing raft slab [in lieu of piles] to townhouses**					
17	600 thick ground bearing raft slab including sand bed, concrete blinding, pumping, placing and broom finish	453	m²	205.98	93,310	
19	**Pad foundations [in lieu of raft slab]**					
20	Pad foundations including concrete, pumping and placing, formwork and reinforcement	782	m²	0.00	0	
	Carry Forward				360,475	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				360,475	
22	**Ground bearing slab**					
23	300mm thick ground bearing raft slabs including reinforcement, slab finish and drainage	782	m²	53.67	41,970	
25	**Lift Pits**					
26	Allowance for constructing lift pits	0	Nr	15,000.00	0	
28	**Other**					
29	Gas protection membrane	1	Item			
30	Allow for drainage gully system beneath ground slab	782	m²	55.00	43,010	
31	Sundries	1	Item	545.00	545	
	Total				446,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**FRAME**					
3	**Columns for residential block**					
4	Ground to roof					
5	Concrete blade columns 220mm x 800mm comprising concrete, reinforcement and formwork	975	m²	30.11	29,360	
7	**Core Walls to residential block**					
8	Ground to roof					
9	Concrete walls, comprising concrete, reinforcement and formwork	975	m²	52.95	51,630	
11	**Other**					
12	Allowance for transfers; set back	1	Item			
13	Sundries	1	Item	10.00	10	
	Total				81,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**UPPER FLOORS**					
3	**Suspended Slabs**					
4	Roof slabs incl to take account of ground floor being incl in substructure					
5	Suspended slab, comprising concrete, reinforcement, formwork and slab finishes	975	m²	175.64	171,250	
6	Allowance for beams, upstands, thickenings, etc	975	m²	40.00	39,000	
8	**Transfer Structures**					
9	Allowance for transfer slabs / beams	1	Item			
11	**Townhouses**					
12	Allowance for traditional construction of the townhouses including block and beam construction with timber cassette upper floor system	1,359	m²	250.00	339,750	
13	Sundries	1	Item			
	Total				550,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**ROOF COVERINGS**					
2	Total Roof Area including brown (40%), green (20%) and paved roofs (40%)	711	m²	281.67	200,265	
3	**Misc**					
4	Allowance for roof access	2	Nr	5,000.00	10,000	
5	Builders work plinths (5% roof)	1	item	6,000.00	6,000	
6	Balustrades to roof	33	m	600.00	19,800	
7	Parapet detail	65	m	350.00	22,750	
8	Coping to parapet	65	m	195.00	12,675	
9	General allowance for lift over run	0	Item	15,000.00	0	
10	Mansafe system to roofs, fall restraint fixings to concrete	711	m²	30.00	21,330	
11	E.O. Acoustic plant enclosure for roof level plant	1	Item	0.00	0	
12	**Window Cleaning and Facade Access**					
13	Anchor points	200	m	50.00	10,000	
14	**Pitched Roof**					
15	Allowance for Gable ends to east and west elevation of townhouses	453	m²	390.00	176,670	
16	**Podium**					
	Carry Forward				**479,490**	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				**479,490**	
17	N/A					
18	Sundries	1	Item	510.00	510	
	Total				**480,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**STAIRS**					
2	**Pre-cast concrete stairs**					
3	1500mm wide staircase rising one storey in two flights incl landing	6	Nr	4,000.00	24,000	
4	**Staircase Balustrades**					
5	Balustrade (metal and vinyl handrail)	6	Nr	2,500.00	15,000	
6	Handrails	6	Nr	1,500.00	9,000	
7	**Duplex staircases**					
8	Timber stairs with balustrade to duplex units	11	Nr	2,500.00	27,500	
9	Sundries			500.00	500	
	Total				**76,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**EXTERNAL WALLS**					
3	**Brickwork**					
4	Allowance for brickwork	1,359	m²	405.30	550,798	
5	Allowance for articulation (20%)	272	m²	300.00	81,600	
6	Allowance for brick support channels and fixings	216	m	100.00	21,600	
8	**SFS framing**					
9	Met-sec framing system	1,359	m²	150.00	203,850	
11	**Scaffolding and access**					
12	All elevations	2,265	m²	80.00	181,200	
14	**Balconies**					
15	Bolt-on steel balconies including frame, balustrade, drainage and composite decking	175	m²	1,815.29	317,675	
16	Allowance for divider screens	0	Nr	750.00	0	Excluded
17	Sundries	1	Item	277.50	278	
	Total				**1,357,001**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**WINDOWS AND EXTERNAL DOORS**					
2	**Glazing to envelope**					
3	UPVC double glazed windows incl spandrel panels and ventilation grilles	906	m²	749.01	678,600	
4	Allowance for aluminium spandrel panels		m²	300.00		Excluded
5	Allowance for ventilation grilles	45	m²	150.00	6,750	
6	E/O for glazing to 'shop fronts'	0	m²	1,000.00	0	
8	**External Doors and Louvres**					
9	Main lobby entrance	0	Nr	12,000.00	0	
10	Secondary entrance	2	Nr	3,000.00	6,000	
11	Bin & Bike store access	1	Nr	3,000.00	3,000	
12	Plant room access	1	Nr	7,500.00	7,500	
13	E/O for external grade entrance doors	11	Nr	1,000.00	11,000	
14	Sundries	1	Item	150.00	150	
	Total				713,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**INTERNAL WALLS AND PARTITIONS**					
2	**Blockwork**					
3	Block wall to lower levels	160	m²	100.00	16,000	
4	**Drylining**					
5	Apartment party walls & corridor walls	1,235	m²	115.00	142,025	
6	E.O. for mesh lining corridor party wall to comply with secure by design requirement	1,235	m²	12.00	14,820	
7	**Plasterboard lining to;**					
8	Core walls	378	m²	35.00	13,230	
9	E.O. core and corridor walls for forming risers and all associated insulation	0	Nr	900.00	0	
10	Allowance for pipe casings inc metal stud, 2 layers of board and 25mm insulation	16	Nr	900.00	14,400	
11	Sundries	1	Item	525.00	525	
	Total				201,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**INTERNAL DOORS**					
2	**Fire-rated doors**					
3	Timber doors including metal frame, all hardware and paint finish in following sets;					
4	Apartment entrance doors	25	Nr	850.00	21,250	
5	Corridor doors - single	8	Nr	750.00	6,000	Abnormal
6	Extra over for external grade doors to ground floor apartments	15	Nr	200.00	3,000	
7	**Misc**					
8	Allow for fire rated access hatches to risers	20	Nr	400.00	8,000	
9	Sundries	1	Item	750.00	750	
	Total				39,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**WALL FINISHES**					
2	**Joinery**					
3	Timber skirting					
4	MDF Moulded skirting - common parts	567	m²	10.00	5,670	
5	**Decorations**					
6	White matt emulsion finish throughout					
7	Party and corridor walls	1,786	m²	10.00	17,860	
8	Core walls	1,008	m²	10.00	10,080	
9	Sundries	1	Item	390.00	390	
	Total				34,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**FLOOR FINISHES**					
2	**Acoustic treatment**					
3	Allowance for sub floor					
4	Screed and resilient layer to common areas	344	m²	35.00	12,040	
5	**Communal finishes**					
6	Carpet to corridors and circulation	344	m²	55.00	18,920	
7	Tiled flooring lower level circulation	20	m²	100.00	2,000	
8	Paint finish to plant rooms	0	m²	30.00	0	
9	Carpet to corridors and circulation					
10	Sundries	1	Item	40.00	40	
	Total				33,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**CEILING FINISHES**					
2	**Dry lining**					
3	Plasterboard suspended ceilings;					
4	Communal areas	344	m²	35.00	12,040	
5	Acoustic treatment; 1m either side of demise walls	1,134	m²	10.00	11,340	
6	**Decorations**					
7	White matt emulsion finish throughout					
8	Paint finish to plasterboard ceilings;					
9	Communal areas	344	m²	10.00	3,440	
10	Sundries	1	Item	180.00	180	
	Total				27,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**FITTINGS**					
2	Allowance for building name and sundry signage	1	Item	11,500.00	11,500	
3	Allowance for upgrading entrances	1	Nr	5,000.00	5,000	
4	Allowance for post boxes	25	Nr	150.00	3,750	
5	Allowance for apartments numbering	25	Nr	50.00	1,250	
6	Allowance for cycle racks (1 per bedroom)	58	Nr	150.00	8,700	
7	Sundries	1	Item	800.00	800	
	Total				31,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Cleaner's Sink	2	Nr	650.00	1,300	Assumed 1nr cleaner's cupboard per core
2	Installation of Sanitaryware	2	Nr	100.00	200	
3	Testing & Commissioning			3.00	45	
4	Sub-Contractor Preliminaries			11.00	170	
5	Sundries				285	
	Total				2,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Specialist Catering Equipment**					
2	Provision of specialist catering equipment		Item			Excluded - Not Applicable
	Total				0	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Foul Drainage above ground**					
2	**Rainwater Installation**					
3	Rainwater pipework including acoustic / thermal insulation	2,334	m²	8.07	18,839	
4	**Soil, Waste and Vent Installation**					
5	Soil, waste and vent pipework installation (vertical & horizontal distribution) to apartments including acoustic / thermal insulation where required	2,334	m²	15.00	35,010	
6	Capped drainage connections to commercial/retail units		Nr	1,500.00		
7	Testing and Commissioning			3.00	1,615	
8	Sub Contractor's Preliminaries			11.00	6,101	
9	Sundries				435	
	Total				62,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Mains Water Supply**					
2	Mains water supply; connection to blocks (metered)	1	Item	3,000.00	3,000	
3	**Cold Water Distribution**					
4	Cold Water Distribution installation; horizontal & vertical pipework distribution to units	2,334	m²	47.18	110,125	
5	Capped & metered cold water connections to commercial/retail units	0	Nr	2,500.00	0	
6	**Hot Water Distribution**					
7	Hot Water installations; local installations to cleaner's sinks (undercounter heaters)	1	Item	1,500.00	1,500	
8	Testing and Commissioning			3.00	3,439	
9	Sub Contractor's Preliminaries			11.00	12,987	
10	Sundries				949	
	Total				132,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Central Heating**					
2	Central Heating	2,334	m²	57.63	134,500	
3	**Local Cooling**					
4	Cooling to residential entrances/lobbies		Item			Excluded
5	**Local Heating**					
6	Allowance for heating to reception area		Item			Excluded
7	Electrical radiant heating panels to stair cores (assumed every other floor)		Nr			Excluded
8	Testing and Commissioning			3.00	4,035	
9	Sub-contractors Preliminaries			11.00	15,239	
10	Sundries				226	
	Total				154,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Central Ventilation**					
2	Allowance for ventilation systems to bin stores and plant rooms	1	Item			Excluded - Natural Vent
3	**Smoke Extract/Control**					
4	Mechanical Smoke Ventilation system to cores c/w smoke vents, dampers, fans and controls	1	Item	41,300.00	41,300	Assumes each core is a fire fighting core
5	Testing and Commissioning		%	3.00	1,239	
6	Sub Contractor's Preliminaries		%	11.00	4,679	
7	Sundries				782	
	Total				48,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Electric Mains and Sub-mains distribution**					
2	New LV installations including sub-mains cabling, panels and containment	2,334	m²	32.00	74,688	
3	Power supplies to commercial/retail units		Nr	2,500.00		
4	**Power Installations**					
5	Small power installations to landlord areas including power to mechanical plant, and localised back up power installations	2,334	m²	14.50	33,843	
6	**Lighting Installations**					
7	Lighting Installations to landlord areas	2,334	m²	8.11	18,920	
8	**Local Electricity Generation Systems**					
9	Photovoltaic (PV) system comprising of PV panels, DC isolators, inverters, meters, relays and cabling connections	85	m²	255.00	21,675	Allowance only - Assumed PV's to 20% of Green/Brown roof areas
10	**Earthing and Bonding Systems**					
11	General earthing and bonding throughout	2,334	m²	1.50	3,501	
12	Testing and Commissioning			3.00	4,579	
13	Sub Contractor's Preliminaries			11.00	17,293	
14	Sundries			501.55	502	
	Carry Forward				175,001	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				175,001	
	Total				175,001	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Fuel Distribution Systems**					
2	Not Applicable		Item			Excluded
	Total				0	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Lifts and Enclosed Hoists**					
2	Lifts 1 & 2 - 1000kg, 13 person, 1.0m/s passenger lifts, serving 9 floors, Basement to Level 7	0	Nr	108,000.00	0	
3	Extra over for FF Lift	0	Nr	7,500.00	0	Assumed 1nr is FF
4	Lifts 3 & 4 - 1000kg, 13 person, 1.0m/s passenger lifts, serving 8 floors, Basement to Level 6	0	Nr	96,000.00	0	
5	Extra over for FF Lift	0	Nr	7,500.00	0	Assumed 1nr is FF
6	Lifts 5 & 6 - 1000kg, 13 person, 1.0m/s passenger lifts, serving 7 floors, Basement to Level 5	0	Nr	84,000.00	0	
7	Extra over for FF Lift	0	Nr	7,500.00	0	Assumed 1nr is FF
8	Lifts 7 & 8 - 1000kg, 13 person, 1.0m/s passenger lifts, serving 6 floors, Basement to Level 4	0	Nr	72,000.00	0	
9	Extra over for FF Lift	0	Nr	7,500.00	0	Assumed 1nr is FF
10	Enhanced lift finishes					Excluded
	Total				0	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Fire Fighting Systems**					
2	Dry riser installation to fire fighting stairs, including dry riser inlet box at ground level, external valve connection points, dry riser mains pipework distribution to roof level and landing valves located within dry riser exposed at each floor level	8	Nr	4,000.00	32,000	Assumed dry riser required to each core
3	**Fire Suppression Systems**					
4	Sprinkler installation, inclusive mains distribution pipework valves and connection to CW booster pumpset	2,334	m²	15.00	35,010	
5	**Lightning Protection**					
6	Lightning protection to development; inclusive of earthing rods; bonding and tape	2,334	m²	2.00	4,668	
7	Testing and Commissioning			3.00	2,150	
8	Sub Contractor's Preliminaries			11.00	8,121	
9	Sundries				51	
	Total				82,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Communication Systems**					
2	Fire alarm system, disabled refuge, and emergency phone installation to lifts	2,334	m²	24.14	56,346	
3	Data installations to units and landlord areas	2,334	m²	9.89	23,086	
4	**Security Systems**					
5	CCTV, access control and door entry systems	2,334	m²	14.71	34,334	
6	**Central Control/Building Management Systems**					
7	BMS installations to primary plant	2,334	m²	15.36	35,840	
8	Testing and Commissioning			3.00	4,488	
9	Sub Contractor's Preliminaries			11.00	16,950	
10	Sundries				955	
	Total				171,999	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Allowance for builderswork in connection with services including firestopping	2,334	m²	15.00	35,010	
2	Sundries				990	
	Total				36,000	

Ref.	Description	%	Cost/m²	Cost/ft²	Total	Notes
	Shell and Core	75.5	2,455.12	228.09	3,501,000	
	Residential Fit-out Affordable	24.5	797.59	74.10	1,137,363	
	Sundries	0.0	0.45	0.04	637	
	Total	**100.0**	**3,253.16**	**302.23**	**4,639,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**1. SUBSTRUCTURE**					
2	Substructure	1,426	m²	201.96	288,000	
3	**2. SUPERSTRUCTURE**					
4	Frame	1,426	m²	63.81	91,000	
5	Upper Floors	1,426	m²	223.70	319,000	
6	Roof	1,426	m²	156.38	223,000	
7	Stairs	1,426	m²	61.71	88,000	
8	External Walls	1,426	m²	593.97	847,000	
9	Windows and External Doors	1,426	m²	184.43	263,000	
10	Internal Walls and Partitions	1,426	m²	62.41	89,000	
11	Internal Doors	1,426	m²	18.93	27,000	
12	**3. INTERNAL FINISHES**					
13	Wall Finishes	1,426	m²	8.42	12,000	
14	Floor Finishes	1,426	m²	21.04	30,000	
15	Ceiling Finishes	1,426	m²	11.92	17,000	
16	**4. FITTINGS, FURNISHINGS AND EQUIPMENT**					
17	Fittings, Furnishings and Equipment	1,426	m²	21.04	30,000	
	Carry Forward				**2,324,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				**2,324,000**	
18	**Sub Total**				**2,324,000**	
19	**5. SERVICES**					
20	Sanitary Installations	1,426	m²	0.70	1,000	
21	Services Equipment	1,426	m²			
22	Disposal Installations	1,426	m²	38.57	55,000	
23	Water Installations	1,426	m²	97.48	139,000	
24	Heat Source	1,426	m²			
25	Space Heating and Air Conditioning	1,426	m²	146.56	209,000	
26	Ventilation Systems	1,426	m²	44.88	64,000	
27	Electrical Installations	1,426	m²	82.75	118,000	
28	Fuel Installations	1,426	m²			
29	Lift and Conveyor Installations	1,426	m²	0.00	0	
30	Fire and Lightning Protection	1,426	m²	58.20	83,000	
31	Communication, Security and Control Installations	1,426	m²	97.48	139,000	
32	Specialist Installations	1,426	m²			
33	Builderswork	1,426	m²	15.43	22,000	
	Carry Forward				**3,154,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				**3,154,000**	
34	**Sub Total**	**1,426**	**m²**		**830,000**	
35	Main Contractor's Preliminaries	1,426	m²	11.00	346,940	
36	Main Contractor's OH&P	1,426	m²	0.00	0	
37	Design and Build Risk	1,426	m²	0.00	0	
38	Design Reserve	1,426	m²	0.00	0	
39	Construction Contingency	1,426	m²	0.00	0	
40	Sundries	1	Item	60.00	60	
	Total				**3,501,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**SUBSTRUCTURE**					
3	**Earthworks**					
4	Allowance for excavation, level and compact, investigations	428	m²	53.36	22,840	
5	Allowance for contamination (25%)	107	m³	250.00	26,750	Risk allowance
6	Allowance for removal of obstructions	1	Item	8,000.00	8,000	
7	E.O. allowance to accommodate underground water tank	1	Item			
9	**Pile Caps**					
10	Allowance for reinforced pile caps	192	m³	300.00	57,600	
12	**Piles**					
13	Allowance for piling design fees	1	Item	5,000.00	5,000	
14	Piling Mat; 750 mm thick	321	m³	35.00	11,235	
15	Structural Bearing Piles incl pile caps	57	Nr	1,087.98	62,015	
17	**Ground bearing raft slab [in lieu of piles]**					
18	600 thick ground bearing raft slab including sand bed, concrete blinding, pumping, placing and broom finish	428	m²	0.00	0	
20	**Pad foundations [in lieu of raft slab]**					
	Carry Forward				193,440	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				193,440	
21	Pad foundations including concrete, pumping and placing, formwork and reinforcement	428	m²	0.00	0	
23	**Ground bearing slab**					
24	300mm thick ground bearing raft slabs including reinforcement, slab finish and drainage	428	m²	165.28	70,740	
26	**Lift Pits**					
27	Allowance for constructing lift pits	0	Nr	15,000.00	0	
29	**Other**					
30	Gas protection membrane	1	Item			
31	Allow for drainage gully system beneath ground slab	428	m²	55.00	23,540	
33	Sundries			280.00	280	
	Total				288,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**FRAME**					
3	**Columns**					
4	Ground to roof					
5	Concrete blade columns 220mm x 800mm comprising concrete, reinforcement and formwork	1,426	m²	29.19	41,620	
7	**Core Walls**					
8	Ground to roof		m²			
9	Concrete walls, comprising concrete, reinforcement and formwork	1,426	m²	34.57	49,290	
11	**Other**					
12	Allowance for transfers; set back	1	Item	0.00	0	
14	Sundries			90.00	90	
	Total				91,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**UPPER FLOORS**					
3	**Suspended Slabs**					
4	Roof slabs incl to take account of ground floor being incl in substructure					
5	Suspended slab, comprising concrete, reinforcement, formwork and slab finishes	1,426	m²	178.13	254,012	
6	Allowance for beams, upstands, thickenings, etc	1,426	m²	45.00	64,170	
8	**Transfer Structures**					
9	Allowance for transfer slabs / beams to accommodate set back	1	Item			
11	Sundries				818	
	Total				319,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**ROOF COVERINGS**					
2	Total Roof Area including brown (40%), green (20%) and paved roofs (40%)	389	m²	281.90	109,660	
4	**Misc**					
5	Allowance for roof access	2	Nr	5,000.00	10,000	
6	Builders work plinths (5% roof)	1	item	3,000.00	3,000	
7	Balustrades to roof - assumed accessible roof areas	20	m	600.00	12,000	
8	Parapet detail	112	m	350.00	39,200	
9	Coping to parapet	112	m	195.00	21,840	
10	General allowance for lift over run	0	Item	15,000.00	0	
11	Mansafe system to roofs, fall restraint fixings to concrete	389	m²	30.00	11,670	
12	E.O. Acoustic plant enclosure for roof level plant	1	Item	10,000.00	10,000	
13	**Window Cleaning and Facade Access**					
14	Anchor points	112	m	50.00	5,600	
16	**Podium**					
17	N/A					
19	Sundries				30	
	Carry Forward				**223,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				223,000	
	Total				223,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**STAIRS**					
2	**Pre-cast concrete stairs**					
3	1500mm wide staircase rising one storey in two flights incl landing	11	Nr	4,000.00	44,000	
4	**Staircase Balustrades**					
5	Balustrade (metal and vinyl handrail)	11	Nr	2,500.00	27,500	
6	Handrails	11	Nr	1,500.00	16,500	
8	Sundries					
	Total				**88,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**EXTERNAL WALLS**					
3	**Brickwork**					
4	Allowance for brickwork	781	m²	418.24	326,645	
5	Allowance for articulation (20%)	156	m²	300.00	46,800	
6	Allowance for brick support channels and fixings	124	m	100.00	12,400	
8	**SFS framing**					
9	Met-sec framing system	781	m²	200.00	156,200	
11	**Scaffolding and access**					
12	All elevations	1,301	m²	80.00	104,080	
14	**Balconies**					
15	Bolt-on steel balconies including frame, balustrade, drainage and composite decking	105	m²	1,908.33	200,375	
16	Allowance for divider screens	0	Nr	750.00	0	Excluded
18	Sundries				500	
	Total				**847,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**WINDOWS AND EXTERNAL DOORS**					
2	**Glazing to envelope**					
3	UPVC double glazed windows incl spandrel panels and ventilation grilles	520	m²	454.66	236,425	
4	Allowance for aluminium spandrel panels		m²	300.00		Excluded
5	Allowance for ventilation grilles	26	m²	150.00	3,900	
6	E/O for glazing to 'shop fronts'	0	m²	1,000.00	0	
8	**External Doors and Louvres**					
9	Main lobby entrance	0	Nr	12,000.00	0	
10	Secondary entrance	3	Nr	3,000.00	9,000	
11	Bin & Bike store access	2	Nr	3,000.00	6,000	
12	Plant room access	1	Nr	7,500.00	7,500	
14	Sundries				175	
	Total				263,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**INTERNAL WALLS AND PARTITIONS**					
2	**Blockwork**					
3	Block wall to lower levels; double height	142	m²	100.00	14,200	
4	**Drylining**					
5	Apartment party walls & corridor walls	132	m²	115.00	15,180	
6	E.O. for mesh lining corridor party wall to comply with secure by design requirement	132	m²	12.00	1,584	
7	**Plasterboard lining to;**					
8	Core walls	520	m²	35.00	18,200	Abnormal!
9	E.O. core and corridor walls for forming risers and all associated insulation	22	Nr	900.00	19,800	
10	Allowance for pipe casings inc metal stud, 2 layers of board and 25mm insulation	22	Nr	900.00	19,800	
12	Sundries				236	
	Total				89,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**INTERNAL DOORS**					
2	**Fire-rated doors**					
3	Timber doors including metal frame, all hardware and paint finish in following sets;					
4	Apartment entrance doors	21	Nr	850.00	17,850	
5	Corridor doors - single	0	Nr	750.00	0	Abnormal
6	Extra over for external grade doors to ground floor apartments	0	Nr	200.00	0	
7	**Misc**					
8	Allow for fire rated access hatches to risers	21	Nr	400.00	8,400	
10	Sundries				750	
	Total				27,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**WALL FINISHES**					
2	**Joinery**					
3	Timber skirting					
4	MDF Moulded skirting - common parts	150	m²	10.00	1,500	
5	**Decorations**					
6	White matt emulsion finish throughout					
7	Party and corridor walls	472	m²	10.00	4,720	
8	Core walls	520	m²	10.00	5,200	
10	Sundries				580	
	Total				12,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**FLOOR FINISHES**					
2	**Acoustic treatment**					
3	Allowance for sub floor					
4	Screed and resilient layer to common areas	303	m²	35.00	10,605	
5	**Communal finishes**					
6	Carpet to corridors and circulation	303	m²	55.00	16,665	
7	Tiled flooring lower level circulation	20	m²	100.00	2,000	
8	Paint finish to plant rooms	0	m²	30.00	0	
9	Carpet to corridors and circulation					
11	Sundries				730	
	Total				30,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**CEILING FINISHES**					
2	**Dry lining**					
3	Plasterboard suspended ceilings;					
4	Communal areas	303	m²	35.00	10,605	
5	Acoustic treatment; 1m either side of demise walls	300	m²	10.00	3,000	
6	**Decorations**					
7	White matt emulsion finish throughout					
8	Paint finish to plasterboard ceilings;					
9	Communal areas	303	m²	10.00	3,030	
11	Sundries				365	
	Total				17,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**FITTINGS**					
2	Allowance for building name and sundry signage	1	Item	7,000.00	7,000	
3	Allowance for upgrading entrances	3	Nr	5,000.00	15,000	
4	Allowance for post boxes	21	Nr	150.00	3,150	
5	Allowance for apartments numbering	21	Nr	50.00	1,050	
6	Allowance for cycle racks (1 per bedroom)	21	Nr	150.00	3,150	
8	Sundries				650	
	Total				30,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Cleaner's Sink	1	Nr	650.00	650	Assumed 1nr cleaner's cupboard per core
2	Installation of Sanitaryware	1	Nr	150.00	150	
3	Testing & Commissioning			3.00	24	
4	Sub-Contractor Preliminaries			12.00	99	
5	Sundries				77	
	Total				1,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Specialist Catering Equipment**					
2	Provision of specialist catering equipment		Item			Excluded - Not Applicable
	Total				0	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Foul Drainage above ground**					
2	**Rainwater Installation**					
3	Rainwater pipework including acoustic / thermal insulation	1,426	m²	13.21	18,836	
4	**Soil, Waste and Vent Installation**					
5	Soil, waste and vent pipework installation (vertical & horizontal distribution) to apartments including acoustic / thermal insulation where required	1,426	m²	20.00	28,520	
6	Capped drainage connections to commercial/retail units	0	Nr	1,500.00	0	
7	Testing and Commissioning			3.00	1,421	
8	Sub Contractor's Preliminaries			11.00	5,365	
9	Sundries				858	
	Total				55,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Mains Water Supply**					
2	Mains water supply; connection to blocks (metered)	1	Item	3,000.00	3,000	
3	**Cold Water Distribution**					
4	Cold Water Distribution installation; horizontal & vertical pipework distribution to units	1,426	m²	82.00	116,925	
5	Capped & metered cold water connections to commercial/retail units	0	Nr	2,500.00	0	
6	**Hot Water Distribution**					
7	Hot Water installations; local installations to cleaner's sinks (undercounter heaters)	1	Item	850.00	850	
8	Testing and Commissioning			3.00	3,623	
9	Sub Contractor's Preliminaries			11.00	13,684	
10	Sundries				918	
	Total				139,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Central Heating**					
2	Central Heating	1,426	m²	128.09	182,655	
3	**Local Cooling**					
4	Cooling to residential entrances/lobbies		Item			Excluded
5	**Local Heating**					
6	Allowance for heating to reception area		Item			Excluded
7	Electrical radiant heating panels to stair cores (assumed every other floor)		Nr			Excluded
8	Testing and Commissioning			3.00	5,480	
9	Sub-contractors Preliminaries			11.00	20,695	
10	Sundries				171	
	Total				209,001	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Central Ventilation**					
2	Allowance for ventilation systems to bin stores and plant rooms	1	Item			Excluded - Natural Vent
3	**Smoke Extract/Control**					
4	Mechanical Smoke Ventilation system to cores c/w smoke vents, dampers, fans and controls	1	Item	55,500.00	55,500	Assumes each core is a fire fighting core
5	Testing and Commissioning		%	3.00	1,665	
6	Sub Contractor's Preliminaries		%	11.00	6,288	
7	Sundries				547	
	Total				64,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Electric Mains and Sub-mains distribution**					
2	New LV installations including sub-mains cabling, panels and containment	1,426	m²	32.00	45,632	
3	Power supplies to commercial/retail units		Nr	2,500.00		
4	**Power Installations**					
5	Small power installations to landlord areas including power to mechanical plant, and localised back up power installations	1,426	m²	17.12	24,420	
6	**Lighting Installations**					
7	Lighting Installations to landlord areas	1,426	m²	13.81	19,695	
8	**Local Electricity Generation Systems**					
9	Photovoltaic (PV) system comprising of PV panels, DC isolators, inverters, meters, relays and cabling connections	47	m²	255.00	11,985	Allowance only - Assumed PV's to 20% of Green/Brown roof areas
10	**Earthing and Bonding Systems**					
11	General earthing and bonding throughout	1,426	m²	1.00	1,426	
12	Testing and Commissioning			3.00	3,095	
13	Sub Contractor's Preliminaries			11.00	11,688	
14	Sundries				59	
	Carry Forward				118,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				118,000	
	Total				118,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Fuel Distribution Systems**					
2	Not Applicable		Item			Excluded
	Total				0	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Lifts and Enclosed Hoists**					
2	Lifts 1 & 2 - 1000kg, 13 person, 1.0m/s passenger lifts, serving 9 floors, Basement to Level 7	0	Nr	108,000.00	0	
3	Extra over for FF Lift	0	Nr	7,500.00	0	Assumed 1nr is FF
4	Lifts 3 & 4 - 1000kg, 13 person, 1.0m/s passenger lifts, serving 8 floors, Basement to Level 6	0	Nr	96,000.00	0	
5	Extra over for FF Lift	0	Nr	7,500.00	0	Assumed 1nr is FF
6	Lifts 5 & 6 - 1000kg, 13 person, 1.0m/s passenger lifts, serving 7 floors, Basement to Level 5	0	Nr	84,000.00	0	
7	Extra over for FF Lift	0	Nr	7,500.00	0	Assumed 1nr is FF
8	Lifts 7 & 8 - 1000kg, 13 person, 1.0m/s passenger lifts, serving 6 floors, Basement to Level 4	0	Nr	72,000.00	0	
9	Extra over for FF Lift	0	Nr	7,500.00	0	Assumed 1nr is FF
10	Enhanced lift finishes					Excluded
	Total				0	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Fire Fighting Systems**					
2	Dry riser installation to fire fighting stairs, including dry riser inlet box at ground level, external valve connection points, dry riser mains pipework distribution to roof level and landing valves located within dry riser exposed at each floor level	12	Nr	4,000.00	48,000	Assumed dry riser required to each core
3	**Fire Suppression Systems**					
4	Sprinkler installation, inclusive mains distribution pipework valves and connection to CW booster pumpset	1,426	m²	15.00	21,390	
5	**Lightning Protection**					
6	Lightning protection to development; inclusive of earthing rods; bonding and tape	1,426	m²	2.00	2,852	
7	Testing and Commissioning			3.00	2,167	
8	Sub Contractor's Preliminaries			11.00	8,185	
9	Sundries				406	
	Total				83,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Communication Systems**					
2	Fire alarm system, disabled refuge, and emergency phone installation to lifts	1,426	m²	29.12	41,529	
3	Data installations to units and landlord areas	1,426	m²	12.10	17,254	
4	**Security Systems**					
5	CCTV, access control and door entry systems	1,426	m²	26.47	37,750	
6	**Central Control/Building Management Systems**					
7	BMS installations to primary plant	1,426	m²	17.36	24,760	
8	Testing and Commissioning			3.00	3,639	
9	Sub Contractor's Preliminaries			11.00	13,743	
10	Sundries			325.71	326	
	Total				139,001	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Allowance for builderswork in connection with services including firestopping	1,426	m²	15.00	21,390	
2	Sundries				610	
	Total				22,000	

Ref.	Description	%	Cost/m²	Cost/ft²	Total	Notes
	Shell and Core	76.6	2,037.97	189.33	7,728,000	
	Residential Fit-out Private	23.4	623.24	57.90	2,363,323	
	Commercial Fit-out	0.0	0.00	0.00	0	Excluded
	Sundries	0.0	0.18	0.02	677	
	Total	100.0	2,661.39	247.25	10,092,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**1. SUBSTRUCTURE**					
2	Substructure	3,792	m²	167.46	635,000	
3	**2. SUPERSTRUCTURE**					
4	Frame	3,792	m²	87.82	333,000	
5	Upper Floors	3,792	m²	250.26	949,000	
6	Roof	3,792	m²	107.33	407,000	
7	Stairs	3,792	m²	12.66	48,000	
8	External Walls	3,792	m²	423.79	1,607,000	
9	Windows and External Doors	3,792	m²	280.06	1,062,000	
10	Internal Walls and Partitions	3,792	m²	62.24	236,000	
11	Internal Doors	3,792	m²	11.87	45,000	
12	**3. INTERNAL FINISHES**					
13	Wall Finishes	3,792	m²	8.18	31,000	
14	Floor Finishes	3,792	m²	20.31	77,000	
15	Ceiling Finishes	3,792	m²	12.39	47,000	
16	**4. FITTINGS, FURNISHINGS AND EQUIPMENT**					
17	Fittings, Furnishings and Equipment	3,792	m²	10.55	40,000	
	Carry Forward				5,517,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				5,517,000	
18	**Sub Total**				5,517,000	
19	**5. SERVICES**					
20	Sanitary Installations	3,792	m²	0.26	1,000	
21	Services Equipment	3,792	m²			
22	Disposal Installations	3,792	m²	29.27	111,000	
23	Water Installations	3,792	m²	37.71	143,000	
24	Heat Source	3,792	m²			
25	Space Heating and Air Conditioning	3,792	m²	67.51	256,000	
26	Ventilation Systems	3,792	m²	17.67	67,000	
27	Electrical Installations	3,792	m²	81.22	308,000	
28	Fuel Installations	3,792	m²			
29	Lift and Conveyor Installations	3,792	m²	40.61	154,000	
30	Fire and Lightning Protection	3,792	m²	26.90	102,000	
31	Communication, Security and Control Installations	3,792	m²	64.87	246,000	
32	Specialist Installations	3,792	m²			
33	Builderswork	3,792	m²	15.03	57,000	
	Carry Forward				6,962,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				6,962,000	
34	**Sub Total**	3,792	m²		1,445,000	
35	Main Contractor's Preliminaries	3,792	m²	11.00	765,820	
36	Main Contractor's OH&P	3,792	m²	0.00	0	
37	Design and Build Risk	3,792	m²	0.00	0	
38	Design Reserve	3,792	m²	0.00	0	
39	Construction Contingency	3,792	m²	0.00	0	
40	Sundries	1	Item	180.00	180	
	Total				7,728,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**SUBSTRUCTURE**					
3	**Earthworks**					
4	Allowance for excavation, level and compact, investigations	880	m²	41.36	36,400	
5	Allowance for contamination (25%)	220	m³	250.00	55,000	Risk allowance
6	Allowance for removal of obstructions	1	Item	18,000.00	18,000	
7	E.O. allowance to accommodate underground water tank	1	Item			
9	**Pile Caps**					
10	Allowance for reinforced pile caps	297	m³	400.00	118,800	
12	**Piles**					
13	Allowance for piling design fees	1	Item	10,000.00	10,000	
14	Piling Mat; 750 mm thick	660	m³	35.00	23,100	
15	Structural Bearing Piles incl pile caps	93	Nr	1,584.68	147,375	
17	**Ground bearing raft slab [in lieu of piles]**					
18	600 thick ground bearing raft slab including sand bed, concrete blinding, pumping, placing and broom finish	880	m²	0.00	0	
20	**Pad foundations [in lieu of raft slab]**					
	Carry Forward				408,675	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				408,675	
21	Pad foundations including concrete, pumping and placing, formwork and reinforcement	880	m²	0.00	0	
23	**Ground bearing slab**					
24	300mm thick ground bearing raft slabs including reinforcement, slab finish and drainage	880	m²	167.27	147,200	
26	**Lift Pits**					
27	Allowance for constructing lift pits	2	Nr	15,000.00	30,000	
29	**Other**					
30	Gas protection membrane	1	Item			
31	Allow for drainage gully system beneath ground slab	880	m²	55.00	48,400	
33	Sundries				725	
	Total				635,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**FRAME**					
3	**Columns**					
4	Ground to roof					
5	Concrete blade columns 220mm x 800mm comprising concrete, reinforcement and formwork	3,792	m²	30.01	113,800	
7	**Core Walls**					
8	Ground to roof					
9	Concrete walls, comprising concrete, reinforcement and formwork	3,792	m²	44.41	168,420	
11	**Other**					
12	Allowance for transfers; set back and curved structure	1	Item	50,000.00	50,000	
14	Sundries				780	
	Total				333,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**UPPER FLOORS**					
3	**Suspended Slabs**					
4	Roof slabs incl to take account of ground floor being incl in substructure					
5	Suspended slab, comprising concrete, reinforcement, formwork and slab finishes	3,792	m²	178.68	677,554	
6	Allowance for beams, upstands, thickenings, etc	3,792	m²	45.00	170,640	
8	**Transfer Structures**					
9	Allowance for transfer slabs / beams to accommodate set back and curved structure	1	Item	100,000.00	100,000	
11	Sundries				806	
	Total				949,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**ROOF COVERINGS**					
2	Total Roof Area including brown (40%), green (20%) and paved roofs (40%)	800	m²	281.75	225,400	
4	**Misc**					
5	Allowance for roof access	1	Nr	5,000.00	5,000	
6	Builders work plinths (5% roof)	1	item	6,000.00	6,000	
7	Balustrades to roof - assumed accessible roof areas L1 & L4	70	m	600.00	42,000	
8	Parapet detail	125	m	350.00	43,750	
9	Coping to parapet	125	m	195.00	24,375	
10	General allowance for lift over run	1	Item	15,000.00	15,000	
11	Mansafe system to roofs, fall restraint fixings to concrete	800	m²	30.00	24,000	
12	E.O. Acoustic plant enclosure for roof level plant	1	Item	15,000.00	15,000	
13	**Window Cleaning and Facade Access**					
14	Anchor points	125	m	50.00	6,250	
16	**Podium**					
17	N/A					
19	Sundries				225	
	Carry Forward				**407,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				407,000	
	Total				407,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**STAIRS**					
2	**Pre-cast concrete stairs**					
3	1500mm wide staircase rising one storey in two flights incl landing	6	Nr	4,000.00	24,000	
4	**Staircase Balustrades**					
5	Balustrade (metal and vinyl handrail)	6	Nr	2,500.00	15,000	
6	Handrails	6	Nr	1,500.00	9,000	
	Total				**48,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**EXTERNAL WALLS**					
3	**Brickwork**					
4	Allowance for brickwork	1,294	m²	401.17	519,113	
5	Allowance for articulation (20%)	259	m²	300.00	77,700	
6	Allowance for brick support channels and fixings	205	m	100.00	20,500	
7	E/O allowance for faceted facade	1,294	m²	100.00	129,400	
9	**SFS framing**					
10	Met-sec framing system	1,294	m²	200.00	258,800	
12	**Scaffolding and access**					
13	All elevations	2,449	m²	80.00	195,920	
15	**Balconies**					
16	Bolt-on steel balconies including frame, balustrade, drainage and composite decking	221	m²	1,831.20	404,695	
17	Allowance for divider screens	0	Nr	750.00	0	Excluded
19	Sundries				873	
	Total				**1,607,001**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**WINDOWS AND EXTERNAL DOORS**					
2	**Glazing to envelope**					
3	UPVC double glazed windows incl spandrel panels and ventilation grilles	863	m²	453.68	391,530	
4	Allowance for aluminium spandrel panels		m²	300.00		Excluded
5	Allowance for ventilation grilles	43	m²	150.00	6,450	
6	E/O for glazing to 'shop fronts'	292	m²	1,000.00	292,000	
7	E/O for faceted glazing	1,155	m²	300.00	346,500	
9	**External Doors and Louvres**					
10	Main lobby entrance	1	Nr	12,000.00	12,000	
11	Secondary entrance	1	Nr	3,000.00	3,000	
12	Bin & Bike store access	1	Nr	3,000.00	3,000	
13	Plant room access	1	Nr	7,500.00	7,500	
15	Sundries				20	
	Total				1,062,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**INTERNAL WALLS AND PARTITIONS**					
2	**Blockwork**					
3	Block wall to lower levels; double height	80	m²	100.00	8,000	
4	**Drylining**					
5	Apartment party walls & corridor walls	1,409	m²	115.00	162,035	
6	E.O. for mesh lining corridor party wall to comply with secure by design requirement	1,409	m²	12.00	16,908	
7	**Plasterboard lining to;**					
8	Core walls	756	m²	35.00	26,460	Abnormal!
9	E.O. core and corridor walls for forming risers and all associated insulation	12	Nr	900.00	10,800	
10	Allowance for pipe casings inc metal stud, 2 layers of board and 25mm insulation	12	Nr	900.00	10,800	
12	Sundries				997	
	Total				236,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**INTERNAL DOORS**					
2	**Fire-rated doors**					
3	Timber doors including metal frame, all hardware and paint finish in following sets;					
4	Apartment entrance doors	34	Nr	850.00	28,900	
5	Corridor doors - single	14	Nr	750.00	10,500	Abnormal
6	Extra over for external grade doors to ground floor apartments	0	Nr	200.00	0	
7	**Misc**					
8	Allow for fire rated access hatches to risers	14	Nr	400.00	5,600	
	Total				45,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**WALL FINISHES**					
2	**Joinery**					
3	Timber skirting					
4	MDF Moulded skirting - common parts	549	m²	10.00	5,490	
5	**Decorations**					
6	White matt emulsion finish throughout					
7	Party and corridor walls	1,731	m²	10.00	17,310	
8	Core walls	756	m²	10.00	7,560	
10	Sundries				640	
	Total				31,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**FLOOR FINISHES**					
2	**Acoustic treatment**					
3	Allowance for sub floor					
4	Screed and resilient layer to common areas	823	m²	35.00	28,805	
5	**Communal finishes**					
6	Carpet to corridors and circulation	823	m²	55.00	45,265	
7	Tiled flooring lower level circulation	20	m²	100.00	2,000	
8	Paint finish to plant rooms	0	m²	30.00	0	
9	Carpet to corridors and circulation					
11	Sundries				930	
	Total				**77,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**CEILING FINISHES**					
2	**Dry lining**					
3	Plasterboard suspended ceilings;					
4	Communal areas	823	m²	35.00	28,805	
5	Acoustic treatment; 1m either side of demise walls	979	m²	10.00	9,790	
6	**Decorations**					
7	White matt emulsion finish throughout					
8	Paint finish to plasterboard ceilings;					
9	Communal areas	823	m²	10.00	8,230	
11	Sundries				175	
	Total				**47,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**FITTINGS**					
2	Allowance for building name and sundry signage	1	Item	19,000.00	19,000	
3	Allowance for upgrading entrances	1	Nr	5,000.00	5,000	
4	Allowance for post boxes	34	Nr	150.00	5,100	
5	Allowance for apartments numbering	34	Nr	50.00	1,700	
6	Allowance for cycle racks (1 per bedroom)	58	Nr	150.00	8,700	
8	Sundries				500	
	Total				**40,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Cleaner's Sink	1	Nr	650.00	650	Assumed 1nr cleaner's cupboard per core
2	Installation of Sanitaryware	1	Nr	150.00	150	
3	Testing & Commissioning			3.00	24	
4	Sub-Contractor Preliminaries			12.00	99	
5	Sundries				77	
	Total				**1,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Specialist Catering Equipment**					
2	Provision of specialist catering equipment		Item			Excluded - Not Applicable
	Total				0	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Foul Drainage above ground**					
2	**Rainwater Installation**					
3	Rainwater pipework including acoustic / thermal insulation	3,792	m²	9.34	35,436	
4	**Soil, Waste and Vent Installation**					
5	Soil, waste and vent pipework installation (vertical & horizontal distribution) to apartments including acoustic / thermal insulation where required	3,792	m²	15.00	56,880	
6	Capped drainage connections to village hall/community hub	2	Nr	2,000.00	4,000	
7	Testing and Commissioning			3.00	2,889	
8	Sub Contractor's Preliminaries			11.00	10,913	
9	Sundries				882	
	Total				111,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Mains Water Supply**					
2	Mains water supply; connection to blocks (metered)	1	Item	3,000.00	3,000	
3	**Cold Water Distribution**					
4	Cold Water Distribution installation; horizontal & vertical pipework distribution to units	3,792	m²	30.18	114,450	
5	Capped & metered cold water connections to commercial/retail units	2	Nr	3,000.00	6,000	
6	**Hot Water Distribution**					
7	Hot Water installations; local installations to cleaner's sinks (undercounter heaters)	1	Item	850.00	850	
8	Testing and Commissioning			3.00	3,729	
9	Sub Contractor's Preliminaries			11.00	14,083	
10	Sundries				888	
	Total				143,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Central Heating**					
2	Central Heating	3,792	m²	58.82	223,050	
3	**Local Cooling**					
4	Cooling to residential entrances/lobbies		Item			Excluded
5	**Local Heating**					
6	Allowance for heating to reception area		Item			Excluded
7	Electrical radiant heating panels to stair cores (assumed every other floor)		Nr			Excluded
8	Testing and Commissioning			3.00	6,692	
9	Sub-contractors Preliminaries			11.00	25,272	
10	Sundries			986.93	987	
	Total				256,001	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Central Ventilation**					
2	Allowance for ventilation systems to bin stores and plant rooms	1	Item			Excluded - Natural Vent
3	**Smoke Extract/Control**					
4	Mechanical Smoke Ventilation system to cores c/w smoke vents, dampers, fans and controls	1	Item	58,400.00	58,400	Assumes each core is a fire fighting core
5	Testing and Commissioning		%	3.00	1,752	
6	Sub Contractor's Preliminaries		%	11.00	6,617	
7	Sundries				231	
	Total				67,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Electric Mains and Sub-mains distribution**					
2	New LV installations including sub-mains cabling, panels and containment	3,792	m²	32.00	121,344	
3	Power supplies to commercial/retail units	2	Nr	2,500.00	5,000	
4	**Power Installations**					
5	Small power installations to landlord areas including power to mechanical plant, and localised back up power installations	3,792	m²	15.55	58,984	
6	**Lighting Installations**					
7	Lighting Installations to landlord areas	3,792	m²	14.11	53,495	
8	**Local Electricity Generation Systems**					
9	Photovoltaic (PV) system comprising of PV panels, DC isolators, inverters, meters, relays and cabling connections	96	m²	255.00	24,480	Allowance only - Assumed PV's to 20% of Green/Brown roof areas
10	**Earthing and Bonding Systems**					
11	General earthing and bonding throughout	3,792	m²	1.50	5,688	
12	Testing and Commissioning			3.00	8,070	
13	Sub Contractor's Preliminaries			11.00	30,477	
14	Sundries			462.59	463	
	Carry Forward				308,001	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				308,001	
	Total				308,001	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Fuel Distribution Systems**					
2	Not Applicable		Item			Excluded
	Total				0	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Lifts and Enclosed Hoists**					
2	Lifts 1 & 2 - 1000kg, 13 person, 1.0m/s passenger lifts, serving 9 floors, Basement to Level 7	2	Nr	72,000.00	144,000	
3	Extra over for FF Lift	1	Nr	10,000.00	10,000	Assumed 1nr is FF
4	Enhanced lift finishes					Excluded
	Total				154,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Fire Fighting Systems**					
2	Dry riser installation to fire fighting stairs, including dry riser inlet box at ground level, external valve connection points, dry riser mains pipework distribution to roof level and landing valves located within dry riser exposed at each floor level	6	Nr	4,000.00	24,000	Assumed dry riser required to each core
3	**Fire Suppression Systems**					
4	Sprinkler installation, inclusive mains distribution pipework valves and connection to CW booster pumpset	3,792	m²	15.00	56,880	
5	**Lightning Protection**					
6	Lightning protection to development; inclusive of earthing rods; bonding and tape	3,792	m²	2.00	7,584	
7	Testing and Commissioning			3.00	2,654	
8	Sub Contractor's Preliminaries			11.00	10,023	
9	Sundries			859.11	859	
	Total				102,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Communication Systems**					
2	Fire alarm system, disabled refuge, and emergency phone installation to lifts	3,792	m²	21.77	82,548	
3	Data installations to units and landlord areas	3,792	m²	8.93	33,868	
4	**Security Systems**					
5	CCTV, access control and door entry systems	3,792	m²	11.39	43,188	
6	**Central Control/Building Management Systems**					
7	BMS installations to primary plant	3,792	m²	14.48	54,920	
8	Testing and Commissioning			3.00	6,436	
9	Sub Contractor's Preliminaries			11.00	24,306	
10	Sundries				735	
	Total				246,001	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Allowance for builderswork in connection with services including firestopping	3,792	m²	15.00	56,880	
2	Sundries				120	
	Total				57,000	

Ref.	Description	%	Cost/m²	Cost/ft²	Total	Notes
	Shell and Core	86.0	2,966.70	275.61	3,474,000	
	Residential Fit-out Private	14.0	481.74	44.75	564,120	
	Commercial Fit-out	0.0	0.00	0.00	0	Excluded
	Sundries	0.0	0.75	0.07	880	
	Total	100.0	3,449.19	320.43	4,039,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**1. SUBSTRUCTURE**					
2	Substructure	1,171	m²	198.98	233,000	
3	**2. SUPERSTRUCTURE**					
4	Frame	1,171	m²	70.88	83,000	
5	Upper Floors	1,171	m²	267.29	313,000	
6	Roof	1,171	m²	392.83	460,000	
7	Stairs	1,171	m²	21.35	25,000	
8	External Walls	1,171	m²	649.87	761,000	
9	Windows and External Doors	1,171	m²	541.42	634,000	
10	Internal Walls and Partitions	1,171	m²	50.38	59,000	
11	Internal Doors	1,171	m²	16.23	19,000	
12	**3. INTERNAL FINISHES**					
13	Wall Finishes	1,171	m²	4.27	5,000	
14	Floor Finishes	1,171	m²	17.93	21,000	
15	Ceiling Finishes	1,171	m²	10.25	12,000	
16	**4. FITTINGS, FURNISHINGS AND EQUIPMENT**					
17	Fittings, Furnishings and Equipment	1,171	m²	12.81	15,000	
	Carry Forward				2,640,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				2,640,000	
18	**Sub Total**				2,640,000	
19	**5. SERVICES**					
20	Sanitary Installations	1,171	m²	0.85	1,000	
21	Services Equipment	1,171	m²			
22	Disposal Installations	1,171	m²	40.14	47,000	
23	Water Installations	1,171	m²	49.53	58,000	
24	Heat Source	1,171	m²			
25	Space Heating and Air Conditioning	1,171	m²	99.06	116,000	
26	Ventilation Systems	1,171	m²	21.35	25,000	
27	Electrical Installations	1,171	m²	92.23	108,000	
28	Fuel Installations	1,171	m²			
29	Lift and Conveyor Installations	1,171	m²	0.00	0	
30	Fire and Lightning Protection	1,171	m²	31.60	37,000	
31	Communication, Security and Control Installations	1,171	m²	67.46	79,000	
32	Specialist Installations	1,171	m²			
33	Builderswork	1,171	m²	15.37	18,000	
	Carry Forward				3,129,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				3,129,000	
34	**Sub Total**	**1,171**	**m²**		489,000	
35	Main Contractor's Preliminaries	1,171	m²	11.00	344,190	
36	Main Contractor's OH&P	1,171	m²	0.00	0	
37	Design and Build Risk	1,171	m²	0.00	0	
38	Design Reserve	1,171	m²	0.00	0	
39	Construction Contingency	1,171	m²	0.00	0	
40	Sundries	1	Item	810.00	810	
	Total				3,474,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**SUBSTRUCTURE**					
3	**Earthworks**					
4	Allowance for excavation, level and compact, investigations	591	m²	46.90	27,715	
5	Allowance for contamination (25%)	148	m³	250.00	37,000	Risk allowance
6	Allowance for removal of obstructions	1	Item	12,000.00	12,000	
7	E.O. allowance to accommodate underground water tank	1	Item			
9	**Pile Caps**					
10	Allowance for reinforced pile caps	0	m³	400.00	0	
12	**Piles**					
13	Allowance for piling design fees	0	Item	5,000.00	0	
14	Piling Mat; 750 mm thick	0	m³	35.00	0	
15	Structural Bearing Piles incl pile caps	0	Nr	0.00	0	
17	**Ground bearing raft slab [in lieu of piles]**					
18	600 thick ground bearing raft slab including sand bed, concrete blinding, pumping, placing and broom finish	591	m²	207.87	122,850	
20	**Pad foundations [in lieu of raft slab]**					
	Carry Forward				199,565	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				199,565	
21	Pad foundations including concrete, pumping and placing, formwork and reinforcement	591	m²	0.00	0	
23	**Ground bearing slab**					
24	300mm thick ground bearing raft slabs including reinforcement, slab finish and drainage	591	m²	0.00	0	
26	**Lift Pits**					
27	Allowance for constructing lift pits	0	Nr	15,000.00	0	
29	**Other**					
30	Gas protection membrane	1	Item			
31	Allow for drainage gully system beneath ground slab	591	m²	55.00	32,505	
33	Sundries				930	
	Total				233,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**FRAME**					
3	**Columns**					
4	Ground to roof					
5	Concrete blade columns 220mm x 800mm comprising concrete, reinforcement and formwork	0	m²	0.00	32,720	
7	**Core Walls**					
8	Ground to roof					
9	Concrete walls, comprising concrete, reinforcement and formwork	0	m²	0.00	29,980	
11	**Other**					
12	Allowance for transfers; set back	1	Item	20,000.00	20,000	
14	Sundries				300	
	Total				83,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**UPPER FLOORS**					
3	**Suspended Slabs**					
4	Roof slabs incl to take account of ground floor being incl in substructure					
5	Suspended slab, comprising concrete, reinforcement, formwork and slab finishes	1,171	m²	0.00	0	
6	Allowance for beams, upstands, thickenings, etc	1,171	m²	0.00	0	
7	**Traditional Construction**					
8	Allowance for traditional construction of the townhouses including block and beam construction with timber cassette upper floor system	1,171	m²	250.00	292,750	
10	**Transfer Structures**					
11	Allowance for transfer slabs / beams to accommodate set back	1	Item	20,000.00	20,000	
13	Sundries				250	
	Total				313,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**ROOF COVERINGS**					
2	Total Roof Area including brown (40%), green (20%) and paved roofs (40%)	537	m²	281.68	151,260	
4	**Misc**					
5	Allowance for roof access	1	Nr	5,000.00	5,000	
6	Builders work plinths (5% roof)	1	item	4,500.00	4,500	
7	Balustrades to roof - assumed accessible roof areas	115	m	600.00	69,000	
8	Parapet detail	149	m	350.00	52,150	
9	Coping to parapet	149	m	195.00	29,055	
10	General allowance for lift over run	1	Item	15,000.00	15,000	
11	Mansafe system to roofs, fall restraint fixings to concrete	537	m²	30.00	16,110	
12	E.O. Acoustic plant enclosure for roof level plant	1	Item	15,000.00	15,000	
13	**Window Cleaning and Facade Access**					
14	Anchor points	149	m	50.00	7,450	
15	**Pitched Roof**					
16	Allowance for Gable ends to east and west elevation of townhouses	317	m²	300.00	95,100	
18	**Podium**					
	Carry Forward				459,625	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				459,625	
19	N/A					
21	Sundries				375	
	Total				460,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**STAIRS**					
2	**Pre-cast concrete stairs**					
3	1500mm wide staircase rising one storey in two flights incl landing	3	Nr	4,000.00	12,000	
4	**Staircase Balustrades**					
5	Balustrade (metal and vinyl handrail)	3	Nr	2,500.00	7,500	
6	Handrails	3	Nr	1,500.00	4,500	
7	Sundries				1,000	
	Total				25,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**EXTERNAL WALLS**					
3	**Brickwork**					
4	Allowance for brickwork	804	m²	416.16	334,593	
5	Allowance for articulation (20%)	161	m²	300.00	48,300	
6	Allowance for brick support channels and fixings	128	m	100.00	12,800	
8	**SFS framing**					
9	Met-sec framing system	804	m²	200.00	160,800	
11	**Scaffolding and access**					
12	All elevations	1,340	m²	80.00	107,200	
14	**Balconies**					
15	Bolt-on steel balconies including frame, balustrade, drainage and composite decking	53	m²	1,823.30	96,635	
16	Allowance for divider screens	0	Nr	750.00	0	Excluded
18	Sundries				673	
	Total				761,001	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**WINDOWS AND EXTERNAL DOORS**					
2	**Glazing to envelope**					
3	UPVC double glazed windows incl spandrel panels and ventilation grilles	536	m²	429.20	230,050	
4	Allowance for aluminium spandrel panels		m²	300.00		Excluded
5	Allowance for ventilation grilles	27	m²	150.00	4,050	
6	E/O for glazing to 'shop fronts'	234	m²	1,000.00	234,000	
7	E/O for solid to 'shop fronts'	234	m²	600.00	140,400	
9	**External Doors and Louvres**					
10	Main lobby entrance	1	Nr	12,000.00	12,000	
11	Secondary entrance	0	Nr	3,000.00	0	
12	Bin & Bike store access	2	Nr	3,000.00	6,000	
13	Plant room access	1	Nr	7,500.00	7,500	
14	Sundries					
	Total				634,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**INTERNAL WALLS AND PARTITIONS**					
2	**Blockwork**					
3	Block wall to lower levels; double height	80	m²	100.00	8,000	
4	**Drylining**					
5	Apartment party walls & corridor walls	317	m²	115.00	36,455	
6	E.O. for mesh lining corridor party wall to comply with secure by design requirement	317	m²	12.00	3,804	
7	**Plasterboard lining to;**					
8	Core walls	142	m²	35.00	4,970	Abnormal!
9	E.O. core and corridor walls for forming risers and all associated insulation	0	Nr	900.00	0	
10	Allowance for pipe casings inc metal stud, 2 layers of board and 25mm insulation	6	Nr	900.00	5,400	
11	Sundries				371	
	Total				59,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**INTERNAL DOORS**					
2	**Fire-rated doors**					
3	Timber doors including metal frame, all hardware and paint finish in following sets;					
4	Apartment entrance doors	8	Nr	850.00	6,800	
5	Corridor doors - single	8	Nr	750.00	6,000	Abnormal
6	Extra over for external grade doors to ground floor apartments	15	Nr	200.00	3,000	
7	**Misc**					
8	Allow for fire rated access hatches to risers	8	Nr	400.00	3,200	
	Total				19,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**WALL FINISHES**					
2	**Joinery**					
3	Timber skirting					
4	MDF Moulded skirting - common parts	69	m²	10.00	690	
5	**Decorations**					
6	White matt emulsion finish throughout					
7	Party and corridor walls	216	m²	10.00	2,160	
8	Core walls	142	m²	10.00	1,420	
9	Sundries				730	
	Total				5,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**FLOOR FINISHES**					
2	**Acoustic treatment**					
3	Allowance for sub floor					
4	Screed and resilient layer to common areas	211	m²	35.00	7,385	
5	**Communal finishes**					
6	Carpet to corridors and circulation	211	m²	55.00	11,605	
7	Tiled flooring lower level circulation	20	m²	100.00	2,000	
8	Paint finish to plant rooms	0	m²	30.00	0	
9	Carpet to corridors and circulation					
11	Sundries				10	
	Total				**21,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**CEILING FINISHES**					
2	**Dry lining**					
3	Plasterboard suspended ceilings;					
4	Communal areas	211	m²	35.00	7,385	
5	Acoustic treatment; 1m either side of demise walls	249	m²	10.00	2,490	
6	**Decorations**					
7	White matt emulsion finish throughout					
8	Paint finish to plasterboard ceilings;					
9	Communal areas	211	m²	10.00	2,110	
10	Sundries				15	
	Total				**12,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**FITTINGS**					
2	Allowance for building name and sundry signage	1	Item	6,000.00	6,000	
3	Allowance for upgrading entrances	1	Nr	5,000.00	5,000	
4	Allowance for post boxes	8	Nr	150.00	1,200	
5	Allowance for apartments numbering	8	Nr	50.00	400	
6	Allowance for cycle racks (1 per bedroom)	12	Nr	150.00	1,800	
8	Sundries				600	
	Total				**15,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Cleaner's Sink	1	Nr	650.00	650	Assumed 1nr cleaner's cupboard per core
2	Installation of Sanitaryware	1	Nr	150.00	150	
3	Testing & Commissioning			3.00	24	
4	Sub-Contractor Preliminaries			12.00	99	
5	Sundries				77	
	Total				**1,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Specialist Catering Equipment**					
2	Provision of specialist catering equipment		Item			Excluded - Not Applicable
	Total				0	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Foul Drainage above ground**					
2	**Rainwater Installation**					
3	Rainwater pipework including acoustic / thermal insulation	1,171	m²	16.02	18,765	
4	**Soil, Waste and Vent Installation**					
5	Soil, waste and vent pipework installation (vertical & horizontal distribution) to apartments including acoustic / thermal insulation where required	1,171	m²	16.00	18,736	
6	Capped drainage connections to commercial/retail units	2	Nr	1,500.00	3,000	
7	Testing and Commissioning			3.00	1,215	
8	Sub Contractor's Preliminaries			11.00	4,589	
9	Sundries				695	
	Total				47,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Mains Water Supply**					
2	Mains water supply; connection to blocks (metered)	1	Item	3,000.00	3,000	
3	**Cold Water Distribution**					
4	Cold Water Distribution installation; horizontal & vertical pipework distribution to units	1,171	m²	35.27	41,300	
5	Capped & metered cold water connections to commercial/retail units	2	Nr	2,500.00	5,000	
6	**Hot Water Distribution**					
7	Hot Water installations; local installations to cleaner's sinks (undercounter heaters)	1	Item	850.00	850	
8	Testing and Commissioning			3.00	1,505	
9	Sub Contractor's Preliminaries			11.00	5,682	
10	Sundries				664	
	Total				58,001	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Central Heating**					
2	Central Heating	1,171	m²	86.12	100,850	
3	**Local Cooling**					
4	Cooling to residential entrances/lobbies		Item			Excluded
5	**Local Heating**					
6	Allowance for heating to reception area		Item			Excluded
7	Electrical radiant heating panels to stair cores (assumed every other floor)		Nr			Excluded
8	Testing and Commissioning			3.00	3,026	
9	Sub-contractors Preliminaries			11.00	11,426	
10	Sundries				698	
	Total				116,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Central Ventilation**					
2	Allowance for ventilation systems to bin stores and plant rooms	1	Item			Excluded - Natural Vent
3	**Smoke Extract/Control**					
4	Mechanical Smoke Ventilation system to cores c/w smoke vents, dampers, fans and controls	1	Item	21,200.00	21,200	Assumes each core is a fire fighting core
5	Testing and Commissioning		%	3.00	636	
6	Sub Contractor's Preliminaries		%	11.00	2,402	
7	Sundries				762	
	Total				25,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Electric Mains and Sub-mains distribution**					
2	New LV installations including sub-mains cabling, panels and containment	1,171	m²	32.00	37,472	
3	Power supplies to commercial/retail units	2	Nr	2,500.00	5,000	
4	**Power Installations**					
5	Small power installations to landlord areas including power to mechanical plant, and localised back up power installations	1,171	m²	17.00	19,907	
6	**Lighting Installations**					
7	Lighting Installations to landlord areas	1,171	m²	11.71	13,715	
8	**Local Electricity Generation Systems**					
9	Photovoltaic (PV) system comprising of PV panels, DC isolators, inverters, meters, relays and cabling connections	64	m²	255.00	16,320	Allowance only - Assumed PV's to 20% of Green/Brown roof areas
10	**Earthing and Bonding Systems**					
11	General earthing and bonding throughout	1,171	m²	1.50	1,757	
12	Testing and Commissioning			3.00	2,825	
13	Sub Contractor's Preliminaries			11.00	10,670	
14	Sundries				335	
	Carry Forward				108,001	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				108,001	
	Total				108,001	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Fuel Distribution Systems**					
2	Not Applicable		Item			Excluded
	Total				0	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Lifts and Enclosed Hoists**					
2	Lifts 1 & 2 - 1000kg, 13 person, 1.0m/s passenger lifts, serving 9 floors, Basement to Level 7	0	Nr	108,000.00	0	
3	Extra over for FF Lift	0	Nr	7,500.00	0	Assumed 1nr is FF
4	Lifts 3 & 4 - 1000kg, 13 person, 1.0m/s passenger lifts, serving 8 floors, Basement to Level 6	0	Nr	96,000.00	0	
5	Extra over for FF Lift	0	Nr	7,500.00	0	Assumed 1nr is FF
6	Lifts 5 & 6 - 1000kg, 13 person, 1.0m/s passenger lifts, serving 7 floors, Basement to Level 5	0	Nr	84,000.00	0	
7	Extra over for FF Lift	0	Nr	7,500.00	0	Assumed 1nr is FF
8	Lifts 7 & 8 - 1000kg, 13 person, 1.0m/s passenger lifts, serving 6 floors, Basement to Level 4	0	Nr	72,000.00	0	
9	Extra over for FF Lift	0	Nr	7,500.00	0	Assumed 1nr is FF
10	Enhanced lift finishes					Excluded
	Total				0	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Fire Fighting Systems**					
2	Dry riser installation to fire fighting stairs, including dry riser inlet box at ground level, external valve connection points, dry riser mains pipework distribution to roof level and landing valves located within dry riser exposed at each floor level	3	Nr	4,000.00	12,000	Assumed dry riser required to each core
3	**Fire Suppression Systems**					
4	Sprinkler installation, inclusive mains distribution pipework valves and connection to CW booster pumpset	1,171	m²	15.00	17,565	
5	**Lightning Protection**					
6	Lightning protection to development; inclusive of earthing rods; bonding and tape	1,171	m²	2.00	2,342	
7	Testing and Commissioning			3.00	957	
8	Sub Contractor's Preliminaries			11.00	3,615	
9	Sundries				521	
	Total				37,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Communication Systems**					
2	Fire alarm system, disabled refuge, and emergency phone installation to lifts	1,171	m²	22.84	26,749	
3	Data installations to units and landlord areas	1,171	m²	7.76	9,084	
4	**Security Systems**					
5	CCTV, access control and door entry systems	1,171	m²	14.66	17,171	
6	**Central Control/Building Management Systems**					
7	BMS installations to primary plant	1,171	m²	13.42	15,710	
8	Testing and Commissioning			3.00	2,061	
9	Sub Contractor's Preliminaries			11.00	7,785	
10	Sundries				439	
	Total				78,999	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Allowance for builderswork in connection with services including firestopping	1,171	m²	15.00	17,565	
2	Sundries				435	
	Total				18,000	

Ref.	Description	%	Cost/m²	Cost/ft²	Total	Notes
	Shell and Core	77.6	1,838.51	170.80	18,170,000	
	Residential Fit-out Private	16.0	379.88	35.29	3,754,393	
	Residential Fit-out Affordable	6.4	150.85	14.01	1,490,827	
	Commercial Fit-out	0.0	0.00	0.00	0	Excluded
	Sundries	0.0	0.08	0.01	780	
	Total	100.0	2,369.32	220.11	23,416,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**1. SUBSTRUCTURE**					
2	Substructure	9,883	m²	188.10	1,859,000	
3	**2. SUPERSTRUCTURE**					
4	Frame	9,883	m²	60.81	601,000	
5	Upper Floors	9,883	m²	247.50	2,446,000	
6	Roof	9,883	m²	167.05	1,651,000	
7	Stairs	9,883	m²	16.59	164,000	
8	External Walls	9,883	m²	296.97	2,935,000	
9	Windows and External Doors	9,883	m²	178.08	1,760,000	
10	Internal Walls and Partitions	9,883	m²	57.98	573,000	
11	Internal Doors	9,883	m²	13.56	134,000	
12	**3. INTERNAL FINISHES**					
13	Wall Finishes	9,883	m²	8.40	83,000	
14	Floor Finishes	9,883	m²	19.02	188,000	
15	Ceiling Finishes	9,883	m²	11.84	117,000	
16	**4. FITTINGS, FURNISHINGS AND EQUIPMENT**					
17	Fittings, Furnishings and Equipment	9,883	m²	9.51	94,000	
	Carry Forward				12,605,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				12,605,000	
18	**Sub Total**				12,605,000	
19	**5. SERVICES**					
20	Sanitary Installations	9,883	m²	0.30	3,000	
21	Services Equipment	9,883	m²			
22	Disposal Installations	9,883	m²	27.12	268,000	
23	Water Installations	9,883	m²	43.81	433,000	
24	Heat Source	9,883	m²			
25	Space Heating and Air Conditioning	9,883	m²	61.72	610,000	
26	Ventilation Systems	9,883	m²	22.97	227,000	
27	Electrical Installations	9,883	m²	85.80	848,000	
28	Fuel Installations	9,883	m²			
29	Lift and Conveyor Installations	9,883	m²	33.59	332,000	
30	Fire and Lightning Protection	9,883	m²	30.56	302,000	
31	Communication, Security and Control Installations	9,883	m²	59.90	592,000	
32	Specialist Installations	9,883	m²			
33	Builderswork	9,883	m²	15.08	149,000	
	Carry Forward				16,369,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				16,369,000	
34	**Sub Total**	9,883	m²		3,764,000	
35	Main Contractor's Preliminaries	9,883	m²	11.00	1,800,590	
36	Main Contractor's OH&P	9,883	m²	0.00	0	
37	Design and Build Risk	9,883	m²	0.00	0	
38	Design Reserve	9,883	m²	0.00	0	
39	Construction Contingency	9,883	m²	0.00	0	
40	Sundries	1	Item	410.00	410	
	Total				18,170,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**SUBSTRUCTURE**					
3	**Earthworks**					
4	Allowance for excavation, level and compact, investigations	2,947	m²	33.39	98,395	
5	Allowance for contamination (25%)	737	m³	250.00	184,250	Risk allowance
6	Allowance for removal of obstructions	1	Item	58,000.00	58,000	
7	E.O. allowance to accommodate underground water tank	1	Item			
9	**Pile Caps**					
10	Allowance for reinforced pile caps	1,060	m³	300.00	318,000	
12	**Piles**					
13	Allowance for piling design fees	1	Item	10,000.00	10,000	
14	Piling Mat; 750 mm thick	2,210	m³	35.00	77,350	
15	Structural Bearing Piles incl pile caps	314	Nr	1,335.41	419,320	
17	**Ground bearing raft slab [in lieu of piles]**					
18	600 thick ground bearing raft slab including sand bed, concrete blinding, pumping, placing and broom finish	2,947	m²	0.00	0	
20	**Pad foundations [in lieu of raft slab]**					
	Carry Forward				1,165,315	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				1,165,315	
21	Pad foundations including concrete, pumping and placing, formwork and reinforcement	2,947	m²	0.00	0	
23	**Ground bearing slab**					
24	300mm thick ground bearing raft slabs including reinforcement, slab finish and drainage	2,947	m²	166.72	491,310	
26	**Lift Pits**					
27	Allowance for constructing lift pits	4	Nr	10,000.00	40,000	
29	**Other**					
30	Gas protection membrane	1	Item			
31	Allow for drainage gully system beneath ground slab	2,947	m²	55.00	162,085	
33	Sundries				290	
	Total				1,859,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**FRAME**					
3	**Columns**					
4	Ground to roof					
5	Concrete blade columns 220mm x 800mm comprising concrete, reinforcement and formwork	9,883	m²	29.77	294,200	
7	**Core Walls**					
8	Ground to roof					
9	Concrete walls, comprising concrete, reinforcement and formwork	9,883	m²	30.00	296,510	
11	**Other**					
12	Allowance for transfers; set back	1	Item	10,000.00	10,000	
14	Sundries				290	
	Total				601,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**UPPER FLOORS**					
3	**Suspended Slabs**					
4	Roof slabs incl to take account of ground floor being incl in substructure					
5	Suspended slab, comprising concrete, reinforcement, formwork and slab finishes	9,883	m²	178.58	1,764,871	
6	Allowance for beams, upstands, thickenings, etc	9,883	m²	45.00	444,735	
8	**Transfer Structures**					
9	Allowance for transfer slabs for residential over commercial uses	1	Item	100,000.00	100,000	
10	E/O allowance for thickenings to podium slab	679	m²	200.00	135,800	
12	Sundries				594	
	Total				2,446,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**ROOF COVERINGS**					
2	Total Roof Area including brown (40%), green (20%) and paved roofs (40%)	2,679	m²	281.79	754,915	
4	**Misc**					
5	Allowance for roof access	3	Nr	5,000.00	15,000	
6	Builders work plinths (5% roof)	1	item	19,500.00	19,500	
7	Balustrades to roof - assumed accessible roof areas	0	m	600.00	0	
8	Parapet detail	197	m	350.00	68,950	
9	Coping to parapet	197	m	195.00	38,415	
10	General allowance for lift over run	3	Item	15,000.00	45,000	
11	Mansafe system to roofs, fall restraint fixings to concrete	2,679	m²	30.00	80,370	
12	E.O. Acoustic plant enclosure for roof level plant	2	Item	15,000.00	30,000	
13	**Window Cleaning and Facade Access**					
14	Anchor points	197	m	50.00	9,850	
15	**Pitched Roof**					
16	Allowance for Gable ends to east and west elevation of townhouses	705	m²	300.00	211,500	
17	**Podium**					
	Carry Forward				1,273,500	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				1,273,500	
18	Allowance for drainage to podium	679	m²	55.00	37,345	
19	Allowance for finish to podium	679	m²	300.00	203,700	
20	Allowance for access	679	m²	200.00	135,800	
22	Sundries				655	
	Total				1,651,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**STAIRS**					
2	**Pre-cast concrete stairs**					
3	1500mm wide staircase rising one storey in two flights incl landing	18	Nr	4,000.00	72,000	
4	**Staircase Balustrades**					
5	Balustrade (metal and vinyl handrail)	18	Nr	2,500.00	45,000	
6	Handrails	18	Nr	1,500.00	27,000	
8	**Duplex Staircases**					
9	Timber stairs with balustrade to duplex units	8	Nr	2,500.00	20,000	
	Total				164,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**EXTERNAL WALLS**					
3	**Brickwork**					
4	Allowance for brickwork	2,415	m²	392.87	948,778	
5	Allowance for articulation (20%)	483	m²	300.00	144,900	
6	Allowance for brick support channels and fixings	383	m	100.00	38,300	
8	**SFS framing**					
9	Met-sec framing system	2,415	m²	200.00	483,000	
11	**Scaffolding and access**					
12	All elevations	4,981	m²	80.00	398,480	
14	**Balconies**					
15	Bolt-on steel balconies including frame, balustrade, drainage and composite decking	499	m²	1,845.30	920,805	
16	Allowance for divider screens	0	Nr	750.00	0	Excluded
18	Sundries				738	
	Total				2,935,001	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**WINDOWS AND EXTERNAL DOORS**					
2	**Glazing to envelope**					
3	UPVC double glazed windows incl spandrel panels and ventilation grilles	1,610	m²	464.59	747,995	
4	Allowance for aluminium spandrel panels		m²	300.00		Excluded
5	Allowance for ventilation grilles	81	m²	150.00	12,150	
6	E/O for glazing to 'shop fronts'	956	m²	1,000.00	956,000	
8	**External Doors and Louvres**					
9	Main lobby entrance	2	Nr	12,000.00	24,000	
10	Secondary entrance	0	Nr	3,000.00	0	
11	Bin & Bike store access	4	Nr	3,000.00	12,000	
12	Plant room access	1	Nr	7,500.00	7,500	
14	Sundries				355	
	Total				1,760,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**INTERNAL WALLS AND PARTITIONS**					
2	**Blockwork**					
3	Block wall to lower levels; double height	240	m²	100.00	24,000	
4	**Drylining**					
5	Apartment party walls & corridor walls	3,205	m²	115.00	368,575	
6	E.O. for mesh lining corridor party wall to comply with secure by design requirement	3,205	m²	12.00	38,460	
7	**Plasterboard lining to;**					
8	Core walls	3,024	m²	35.00	105,840	Abnormal!
9	E.O. core and corridor walls for forming risers and all associated insulation	20	Nr	900.00	18,000	
10	Allowance for pipe casings inc metal stud, 2 layers of board and 25mm insulation	20	Nr	900.00	18,000	
11	Sundries				125	
	Total				573,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**INTERNAL DOORS**					
2	**Fire-rated doors**					
3	Timber doors including metal frame, all hardware and paint finish in following sets;					
4	Apartment entrance doors	81	Nr	850.00	68,850	
5	Corridor doors - single	54	Nr	750.00	40,500	Abnormal
6	Extra over for external grade doors to ground floor apartments	15	Nr	200.00	3,000	
7	**Misc**					
8	Allow for fire rated access hatches to risers	54	Nr	400.00	21,600	
9	Sundries				50	
	Total				134,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**WALL FINISHES**					
2	**Joinery**					
3	Timber skirting					
4	MDF Moulded skirting - common parts	1,260	m²	10.00	12,600	
5	**Decorations**					
6	White matt emulsion finish throughout					
7	Party and corridor walls	3,970	m²	10.00	39,700	
8	Core walls	3,024	m²	10.00	30,240	
9	Sundries				460	
	Total				83,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**FLOOR FINISHES**					
2	**Acoustic treatment**					
3	Allowance for sub floor					
4	Screed and resilient layer to common areas	2,061	m²	35.00	72,135	
5	**Communal finishes**					
6	Carpet to corridors and circulation	2,061	m²	55.00	113,355	
7	Tiled flooring lower level circulation	20	m²	100.00	2,000	
8	Paint finish to plant rooms	0	m²	30.00	0	
9	Carpet to corridors and circulation				510	
10	Sundries					
	Total				188,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**CEILING FINISHES**					
2	**Dry lining**					
3	Plasterboard suspended ceilings;					
4	Communal areas	2,061	m²	35.00	72,135	
5	Acoustic treatment; 1m either side of demise walls	2,361	m²	10.00	23,610	
6	**Decorations**					
7	White matt emulsion finish throughout					
8	Paint finish to plasterboard ceilings;					
9	Communal areas	2,061	m²	10.00	20,610	
10	Sundries				645	
	Total				117,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**FITTINGS**					
2	Allowance for building name and sundry signage	1	Item	49,500.00	49,500	
3	Allowance for upgrading entrances	2	Nr	5,000.00	10,000	
4	Allowance for post boxes	81	Nr	150.00	12,150	
5	Allowance for apartments numbering	81	Nr	50.00	4,050	
6	Allowance for cycle racks (1 per bedroom)	122	Nr	150.00	18,300	
	Total				94,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Cleaner's Sink	3	Nr	650.00	1,950	Assumed 1nr cleaner's cupboard per core
2	Installation of Sanitaryware	3	Nr	150.00	450	
3	Testing & Commissioning			3.00	72	
4	Sub-Contractor Preliminaries			12.00	297	
5	Sundries				231	
	Total				3,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Specialist Catering Equipment**					
2	Provision of specialist catering equipment		Item			Excluded - Not Applicable
	Total				0	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Foul Drainage above ground**					
2	**Rainwater Installation**					
3	Rainwater pipework including acoustic / thermal insulation	9,883	m²	6.23	61,565	
4	**Soil, Waste and Vent Installation**					
5	Soil, waste and vent pipework installation (vertical & horizontal distribution) to apartments including acoustic / thermal insulation where required	9,883	m²	15.00	148,245	
6	Capped drainage connections to commercial/retail units	16	Nr	1,500.00	24,000	
7	Testing and Commissioning			3.00	7,014	
8	Sub Contractor's Preliminaries			11.00	26,491	
9	Sundries				685	
	Total				268,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Mains Water Supply**					
2	Mains water supply; connection to blocks (metered)	1	Item	9,000.00	9,000	
3	**Cold Water Distribution**					
4	Cold Water Distribution installation; horizontal & vertical pipework distribution to units	9,883	m²	33.07	326,825	
5	Capped & metered cold water connections to commercial/retail units	16	Nr	2,500.00	40,000	
6	**Hot Water Distribution**					
7	Hot Water installations; local installations to cleaner's sinks (undercounter heaters)	1	Item	2,550.00	2,550	
8	Testing and Commissioning			3.00	11,351	
9	Sub Contractor's Preliminaries			11.00	42,870	
10	Sundries				404	
	Total				433,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Central Heating**					
2	Central Heating	9,883	m²	53.95	533,205	
3	**Local Cooling**					
4	Cooling to residential entrances/lobbies		Item			Excluded
5	**Local Heating**					
6	Allowance for heating to reception area		Item			Excluded
7	Electrical radiant heating panels to stair cores (assumed every other floor)		Nr			Excluded
8	Testing and Commissioning			3.00	15,996	
9	Sub-contractors Preliminaries			11.00	60,412	
10	Sundries				387	
	Total				610,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Central Ventilation**					
2	Allowance for ventilation systems to bin stores and plant rooms	1	Item			Excluded - Natural Vent
3	**Smoke Extract/Control**					
4	Mechanical Smoke Ventilation system to cores c/w smoke vents, dampers, fans and controls	1	Item	197,700.00	197,700	Assumes each core is a fire fighting core
5	Testing and Commissioning		%	3.00	5,931	
6	Sub Contractor's Preliminaries		%	11.00	22,399	
7	Sundries				970	
	Total				227,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Electric Mains and Sub-mains distribution**					
2	New LV installations including sub-mains cabling, panels and containment	9,883	m²	32.00	316,256	
3	Power supplies to commercial/retail units	18	Nr	2,500.00	45,000	
4	**Power Installations**					
5	Small power installations to landlord areas including power to mechanical plant, and localised back up power installations	9,883	m²	15.31	151,304	
6	**Lighting Installations**					
7	Lighting Installations to landlord areas	9,883	m²	13.56	133,965	
8	**Local Electricity Generation Systems**					
9	Photovoltaic (PV) system comprising of PV panels, DC isolators, inverters, meters, relays and cabling connections	321	m²	250.00	80,250	Allowance only - Assumed PV's to 20% of Green/Brown roof areas
10	**Earthing and Bonding Systems**					
11	General earthing and bonding throughout	9,883	m²	1.50	14,825	
12	Testing and Commissioning			3.00	22,248	
13	Sub Contractor's Preliminaries			11.00	84,023	
14	Sundries				130	
	Carry Forward				848,001	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				848,001	
	Total				848,001	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Fuel Distribution Systems**					
2	Not Applicable		Item			Excluded
	Total				0	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Lifts and Enclosed Hoists**					
2	Lifts 1 & 2 - 1000kg, 13 person, 1.0m/s passenger lifts, 7 stops, Ground to level 6	2	Nr	96,000.00	192,000	
3	Extra over for FF Lift	1	Nr	10,000.00	10,000	Assumed 1nr is FF
4	Lift 3 - 1000kg, 13 person, 1.0m/s passenger lifts, 4 stops, Ground to level 3	1	Nr	60,000.00	60,000	
5	Extra over for FF Lift	1	Nr	10,000.00	10,000	Assumed 1nr is FF
6	Lift 4 - 1000kg, 13 person, 1.0m/s passenger lifts, 4 stops, Ground to level 3 - Serving Commercial	1	Nr	60,000.00	60,000	
7	Enhanced lift finishes					Excluded
	Total				332,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Fire Fighting Systems**					
2	Dry riser installation to fire fighting stairs, including dry riser inlet box at ground level, external valve connection points, dry riser mains pipework distribution to roof level and landing valves located within dry riser exposed at each floor level	24	Nr	4,000.00	96,000	Assumed dry riser required to each core
3	**Fire Suppression Systems**					
4	Sprinkler installation, inclusive mains distribution pipework valves and connection to CW booster pumpset	9,883	m²	15.00	148,245	
5	**Lightning Protection**					
6	Lightning protection to development; inclusive of earthing rods; bonding and tape	9,883	m²	2.00	19,766	
7	Testing and Commissioning			3.00	7,920	
8	Sub Contractor's Preliminaries			11.00	29,912	
9	Sundries				156	
	Total				301,999	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Communication Systems**					
2	Fire alarm system, disabled refuge, and emergency phone installation to lifts	9,883	m²	22.95	226,777	
3	Data installations to units and landlord areas	9,883	m²	8.51	84,082	
4	**Security Systems**					
5	CCTV, access control and door entry systems	9,883	m²	6.82	67,383	
6	**Central Control/Building Management Systems**					
7	BMS installations to primary plant	9,883	m²	14.10	139,330	
8	Testing and Commissioning			3.00	15,527	
9	Sub Contractor's Preliminaries			11.00	58,641	
10	Sundries				260	
	Total				592,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Allowance for builderswork in connection with services including firestopping	9,883	m²	15.00	148,245	
2	Sundries				755	
	Total				149,000	

Ref.	Description	%	Cost/m²	Cost/ft²	Total	Notes
	Shell and Core	78.1	2,094.34	194.57	12,476,000	
	Residential Fit-out Private	21.9	586.67	54.50	3,494,769	
	Commercial Fit-out	0.0	0.00	0.00	0	Excluded
	Sundries	0.0	0.04	0.00	231	
	Total	100.0	2,681.05	249.07	15,971,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**1. SUBSTRUCTURE**					
2	Substructure	5,957	m²	227.13	1,353,000	
3	**2. SUPERSTRUCTURE**					
4	Frame	5,957	m²	78.40	467,000	
5	Upper Floors	5,957	m²	248.78	1,482,000	
6	Roof	5,957	m²	234.35	1,396,000	
7	Stairs	5,957	m²	17.29	103,000	
8	External Walls	5,957	m²	395.17	2,354,000	
9	Windows and External Doors	5,957	m²	168.21	1,002,000	
10	Internal Walls and Partitions	5,957	m²	55.40	330,000	
11	Internal Doors	5,957	m²	12.76	76,000	
12	**3. INTERNAL FINISHES**					
13	Wall Finishes	5,957	m²	8.23	49,000	
14	Floor Finishes	5,957	m²	31.56	188,000	
15	Ceiling Finishes	5,957	m²	18.13	108,000	
16	**4. FITTINGS, FURNISHINGS AND EQUIPMENT**					
17	Fittings, Furnishings and Equipment	5,957	m²	9.40	56,000	
	Carry Forward				8,964,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				8,964,000	
18	**Sub Total**				8,964,000	
19	**5. SERVICES**					
20	Sanitary Installations	5,957	m²	0.34	2,000	
21	Services Equipment	5,957	m²			
22	Disposal Installations	5,957	m²	25.18	150,000	
23	Water Installations	5,957	m²	57.24	341,000	
24	Heat Source	5,957	m²			
25	Space Heating and Air Conditioning	5,957	m²	57.92	345,000	
26	Ventilation Systems	5,957	m²	19.47	116,000	
27	Electrical Installations	5,957	m²	89.31	532,000	
28	Fuel Installations	5,957	m²			
29	Lift and Conveyor Installations	5,957	m²	29.88	178,000	
30	Fire and Lightning Protection	5,957	m²	30.22	180,000	
31	Communication, Security and Control Installations	5,957	m²	57.24	341,000	
32	Specialist Installations	5,957	m²			
33	Builderswork	5,957	m²	15.11	90,000	
	Carry Forward				11,239,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				11,239,000	
34	**Sub Total**	5,957	m²		2,275,000	
35	Main Contractor's Preliminaries	5,957	m²	11.00	1,236,290	
36	Main Contractor's OH&P	5,957	m²	0.00	0	
37	Design and Build Risk	5,957	m²	0.00	0	
38	Design Reserve	5,957	m²	0.00	0	
39	Construction Contingency	5,957	m²	0.00	0	
40	Sundries	1	Item	710.00	710	
	Total				12,476,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**SUBSTRUCTURE**					
3	**Earthworks**					
4	Allowance for excavation, level and compact, investigations	2,239	m²	34.46	77,155	
5	Allowance for contamination (25%)	560	m³	250.00	140,000	Risk allowance
6	Allowance for removal of obstructions	1	Item	44,000.00	44,000	
7	E.O. allowance to accommodate underground water tank	1	Item			
9	**Pile Caps**					
10	Allowance for reinforced pile caps	786	m³	300.00	235,800	
12	**Piles**					
13	Allowance for piling design fees	1	Item	15,000.00	15,000	
14	Piling Mat; 750 mm thick	1,679	m³	35.00	58,765	
15	Structural Bearing Piles incl pile caps	233	Nr	1,325.04	308,735	
17	**Ground bearing raft slab [in lieu of piles]**					
18	600 thick ground bearing raft slab including sand bed, concrete blinding, pumping, placing and broom finish	2,239	m²	0.00	0	
20	**Pad foundations [in lieu of raft slab]**					
	Carry Forward				**879,455**	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				**879,455**	
21	Pad foundations including concrete, pumping and placing, formwork and reinforcement	2,239	m²	0.00	0	
23	**Ground bearing slab**					
24	300mm thick ground bearing raft slabs including reinforcement, slab finish and drainage	2,239	m²	147.18	329,530	
26	**Lift Pits**					
27	Allowance for constructing lift pits	2	Nr	10,000.00	20,000	
29	**Other**					
30	Gas protection membrane	1	Item			
31	Allow for drainage gully system beneath ground slab	2,239	m²	55.00	123,145	
33	Sundries				870	
	Total				**1,353,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**FRAME**					
3	**Columns**					
4	Ground to roof					
5	Concrete blade columns 220mm x 800mm comprising concrete, reinforcement and formwork	5,957	m²	29.84	177,760	
7	**Core Walls**					
8	Ground to roof					
9	Concrete walls, comprising concrete, reinforcement and formwork	5,957	m²	40.08	238,770	
11	**Other**					
12	Allowance for transfers; set back at level 11	1	Item	50,000.00	50,000	
14	Sundries				470	
	Total				**467,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**UPPER FLOORS**					
3	**Suspended Slabs**					
4	Roof slabs incl to take account of ground floor being incl in substructure					
5	Suspended slab, comprising concrete, reinforcement, formwork and slab finishes	5,957	m²	178.42	1,062,859	
6	Allowance for beams, upstands, thickenings, etc	5,957	m²	45.00	268,065	
8	**Transfer Structures**					
9	Allowance for transfer slabs / beams to accommodate set back at level 11	1	Item	50,000.00	50,000	
10	E/O allowance for thickenings to podium slab	505	m²	200.00	101,000	
12	Sundries				76	
	Total				**1,482,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**ROOF COVERINGS**					
2	Total Roof Area including brown (40%), green (20%) and paved roofs (40%)	2,035	m²	281.76	573,385	
3	**Misc**					
4	Allowance for roof access	2	Nr	5,000.00	10,000	
5	Builders work plinths (5% roof)	1	item	15,000.00	15,000	
6	Balustrades to roof - L2 & L4 terraces	70	m	600.00	42,000	
7	Parapet detail	191	m	350.00	66,850	
8	Coping to parapet	191	m	195.00	37,245	
9	General allowance for lift over run	2	Item	15,000.00	30,000	
10	Mansafe system to roofs, fall restraint fixings to concrete	2,035	m²	30.00	61,050	
11	E.O. Acoustic plant enclosure for roof level plant	2	Item	15,000.00	30,000	
12	**Window Cleaning and Facade Access**					
13	Anchor points	191	m	50.00	9,550	
14	**Pitched Roof**					
15	Allowance for Gable ends to north and south elevation of townhouses	719	m²	300.00	215,700	
16	**Podium**					
	Carry Forward				1,090,780	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				1,090,780	
17	Allowance for drainage to podium	505	m²	55.00	27,775	
18	Allowance for finish to podium	505	m²	300.00	151,500	included in roof covering
19	Allowance for access	505	m²	200.00	101,000	
20	Allowance for balustrade to Southern Edge	30	m	800.00	24,000	
22	Sundries				945	
	Total				1,396,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**STAIRS**					
2	**Pre-cast concrete stairs**					
3	1500mm wide staircase rising one storey in two flights incl landing	11	Nr	4,000.00	44,000	
4	**Staircase Balustrades**					
5	Balustrade (metal and vinyl handrail)	11	Nr	2,500.00	27,500	
6	Handrails	11	Nr	1,500.00	16,500	
7	**Duplex Staircases**					
8	Timber stairs with balustrade to duplex units	6	Nr	2,500.00	15,000	
10	Sundries					
	Total				103,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**EXTERNAL WALLS**					
3	**Brickwork**					
4	Allowance for brickwork	2,144	m²	397.55	852,348	
5	Allowance for articulation (20%)	429	m²	300.00	128,700	
6	Allowance for brick support channels and fixings	340	m	100.00	34,000	
8	**SFS framing**					
9	Met-sec framing system	2,144	m²	200.00	428,800	
11	**Scaffolding and access**					
12	All elevations	3,898	m²	80.00	311,840	
14	**Balconies**					
15	Bolt-on steel balconies including frame, balustrade, drainage and composite decking	327	m²	1,810.44	592,015	
16	Allowance for divider screens	8	Nr	750.00	6,000	Excluded
18	Sundries				298	
	Total				2,354,001	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**WINDOWS AND EXTERNAL DOORS**					
2	**Glazing to envelope**					
3	UPVC double glazed windows incl spandrel panels and ventilation grilles	1,430	m²	446.45	638,430	
4	Allowance for aluminium spandrel panels		m²	300.00		Excluded
5	Allowance for ventilation grilles	71	m²	150.00	10,650	
6	E/O for glazing to 'shop fronts'	324	m²	1,000.00	324,000	
8	**External Doors and Louvres**					
9	Main lobby entrance	1	Nr	12,000.00	12,000	
10	Secondary entrance	1	Nr	3,000.00	3,000	
11	Bin & Bike store access	2	Nr	3,000.00	6,000	
12	Plant room access	1	Nr	7,500.00	7,500	
14	Sundries				420	
	Total				1,002,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**INTERNAL WALLS AND PARTITIONS**					
2	**Blockwork**					
3	Block wall to lower levels; double height	126	m²	100.00	12,600	
4	**Drylining**					
5	Apartment party walls & corridor walls	1,891	m²	115.00	217,465	
6	E.O. for mesh lining corridor party wall to comply with secure by design requirement	1,891	m²	12.00	22,692	
7	**Plasterboard lining to;**					
8	Core walls	1,071	m²	35.00	37,485	Abnormal!
9	E.O. core and corridor walls for forming risers and all associated insulation	22	Nr	900.00	19,800	
10	Allowance for pipe casings inc metal stud, 2 layers of board and 25mm insulation	22	Nr	900.00	19,800	
12	Sundries				158	
	Total				330,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**INTERNAL DOORS**					
2	**Fire-rated doors**					
3	Timber doors including metal frame, all hardware and paint finish in following sets;					
4	Apartment entrance doors	46	Nr	850.00	39,100	
5	Corridor doors - single	32	Nr	750.00	24,000	Abnormal
6	Extra over for external grade doors to ground floor apartments	0	Nr	200.00	0	
7	**Misc**					
8	Allow for fire rated access hatches to risers	32	Nr	400.00	12,800	
10	Sundries				100	
	Total				76,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**WALL FINISHES**					
2	**Joinery**					
3	Timber skirting					
4	MDF Moulded skirting - common parts	738	m²	10.00	7,380	
5	**Decorations**					
6	White matt emulsion finish throughout					
7	Party and corridor walls	2,326	m²	10.00	23,260	
8	Core walls	1,764	m²	10.00	17,640	
10	Sundries				720	
	Total				49,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**FLOOR FINISHES**					
2	**Acoustic treatment**					
3	Allowance for sub floor					
4	Screed and resilient layer to common areas	2,060	m²	35.00	72,100	
5	**Communal finishes**					
6	Carpet to corridors and circulation	2,060	m²	55.00	113,300	
7	Tiled flooring lower level circulation	20	m²	100.00	2,000	
8	Paint finish to plant rooms	0	m²	30.00	0	
9	Carpet to corridors and circulation					
11	Sundries				600	
	Total				**188,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**CEILING FINISHES**					
2	**Dry lining**					
3	Plasterboard suspended ceilings;					
4	Communal areas	2,060	m²	35.00	72,100	
5	Acoustic treatment; 1m either side of demise walls	1,457	m²	10.00	14,570	
6	**Decorations**					
7	White matt emulsion finish throughout					
8	Paint finish to plasterboard ceilings;					
9	Communal areas	2,060	m²	10.00	20,600	
11	Sundries				730	
	Total				**108,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**FITTINGS**					
2	Allowance for building name and sundry signage	1	Item	30,000.00	30,000	
3	Allowance for upgrading entrances	1	Nr	5,000.00	5,000	
4	Allowance for post boxes	46	Nr	150.00	6,900	
5	Allowance for apartments numbering	46	Nr	50.00	2,300	
6	Allowance for cycle racks (1 per bedroom)	78	Nr	150.00	11,700	
8	Sundries				100	
	Total				**56,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Cleaner's Sink	2	Nr	650.00	1,300	Assumed 1nr cleaner's cupboard per core
2	Installation of Sanitaryware	2	Nr	150.00	300	
3	Testing & Commissioning			3.00	48	
4	Sub-Contractor Preliminaries			12.00	198	
5	Sundries				154	
	Total				**2,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Specialist Catering Equipment**					
2	Provision of specialist catering equipment		Item			Excluded - Not Applicable
	Total				0	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Foul Drainage above ground**					
2	**Rainwater Installation**					
3	Rainwater pipework including acoustic / thermal insulation	5,957	m²	7.45	44,385	
4	**Soil, Waste and Vent Installation**					
5	Soil, waste and vent pipework installation (vertical & horizontal distribution) to apartments including acoustic / thermal insulation where required	5,957	m²	14.00	83,398	
6	Capped drainage connections to commercial/retail units	2	Nr	1,500.00	3,000	
7	Testing and Commissioning			3.00	3,923	
8	Sub Contractor's Preliminaries			11.00	14,818	
9	Sundries				476	
	Total				150,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Mains Water Supply**					
2	Mains water supply; connection to blocks (metered)	1	Item	9,000.00	9,000	
3	**Cold Water Distribution**					
4	Cold Water Distribution installation; horizontal & vertical pipework distribution to units	5,957	m²	47.43	282,550	
5	Capped & metered cold water connections to commercial/retail units	2	Nr	2,500.00	5,000	
6	**Hot Water Distribution**					
7	Hot Water installations; local installations to cleaner's sinks (undercounter heaters)	1	Item	1,700.00	1,700	
8	Testing and Commissioning			3.00	8,948	
9	Sub Contractor's Preliminaries			11.00	33,792	
10	Sundries				11	
	Total				341,001	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Central Heating**					
2	Central Heating	5,957	m²	50.58	301,280	
3	**Local Cooling**					
4	Cooling to residential entrances/lobbies		Item			Excluded
5	**Local Heating**					
6	Allowance for heating to reception area		Item			Excluded
7	Electrical radiant heating panels to stair cores (assumed every other floor)	15	Nr			Excluded
8	Testing and Commissioning			3.00	9,038	
9	Sub-contractors Preliminaries			11.00	34,135	
10	Sundries				547	
	Total				345,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Central Ventilation**					
2	Allowance for ventilation systems to bin stores and plant rooms	1	Item			Excluded - Natural Vent
3	**Smoke Extract/Control**					
4	Mechanical Smoke Ventilation system to cores c/w smoke vents, dampers, fans and controls	1	Item	101,050.00	101,050	Assumes each core is a fire fighting core
5	Testing and Commissioning		%	3.00	3,032	
6	Sub Contractor's Preliminaries		%	11.00	11,449	
7	Sundries				470	
	Total				116,001	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Electric Mains and Sub-mains distribution**					
2	New LV installations including sub-mains cabling, panels and containment	5,957	m²	32.00	190,624	
3	Power supplies to commercial/retail units	2	Nr	2,500.00	5,000	
4	**Power Installations**					
5	Small power installations to landlord areas including power to mechanical plant, and localised back up power installations	5,957	m²	15.17	90,377	
6	**Lighting Installations**					
7	Lighting Installations to landlord areas	5,957	m²	18.03	107,400	
8	**Local Electricity Generation Systems**					
9	Photovoltaic (PV) system comprising of PV panels, DC isolators, inverters, meters, relays and cabling connections	244	m²	255.00	62,220	Allowance only - Assumed PV's to 20% of Green/Brown roof areas
10	**Earthing and Bonding Systems**					
11	General earthing and bonding throughout	5,957	m²	1.50	8,936	
12	Testing and Commissioning			3.00	13,937	
13	Sub Contractor's Preliminaries			11.00	52,634	
14	Sundries				873	
	Carry Forward				532,001	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				532,001	
	Total				532,001	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Fuel Distribution Systems**					
2	Not Applicable		Item			Excluded
	Total				0	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Lifts and Enclosed Hoists**					
2	Lifts 1 & 2 - 1000kg, 13 person, 1.0m/s passenger lifts, serving 7 floors	2	Nr	84,000.00	168,000	
3	Extra over for FF Lift	1	Nr	10,000.00	10,000	Assumed 1nr is FF
4	Enhanced lift finishes					Excluded
	Total				178,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Fire Fighting Systems**					
2	Dry riser installation to fire fighting stairs, including dry riser inlet box at ground level, external valve connection points, dry riser mains pipework distribution to roof level and landing valves located within dry riser exposed at each floor level	14	Nr	4,000.00	56,000	Assumed dry riser required to each core
3	**Fire Suppression Systems**					
4	Sprinkler installation, inclusive mains distribution pipework valves and connection to CW booster pumpset	5,957	m²	15.00	89,355	
5	**Lightning Protection**					
6	Lightning protection to development; inclusive of earthing rods; bonding and tape	5,957	m²	2.00	11,914	
7	Testing and Commissioning			3.00	4,718	
8	Sub Contractor's Preliminaries			11.00	17,819	
9	Sundries				194	
	Total				180,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Communication Systems**					
2	Fire alarm system, disabled refuge, and emergency phone installation to lifts	5,957	m²	20.28	120,791	
3	Data installations to units and landlord areas	5,957	m²	8.25	49,128	
4	**Security Systems**					
5	CCTV, access control and door entry systems	5,957	m²	7.63	45,457	
6	**Central Control/Building Management Systems**					
7	BMS installations to primary plant	5,957	m²	13.86	82,570	
8	Testing and Commissioning			3.00	8,938	
9	Sub Contractor's Preliminaries			11.00	33,757	
10	Sundries				359	
	Total				341,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Allowance for builderswork in connection with services including firestopping	5,957	m²	15.00	89,355	
2	Sundries				645	
	Total				90,000	

Ref.	Description	%	Cost/m²	Cost/ft²	Total	Notes
	Shell and Core	73.9	2,006.24	186.38	24,580,452	
	Residential Fit-out Private	21.3	579.55	53.84	7,100,653	
	Residential Fit-out Affordable	4.8	128.95	11.98	1,579,952	
	Commercial Fit-out	0.0	0.00	0.00	0	
	Sundries	0.0	0.08	0.01	942	
	Total	**100.0**	**2,714.82**	**252.21**	**33,261,999**	

Ref.	Description	%	Cost/m²	Cost/ft²	Total	Notes
	Shell and Core	72.6	2,006.24	186.38	19,974,125	
	Residential Fit-out Private	27.4	758.49	70.47	7,551,522	
	Residential Fit-out Affordable	0.0	0.00	0.00	0	
	Commercial Fit-out	0.0	0.00	0.00	0	
	Sundries	0.0	0.04	0.00	353	
	Total	**100.0**	**2,764.77**	**256.85**	**27,526,000**	

Ref.	Description	%	Cost/m²	Cost/ft²	Total	Notes
	Shell and Core	70.7	2,006.24	186.38	6,821,216	
	Residential Fit-out Private	29.3	832.73	77.36	2,831,287	
	Residential Fit-out Affordable	0.0	0.00	0.00	0	
	Commercial Fit-out	0.0	0.00	0.00	0	
	Sundries	0.0	0.15	0.01	498	
	Total	**100.0**	**2,839.12**	**263.75**	**9,653,001**	

Ref.	Description	%	Cost/m²	Cost/ft²	Total	Notes
	Shell and Core	76.9	2,006.24	186.38	29,880,939	
	Residential Fit-out Private	23.1	602.07	55.93	8,967,165	
	Residential Fit-out Affordable	0.0	0.00	0.00	0	
	Commercial Fit-out	0.0	0.00	0.00	0	
	Sundries	0.0	0.06	0.01	896	
	Total	**100.0**	**2,608.37**	**242.32**	**38,849,000**	

Ref.	Description	%	Cost/m²	Cost/ft²	Total	Notes
	Shell and Core	73.5	2,006.24	186.38	22,670,512	
	Residential Fit-out Private	26.5	724.25	67.28	8,184,021	
	Residential Fit-out Affordable	0.0	0.00	0.00	0	
	Commercial Fit-out	0.0	0.00	0.00	0	
	Sundries	0.0	0.04	0.00	467	
	Total	**100.0**	**2,730.53**	**253.66**	**30,855,000**	

Ref.	Description	%	Cost/m²	Cost/ft²	Total	Notes
	Shell and Core	77.9	2,006.24	186.38	30,250,087	
	Residential Fit-out Private	22.1	567.58	52.73	8,557,964	
	Residential Fit-out Affordable	0.0	0.00	0.00	0	
	Commercial Fit-out	0.0	0.00	0.00	0	
	Sundries	0.0	0.06	0.01	949	
	Total	**100.0**	**2,573.88**	**239.12**	**38,809,000**	

Ref.	Description	%	Cost/m²	Cost/ft²	Total	Notes
	External Works	100.0	67.38	6.26	7,456,000	
	Total	**100.0**	**67.38**	**6.26**	**7,456,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	EXTERNAL WORKS					
2	On plot site area	23,904	m²	281.00	6,717,000	See mark-up
4	Main Contractor's Preliminaries			11.00	738,870	
5	Main Contractor's OH&P			0.00	0	
6	Design and Build Risk			0.00	0	
7	Design Reserve			0.00	0	
8	Construction Contingency			0.00	0	
9	Sundries				130	
	Total				**7,456,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Site Area (Ddt footprint)	23,904	m²			
3	**Landscaping**					
4	Paving sub-base	23,904	m²	35.00	836,640	
5	Hard paving; 50%	11,952	m²	140.00	1,673,280	
6	Soft landscaping; 50%	11,952	m²	50.00	597,600	
7	Allowance for planting in planters	1	Item	100,000.00	100,000	
8	Allowance for tree inc pit etc	1	Item	100,000.00	100,000	
9	**Parking (Block A Ground)**					
10	Allowance for sub-base	378	m²	35.00	13,230	
11	Allowance for tarmac	378	m²	45.00	17,010	
12	Allowance for line markings	378	m²	5.00	1,890	
13	Allowance gate / security barrier	1	Item	50,000.00	50,000	
14	**Drainage**					
15	Surface water drainage	23,904	m²	30.00	717,120	
16	Underground drainage connections	23,904	m²	30.00	717,120	
17	Provision for attenuation	1	Item	750,000.00	750,000	
18	**Furniture and Features**					
	Carry Forward				5,573,890	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				5,573,890	
19	Allowance for signage per block	13	Item	5,000.00	65,000	
20	Allowance for bollards	0	Item	1,000.00	0	
21	Allowance for furniture to outdoor amenity	1	Item	150,000.00	150,000	
22	Steps and level changes	1	Item	200,000.00	200,000	
23	Pavement interface works to plot boundary	1	Item	250,000.00	250,000	
24	**Services**					
25	Allowance for lighting	23,904	m²	20.00	478,080	
26	Sundries	1	Item	30.00	30	
	Total				6,717,000	

Ref.	Description	%	Cost/m²	Cost/ft²	Total	Notes
	External Services	100.0	32.98	3.06	3,650,000	
	Total	100.0	32.98	3.06	3,650,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	External Services				3,650,000	
	Total				3,650,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Plot Connections**					
2	Allowance for plot connections to residential apartments	1,060	Nr	2,500.00	2,650,000	
3	**Sub-station**					
4	Allowance for upgrading existing	5	Nr	200,000.00	1,000,000	
	Total				3,650,000	

Appendix C - Residential Fit-out Breakdown (detailed scheme)

Ref.	Description	%	Cost/m²	Cost/ft²	Total	Notes
	Residential Fit-out Affordable	18.3	1,012.79	94.09	4,643,657	
	Residential Fit-out Private	81.7	1,068.41	99.26	20,663,000	
	Total	100.0	2,081.20	193.35	25,306,657	

Ref.	Description	%	Cost/m²	Cost/ft²	Total	Notes
	Residential Fit-out Affordable	100.0	1,012.79	94.09	4,643,657	
	Total	100.0	1,012.79	94.09	4,643,657	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**2. SUPERSTRUCTURE**					
2	Internal Walls	4,585	m²	57.36	263,000	
3	Internal Doors	4,585	m²	39.04	179,000	
4	**3. INTERNAL FINISHES**					
5	Wall Finishes	4,585	m²	89.20	409,000	
6	Floor Finishes	4,585	m²	80.92	371,000	
7	Ceiling Finishes	4,585	m²	54.31	249,000	
8	**4. FITTINGS, FURNISHINGS AND EQUIPMENT**					
9	Fittings and Furnishings	4,585	m²	163.36	749,000	
10	Sub Total				2,220,000	
11	**5. SERVICES**					
12	Sanitaryware	4,585	m²	30.03	137,700	
13	Disposal Installations	4,585	m²	21.81	100,000	
14	Water Installations	4,585	m²	59.11	271,000	
15	Heat Source	4,585	m²	57.36	263,000	
16	Space Heating and Air Treatment	4,585	m²	51.69	237,000	
17	Ventilation Systems	4,585	m²	47.76	219,000	
	Carry Forward				3,447,700	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				3,447,700	
18	Electrical Systems	4,585	m²	96.40	442,000	
19	Gas Installations	4,585	m²			
20	Protective Installations	4,585	m²	18.97	87,000	
21	Communications	4,585	m²	29.88	137,000	
22	Builderswork in Connection with Services	4,585	m²	15.05	69,000	
23	Sub Total				1,962,700	
24	Preliminaries			11.00	460,097	
25	Main Contractor's OHP			0.00	0	
26	Design and Build Risk			0.00	0	
27	Design Development			0.00	0	
28	Construction Contingency			0.00	0	
29	Sundries				860	
	Total				4,643,657	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Internal Division Walls within apartments; metal stud acoustically treated	5,248	m²	50.00	262,400	
2	Sundries				600	
	Total				**263,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Single Leaf; painted timber veneered incl ironmongery; to bedrooms, bathrooms, AV / Services and Storage	274	Nr	650.00	178,100	
2	Sundries				900	
	Total				**179,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Plasterboard lining to internal face of all external walls to block	1,776	m²	35.00	62,160	
2	**Intermediate**					
3	Allowance for Matt emulsion paint; standard white; finish throughout; 2 sides	14,445	m²	10.00	144,450	
4	Allowance for MDF painted skirting to all walls	4,594	m	10.00	45,940	
5	Extra over for kitchen Walls; mink glass splashback	282	m²	50.00	14,100	
6	Extra over for Bathroom Walls; Saloni Porcelain Stoneware; assume 40%	2,577	m²	55.00	141,735	
7	Sundries				615	
	Total				**409,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Intermediate**					
2	All rooms - floating / screed floor	4,585	m²	35.00	160,475	
3	Apartment Living / Kitchen Area; vinyl	2,994	m²	45.00	134,730	
4	Apartment Bedrooms; Carpet	1,235	m²	45.00	55,575	
5	Finish to Bathroom Floors; Saloni Porcelain Stoneware	356	m²	55.00	19,580	
6	Sundries	1	Item	640.00	640	
	Total				**371,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Plasterboard with mineral wool blanket & matt emulsion paint	4,585	m²	50.00	229,250	
2	Extra over for water resistance plasterboard; to bathrooms only	398	m²	5.00	1,990	
3	Extra over for Access Panels; white plastic	87	Nr	200.00	17,400	
4	Allowance for window dressings and curtain tracks					Excluded
5	Sundries	1	Item	360.00	360	
	Total				249,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Kitchens**					
2	Intermediate; Allowance for kitchens; to incl fitted Units, Standard worktops, Zanussi Appliances; Symphony	74	Nr	7,500.00	555,000	
4	**Bathrooms Intermediate**					
5	Vanity units to bathrooms	87	Nr	500.00	43,500	
6	Toilet roll holder and coat hook only	87	Nr	80.00	6,960	
7	Bath panels; Driftwood	74	Nr	200.00	14,800	
8	Shower screens; Merlyn	87	Nr	100.00	8,700	
9	Mirror frontage to cabinet	87	Nr	150.00	13,050	
11	**Wardrobes**					
12	Wardrobes to Master Bedrooms	74	Nr	1,000.00	74,000	To Private and Intermediate only
13	Wardrobes to Secondary Bedrooms		Nr	750.00		Excluded
14	Linen / cloak cupboard shelving; 3no rows; 1 per apartment	74	Nr	250.00	18,500	
16	**Misc**					
17	Extra over allowance for DDA apartments	7	Nr	2,000.00	14,000	assumed 10%
18	Sundries	1	Item	490.00	490	
	Carry Forward				749,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				749,000	
	Total				749,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Intermediate**					
2	Ceramic Basin and full pedestal; roca	87	Nr	300.00	26,100	
3	Basin mixer tap with clic-clac waste; Vado chrome life	87	Nr	175.00	15,225	
4	WC pan and cistern; closed coupled WC with horizontal outlet with white seat and lid; roca laura	87	Nr	225.00	19,575	
5	Bath; 1700mm x 700mm, 2 Tap Hole, 162L Capacity, pressed steel bath	74	Nr	320.00	23,680	
6	Shower headset and hose; Eris slide rail shower kit with round 3 function rub-clean shower headset, 700mm slide rail and 150cm shower hose	87	Nr	90.00	7,830	
7	Concealed shower valve; Vado Life Concealed Shower Valve 2 Outlet 2 Controls	87	Nr	335.00	29,145	
8	Bath waste and overflow; Vado Clicker bath filler waste & overflow	74	Nr	90.00	6,660	
9	Bath filler and shower mixer; Vado	74	Nr	125.00	9,250	
10	Sundries	1	Item	235.00	235	
	Total				137,700	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Foul Drainage above ground**					
2	Soil, waste and vent (SVP) installations within apartments; inclusive of connections to sanitaryware and kitchen appliances to apartments	74	Nr	1,072.43	79,360	
3	Condensate drainage pipework, inclusive of all supports and fixings from MVHR units	74	Nr	100.00	7,400	
4	Testing and Commissioning			3.00	2,603	
5	Sub Contractor's Preliminaries			11.00	9,830	
6	Sundries	1	Item	807.29	807	
	Total				100,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Cold Water Distribution**					
2	Cold Water Distribution to apartments	74	Nr	1,340.54	99,200	
3	**Hot Water Distribution**					
4	Hot Water Distribution to apartments	74	Nr	1,850.41	136,930	
5	Testing and Commissioning			3.00	7,084	
6	Sub Contractor's Preliminaries			11.00	26,754	
7	Sundries	1	Item	1,032.57	1,033	
	Total				271,001	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Heat interface unit - supply and install	74	Nr	2,550.00	188,700	
2	Heat meter - supply and install	74	Nr	300.00	22,200	
3	Heating control unit	74	Nr	250.00	18,500	
4	Testing and Commissioning			3.00	6,882	
5	Sub Contractor's Preliminaries			11.00	25,991	
6	Sundries				727	
	Total				263,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	LTHW radiators including pipework distribution, valves etc. all apartments	74	Nr	2,292.57	169,650	
2	Electric heating to kitchens and towel rails to bathrooms	74	Nr	501.35	37,100	
3	Testing & Commissioning			3.00	6,203	
4	Sub Contractor's Preliminaries			11.00	23,425	
5	Sundries	1	Item	622.72	623	
	Total				237,001	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	MVHR unit to each apartment including acoustic enclosure, supply and extract and extract boot system	74	Nr	2,580.00	190,920	
2	Testing and Commissioning			3.00	5,728	
3	Sub Contractor's Preliminaries			11.00	21,631	
4	Sundries				721	
	Total				**219,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Power Installations**					
2	Power Installations	74	Nr	3,072.97	227,400	
3	**Lighting Installations**					
4	Lighting Installations	74	Nr	2,079.05	153,850	
5	**Earthing and Bonding Systems**					
6	Earthing and Bonding Systems	74	Nr	61.96	4,585	
8	Testing and Commissioning			3.00	11,575	
9	Sub Contractor's Preliminaries			11.00	43,715	
10	Sundries				875	
	Total				**442,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Allowance for sprinklers	74	Nr	1,019.59	75,450	
2	Testing and Commissioning			3.00	2,264	
3	Sub Contractor's Preliminaries			11.00	8,548	
4	Sundries				738	
	Total				**87,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Communication Systems**					
2	Communication Systems	74	Nr	1,615.27	119,530	
3	Testing and Commissioning			3.00	3,586	
4	Sub Contractor's Preliminaries			11.00	13,543	
5	Sundries				341	
	Total				**137,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Allowance for builderswork in connection with services including firestopping	4,585	m²	15.00	68,775	
2	Sundries				225	
	Total				**69,000**	

Ref.	Description	%	Cost/m²	Cost/ft²	Total	Notes
	Residential Fit-out Private	100.0	1,068.41	99.26	20,663,000	
	Total	**100.0**	**1,068.41**	**99.26**	**20,663,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**2. SUPERSTRUCTURE**					
2	Internal Walls	19,340	m²	68.05	1,316,000	
3	Internal Doors	19,340	m²	48.40	936,000	
4	**3. INTERNAL FINISHES**					
5	Wall Finishes	19,340	m²	92.66	1,792,000	
6	Floor Finishes	19,340	m²	83.30	1,611,000	
7	Ceiling Finishes	19,340	m²	53.57	1,036,000	
8	**4. FITTINGS, FURNISHINGS AND EQUIPMENT**					
9	Fittings and Furnishings	19,340	m²	189.35	3,662,000	
10	**Sub Total**	**19,340**	**m²**		**10,353,000**	
11	**5. SERVICES**					
12	Sanitaryware	19,340	m²	36.76	711,000	
13	Disposal Installations	19,340	m²	23.58	456,000	
14	Water Installations	19,340	m²	61.79	1,195,000	
15	Heat Source	19,340	m²	53.15	1,028,000	
16	Space Heating and Air Treatment	19,340	m²	51.24	991,000	
17	Ventilation Systems	19,340	m²	44.26	856,000	
	Carry Forward				**15,590,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				**15,590,000**	
18	Electrical Systems	19,340	m²	93.23	1,803,000	
19	Gas Installations	19,340	m²			
20	Protective Installations	19,340	m²	18.30	354,000	
21	Communications	19,340	m²	29.83	577,000	
22	Builderswork in Connection with Services	19,340	m²	15.05	291,000	
23	**Sub Total**	**19,340**	**m²**		**8,262,000**	
24	Main Contractor's Preliminaries	19,340	m²	11.00	2,047,650	
25	Main Contractor's OH&P	19,340	m²	0.00	0	
26	Design and Build Risk	19,340	m²	0.00	0	
27	Design Development	19,340	m²	0.00	0	
28	Construction Contingency	19,340	m²	0.00	0	
29	Sundries	1	Item	350.00	350	
	Total				**20,663,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Internal Division Walls within apartments; metal stud acoustically treated	26,318	m²	50.00	1,315,900	
2	Sundries	1	Item	100.00	100	
	Total				**1,316,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Single Leaf; painted timber veneered incl ironmongery; to bedrooms, bathrooms, AV / Services and Storage	1,439	Nr	650.00	935,350	
2	Sundries	1	Item	650.00	650	
	Total				**936,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Plasterboard lining to internal face of all external walls to block	6,960	m²	35.00	243,600	
2	**Private**					
3	Allowance for Matt emulsion paint; standard white; finish throughout; 2 sides	69,457	m²	10.00	694,570	
4	Allowance for MDF painted skirting to all walls	22,118	m	10.00	221,180	
5	Extra over for kitchen Walls; Glass splashback	1,163	m²	55.00	63,965	
6	Extra over for Bathroom Walls; ceramic tiling; assume 40%	6,316	m²	90.00	568,440	
7	Sundries	1	Item	245.00	245	
	Total				**1,792,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Private**					
2	All rooms - floating / screed floor	19,340	m²	35.00	676,900	
3	Apartment Living / Kitchen Area; Amtico	11,635	m²	45.00	523,575	
4	Apartment Bedrooms; Carpet	6,014	m²	45.00	270,630	
5	Assumed ceramic tiling finish to Bathroom Floors	1,545	m²	90.00	139,050	
6	Sundries	1	Item	845.00	845	
	Total				**1,611,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Plasterboard with mineral wool blanket & matt emulsion paint	19,340	m²	50.00	967,000	
2	Extra over for water resistance plasterboard; to bathrooms only	1,534	m²	5.00	7,670	
3	Extra over for Access Panels; white plastic	304	Nr	200.00	60,800	
4	Allowance for window dressings and curtain tracks	1	Item	530.00	530	Excluded
	Total				1,036,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Kitchens**					
2	Private; Allowance for kitchens; to incl fitted Units, Standard worktops, Appliances; Symphony or similar	290	Nr	9,000.00	2,610,000	
4	**Bathrooms Private**					
5	Vanity units to bathrooms	441	Nr	800.00	352,800	
6	Toilet roll holder and coat hook only	441	Nr	100.00	44,100	
7	Bath panels	290	Nr	250.00	72,500	
8	Shower screens; Glass	441	Nr	200.00	88,200	
9	Mirror to bathrooms	441	Nr	200.00	88,200	
11	**Wardrobes**					
12	Wardrobes to Master Bedrooms	290	Nr	1,000.00	290,000	To Private and Intermediate only
13	Wardrobes to Secondary Bedrooms		Nr	750.00		Excluded
14	Linen / cloak cupboard shelving; 3no rows; 1 per apartment	290	Nr	200.00	58,000	
16	**Misc**					
17	Extra over allowance for DDA apartments	29	Nr	2,000.00	58,000	assumed 10%
18	Sundries	1	Item	200.00	200	
	Carry Forward				3,662,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				3,662,000	
	Total				3,662,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Private**					
2	Ceramic Basin and full pedestal	441	Nr	300.00	132,300	
3	Basin mixer tap with clic-clac waste: Hans Grohe	441	Nr	235.00	103,635	
4	WC pan and cistern; closed coupled WC with horizontal outlet with white seat and lid; Duravit	441	Nr	245.00	108,045	
5	Bath; Durvait	290	Nr	320.00	92,800	
6	Shower headset and hose; Hans Grohe	441	Nr	145.00	63,945	
7	Concealed shower valve; Vado Life Concealed Shower Valve 2 Outlet 2 Controls	441	Nr	335.00	147,735	
8	Bath waste and overflow	290	Nr	90.00	26,100	
9	Bath filler and shower mixer; Hans Grohe	290	Nr	125.00	36,250	
10	Sundries	1	Item	190.00	190	
	Total				711,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Foul Drainage above ground**					
2	Soil, waste and vent (SVP) installations within apartments; inclusive of connections to sanitaryware and kitchen appliances to apartments	290	Nr	1,273.93	369,440	
3	Condensate drainage pipework, inclusive of all supports and fixings from MVHR units	290	Nr	100.00	29,000	
4	Testing and Commissioning			3.00	11,953	
5	Sub Contractor's Preliminaries			11.00	45,143	
6	Sundries	1	Item	463.55	464	
	Total				456,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Cold Water Distribution**					
2	Cold Water Distribution to apartments	290	Nr	1,592.41	461,800	
3	**Hot Water Distribution**					
4	Hot Water Distribution to apartments	290	Nr	2,009.83	582,850	
5	Testing and Commissioning			3.00	31,340	
6	Sub Contractor's Preliminaries			11.00	118,359	
7	Sundries	1	Item	651.65	652	
	Total				1,195,001	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Heat interface unit - supply and install	290	Nr	2,550.00	739,500	
2	Heat meter - supply and install	290	Nr	300.00	87,000	
3	Heating control unit	290	Nr	250.00	72,500	
4	Testing and Commissioning			3.00	26,970	
5	Sub Contractor's Preliminaries			11.00	101,857	
6	Sundries	1	Item	173.30	173	
	Total				1,028,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	LTHW radiators including pipework distribution, valves etc. all apartments	290	Nr	2,504.48	726,300	
2	Electric heating to kitchens and towel rails to bathrooms	290	Nr	482.24	139,850	
3	Testing & Commissioning			3.00	25,985	
4	Sub Contractor's Preliminaries			11.00	98,135	
5	Sundries	1	Item	730.70	731	
	Total				991,001	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	MVHR unit to each apartment including acoustic enclosure, supply and extract and extract boot system	290	Nr	2,580.00	748,200	
2	Testing and Commissioning			3.00	22,446	
3	Sub Contractor's Preliminaries			11.00	84,771	
4	Sundries	1	Item	582.94	583	
	Total				**856,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Power Installations**					
2	Power Installations	290	Nr	3,249.31	942,300	
3	**Lighting Installations**					
4	Lighting Installations	290	Nr	2,121.97	615,370	
5	**Earthing and Bonding Systems**					
6	Earthing and Bonding Systems	290	Nr	66.69	19,340	
8	Testing and Commissioning			3.00	47,310	
9	Sub Contractor's Preliminaries			11.00	178,675	
10	Sundries				4	
	Total				**1,802,999**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Allowance for sprinklers	290	Nr	1,066.90	309,400	
2	Testing and Commissioning			3.00	9,282	
3	Sub Contractor's Preliminaries			11.00	35,055	
4	Sundries	1	Item	262.98	263	
	Total				**354,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	**Communication Systems**					
2	Communication Systems	290	Nr	1,737.78	503,956	
3	Testing and Commissioning			3.00	15,119	
4	Sub Contractor's Preliminaries			11.00	57,098	
5	Sundries	1	Item	827.11	827	
	Total				**577,000**	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Allowance for builderswork in connection with services including firestopping	19,340	m²	15.00	290,100	
2	Sundries	1	Item	900.00	900	
	Total				**291,000**	

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Appendix B

Avison Young Cost Assessment

AVISON YOUNG

Anglia Square, Norwich

Block Summary

	Description	2022 Exigere £	2022 Avison Young £	2022 Variance (+/-) £	2023 Exigere £	2023 Exigere Variance (+ / -)	2023 Exigere % Uplift	2023 Avison Young £	2023 Avison Young Variance (+ / -)
	Demolition	£ 16,128,294.45	£ 16,118,038.05	£ (10,256)	£ 16,386,000.00	£ 257,705.55	1.60%	£ 16,237,858.40	£ (148,142)
Detailed Scheme	Block A	£ 42,245,752.81	£ 42,111,891.99	£ (133,861)	£ 45,498,000.00	£ 3,252,247.19	7.70%	£ 44,703,910.82	£ (794,089)
Detailed Scheme	Block B	£ 6,440,033.91	£ 6,502,979.95	£ 62,946	£ 7,490,000.00	£ 1,049,966.09	16.30%	£ 7,215,563.55	£ (274,436)
Detailed Scheme	Block C	£ 4,058,020.61	£ 4,086,106.19	£ 28,086	£ 4,639,000.00	£ 580,979.39	14.32%	£ 4,547,778.89	£ (91,221)
Detailed Scheme	Block D	£ 9,258,028.33	£ 9,246,768.87	£ (11,259)	£ 10,092,000.00	£ 833,971.67	9.01%	£ 9,997,314.78	£ (94,685)
Detailed Scheme	Block J3	£ 3,737,419.26	£ 3,655,559.74	£ (81,860)	£ 4,039,000.00	£ 301,580.74	8.07%	£ 4,020,366.20	£ (18,634)
Detailed Scheme	Block KL	£ 21,348,064.51	£ 21,475,583.12	£ 127,519	£ 23,416,000.00	£ 2,067,935.49	9.69%	£ 23,169,385.67	£ (246,614)
Detailed Scheme	Block M	£ 14,634,145.21	£ 14,460,062.84	£ (174,082)	£ 15,971,000.00	£ 1,336,854.79	9.14%	£ 15,827,536.58	£ (143,463)
Outline Scheme	Block E	£ 29,916,000.00	£ 29,389,478.40	£ (526,522)	£ 33,262,000.00	£ 3,346,000.00	11.18%	£ 32,529,796.32	£ (732,204)
Outline Scheme	Block F	£ 24,860,000.00	£ 24,422,464.00	£ (437,536)	£ 27,526,000.00	£ 2,666,000.00	10.72%	£ 26,848,728.56	£ (677,271)
Outline Scheme	Block E/F	£ 8,722,000.00	£ 8,568,492.80	£ (153,507)	£ 9,653,000.00	£ 931,000.00	10.67%	£ 9,420,144.60	£ (232,855)
Outline Scheme	Block G	£ 35,046,000.00	£ 34,429,190.40	£ (616,810)	£ 38,849,000.00	£ 3,803,000.00	10.85%	£ 37,850,269.28	£ (998,731)
Outline Scheme	Block H	£ 27,860,000.00	£ 27,369,664.00	£ (490,336)	£ 30,855,000.00	£ 2,995,000.00	10.75%	£ 30,088,701.08	£ (766,299)
Outline Scheme	Block J	£ 35,001,000.00	£ 34,384,982.40	£ (616,018)	£ 38,809,000.00	£ 3,808,000.00	10.88%	£ 37,801,157.44	£ (1,007,843)
	External Works	£ 7,455,870.00	£ 7,853,871.60	£ 398,002	£ 7,456,000.00	£ 130.00	0.00%	£ 7,853,871.60	£ 397,872
	External Services	£ 3,650,000.00	£ 3,650,000.00	£ -	£ 3,650,000.00	£ -	0.00%	£ 3,650,000.00	£ -
	Total	**£ 290,360,629.08**	**£ 287,725,134.35**	**£ (2,635,495)**	**£ 317,591,000.00**	**£ 27,230,370.92**	**9%**	**£ 311,762,383.77**	**£ (5,828,616)**

AVISON YOUNG

Anglia Square, Norwich

Detail - Items of Change (since previous)

		2022		2023		%		
No.	**Item**	**Rate**	**Total**	**Rate**	**Total**		**Avison Young Comment**	**Total**
	Demolition							
2	Main Contractor's Preliminaries	11.00	1,598,300	11.00	1,623,820	2%	This is an accepted level of movement in the period	1,623,820
32	Allowance for cut and fill across site	30.00	1,397,640	35.00	1,630,580	17%	This is a significant jump, which we believe should be no more than 6% on previous, based on costs of plant, equipment and fuel	1,481,498
34	Allowance for asbestos removal	1,555.00	1,555	-	-	-100%	Excluded from latest - which should be questioned if the basis of the cost plan remains the same	1,555
35	Sundries	-	-	615.00	615		Not previously included - therefore should not be factored	
	Block A							
	Substructure							
6	Allowance for removal of obstructions	57,000.00	57,000	76,000.00	76,000	33%	We do not see how or why this cost would increase when all other Substructure costs remain at previous levels	57,000
13	Allowance for piling design fees	10,000.00	10,000	15,000.00	15,000	50%	We do not see how design fees would increase to this extent	10,000
15	Structural Bearing Piles incl pile caps	1,517.36	603,910	1,573.67	626,320	4%	Current construction market and known cost movements in the period; this is accepted	626,320
24	300mm thick ground bearing raft slabs including reinforcement, slab finish and drainage	146.87	562,520	166.34	637,100	13%	Current construction market and known cost movements in the period; this is accepted	637,100
	Frame							
5	Concrete blade columns 220mm x 800mm comprising concrete, reinforcement and formwork	27.85	535,160	29.77	571,990	7%	Current construction market and known cost movements in the period; this is accepted	571,990
9	Concrete walls, comprising concrete, reinforcement and formwork	22.14	425,400	24.00	461,230	8%	Current construction market and known cost movements in the period; this is accepted	461,230
13	Sundries	440.00	440	780.00	780	77%	Accepted	780
	Upper Floors							
5	Suspended slab, comprising concrete, reinforcement, formwork and slab finishes	159.02	3,055,664	178.51	3,430,292	12%	Bulk of the materials and labour associated with this work would attrac a 6-8% increase in the period (only)	3,239,004
11	Sundries	296.00	296	668.00	668	126%	Accepted	668
	Roof Coverings							
6	Balustrades to roof - assumed accessible roof areas	400.00	72,000	600.00	108,000	50%	The increase here would depend on the material. A 50% jump in costs is not a true reflection of the market movement when the pricing assumptions remain the same as previous	77,760
	Stairs							
3	Core 1 B-5: 1500mm wide staircase rising one storey in two flights incl landing	3,500.00	24,500	4,000.00	28,000	14%	OK	28,000
4	Core 2 B-4: 1500mm wide staircase rising one storey in two flights incl landing	3,500.00	21,000	4,000.00	24,000	14%	OK	24,000
5	Core 3 B-6: 1500mm wide staircase rising one storey in two flights incl landing	3,500.00	28,000	4,000.00	32,000	14%	OK	32,000
6	Core 4 B-9: 1500mm wide staircase rising one storey in two flights incl landing	3,500.00	31,500	4,000.00	36,000	14%	OK	36,000
7	Escape Stair G-3: 1500mm wide staircase rising one storey in two flights incl landing	3,500.00	14,000	4,000.00	16,000	14%	OK	16,000
	External walls							
4	Allowance for brickwork	295.83	1,436,565	390.82	1,897,818	32%	This particular materials, and in particulaly labour, has jumped significantly in the period. Based on recent tenders, this is accepted	1,897,818
15	Bolt-on steel balconies including frame, balustrade, drainage and composite decking	1,554.01	1,526,040	1,828.25	1,795,340	18%	We believe the increase is slightly too high	1,678,644
18	Sundries	584.60	585	32.50	33	-94%	OK	33
	Internal walls and partitions							
5	Apartment party walls & corridor walls	110.00	674,190	115.00	704,835	5%	This is accepted	704,835
11	Sundries	812.00	812	167.00	167	-79%	OK	167

AVISON YOUNG

Anglia Square, Norwich

Detail - Items of Change (since previous)

		2022		2023		%		
No.	**Item**	**Rate**	**Total**	**Rate**	**Total**		**Avison Young Comment**	**Total**
	Sanitary							
2	Installation of Sanitaryware	100.00	400	150.00	600	50%	High % increase, but small value - therefore we can accept	600
3	Testing & Commissioning	3.00	90	3.00	96	7%	OK	96
4	Sub-Contractor Preliminaries	11.00	340	12.00	396	16%	OK	396
5	Sundries		570	308.48	308	-46%	OK	308
	Disposal installations							
3	Rainwater pipework including acoustic / thermal insulation	5.78	110,980	6.16	118,430	7%	OK	118,430
7	Testing and Commissioning	3.00	11,670	3.00	11,894	2%	OK	11,894
8	Sub Contractor's Preliminaries	11.00	44,074	11.00	44,918	2%	OK	44,918
9	Sundries		252		734	191%	High % increase, but small value - therefore we can accept	734
	Water installations							
4	Cold Water Distribution installation; horizontal & vertical pipework distribution to units	20.08	385,925	24.24	465,825	21%	Significantly increased rates, which we are not seeing the market	424,518
7	Hot Water installations; local installations to cleaner's sinks (undercounter heaters)	3,000.00	3,000	3,400.00	3,400	13%	OK	
8	Testing and Commissioning	3.00	12,478	3.00	14,887	19%	OK	
9	Sub Contractor's Preliminaries	11.00	47,124	11.00	56,222	19%	OK	
10	Sundries		473		666	41%	OK	
	Space heating & air conditioning							
2	Central Heating	30.36	583,450	36.43	699,945	20%	General MEP costs continue to rise, however a +20% increase is slightly higher than we are experiencing in similar time period	676,802
8	Testing and Commissioning	3.00	17,504	3.00	20,998	20%	OK	20,998
9	Sub Contractor's Preliminaries	11.00	66,105	11.00	79,304	20%	OK	79,304
10	Sundries		942		753	-20%	OK	753
	Ventilation systems							
4	Mechanical Smoke Ventilation system to cores c/w smoke vents, dampers, fans and controls	236,600.00	236,600	249,600.00	249,600	5%	OK	249,600
5	Testing and Commissioning	3.00	7,098	3.00	7,488	5%	OK	7,488
6	Sub Contractor's Preliminaries	11.00	26,807	11.00	28,280	5%	OK	28,280
7	Sundries		495		632	28%	OK	632
	Electrical installations							
5	Small power installations to landlord areas including power to mechanical plant, and localised back up power installations	8.62	165,728	15.33	294,963	78%	+78% increase is far higher than we have experienced	192,244
12	Testing and Commissioning	3.00	35,976	3.00	39,844	11%	OK	39,844
13	Sub Contractor's Preliminaries	11.00	135,871	11.00	150,476	11%	OK	150,476
14	Sundries		936		560	-40%	OK	560
	Fire & lightning protection							
2	Dry riser installation to fire fighting stairs, including dry riser inlet box at ground level, external valve connection points, dry riser mains pipework distribution to roof level and landing valves located within dry riser exposed at each floor level	2,000.00	52,000	4,000.00	104,000	100%	Doubling the cost allowance is not a true reflection of the market movement in the period	60,320
4	Sprinkler installation, inclusive mains distribution pipework valves and connection to CW booster pumpset	13.00	249,808	15.00	288,240	15%	OK - we are experiencing ever increasing sprinkler costs	288,240
7	Testing and Commissioning	3.00	10,207	3.00	12,920	27%	OK	12,920
8	Sub Contractor's Preliminaries	11.00	38,549	11.00	48,795	27%	OK	48,795
9	Sundries		4		613	15225%	High % increase, but small value - therefore we can accept	613
	Communication, security & control installations							
2	Fire alarm system, disabled refuge, and emergency phone installation to lifts	13.44	258,184	21.34	410,104	59%	We are experiencing higher than typical pricing on Fire Alarms, but not to this extent	322,730
3	Data installations to units and landlord areas	8.26	158,814	12.76	245,286	54%	Data installations have not increased to this level	190,577
5	CCTV, access control and door entry systems	4.02	77,291	50.20	96,507	25%	As above	92,749

AVISON YOUNG

Anglia Square, Norwich

Detail - Items of Change (since previous)

		2022		2023		%		
No.	**Item**	**Rate**	**Total**	**Rate**	**Total**		**Avison Young Comment**	**Total**
8	Testing and Commissioning	3.00	21,487	3.00	29,216	36%	% based increase - but OK	29,216
9	Sub Contractor's Preliminaries	11.00	81,151	11.00	110,338	36%	% based increase - but OK	110,338
10	Sundries		112		589	426%	OK	589
	Block B							
	Substructure							
14	Structural Bearing Piles incl pile caps	996.86	34,890	1,447.14	50,650	45%	Not sure the % increase in the period can be justified compared to Block A	36,286
23	300mm thick ground bearing raft slabs including reinforcement, slab finish and drainage	49.07	38,370	53.67	41,970	9%	OK	41,970
31	Sundries	905.00	905	545.00	545	-40%	OK	545
	Frame							
5	Concrete blade columns 220mm x 800mm comprising concrete, reinforcement and formwork	28.12	27,420	30.11	29,360	7%	Current construction market and known cost movements in the period; this is accepted	29,360
9	Concrete walls, comprising concrete, reinforcement and formwork	49.37	48,140	52.95	51,630	7%	Current construction market and known cost movements in the period; this is accepted	51,630
13	Sundries	440.00	440	10.00	10	-98%	OK	10
	Upper floors							
5	Suspended slab, comprising concrete, reinforcement, formwork and slab finishes	159.12	155,145	175.64	171,250	10%	Bulk of the materials and labour associated with this work would attrac a 6-8% increase in the period (only)	164,454
13	Sundries	105.00	105	-	-	-100%	Seems odd, but OK	-
	Roof coverings							
6	Balustrades to roof	400.00	13,200	600.00	19,800	50%	+50% increase is far higher	16,500
15	Allowance for Gable ends to east and west elevation of townhouses	300.00	135,900	390.00	176,670	30%	This item has increased beyond expected levels	163,080
18	Sundries	880.00	880	510.00	510	-42%	OK	510
	Stairs							
3	1500mm wide staircase rising one storey in two flights incl landing	3,500.00	21,000	4,000.00	24,000	14%	OK	24,000
9	Sundries	-	-	500.00	500		New item	500
	External Walls							
4	Allowance for brickwork	310.29	421,655	405.30	550,798	31%	This particular materials, and in particulaly labour, has jumped significantly in the period. Based on recent tenders, this is accepted	550,798
12	All elevations	70.00	158,550	80.00	181,200	14%	OK	181,200
15	Bolt-on steel balconies including frame, balustrade, drainage and composite decking	1,545.86	270,525	1,815.29	317,675	17%	We believe the increase is slightly too high	297,578
17	Sundries	186.80	187	277.50	278	49%	OK	278
	Windows and external doors							
3	UPVC double glazed windows incl spandrel panels and ventilation grilles	441.90	400,360	749.01	678,600	69%	Cost allowance is far higher than market movement in the period	500,450
5	Allowance for ventilation grilles	120.00	5,400	150.00	6,750	25%	OK	6,750
14	Sundries	740.00	740	150.00	150	-80%	OK	150
	Internal walls and partitions							
5	Apartment party walls & corridor walls	110.00	135,850	115.00	142,025	5%	This is accepted	142,025
11	Sundries	700.00	700	525.00	525	-25%	OK	525
	Disposal installations							
3	Soil, waste and vent pipework installation (vertical & horizontal distribution) to apartments including acoustic / thermal insulation where required	14.00	32,676	15.00	35,010	7%	OK	35,010
7	Testing and Commissioning	3.00	1,545	3.00	1,615	5%	OK	1,615
8	Sub Contractor's Preliminaries	11.00	5,837	11.00	6,101	5%	OK	6,101
9	Sundries		104		435	318%	High % increase, but small value - therefore we can accept	435

AVISON YOUNG

Anglia Square, Norwich

Detail - Items of Change (since previous)

		2022		2023		%		
No.	**Item**	**Rate**	**Total**	**Rate**	**Total**		**Avison Young Comment**	**Total**
	Mains water supply							
4	Cold Water Distribution installation; horizontal & vertical pipework distribution to units	37.54	87,625	47.18	110,125	26%	Significantly increased rates, which we are not seeing the market	96,388
8	Testing and Commissioning	3.00	2,764	3.00	3,439	24%	OK	3,439
9	Sub Contractor's Preliminaries	11.00	10,438	11.00	12,987	24%	OK	12,987
10	Sundries		673		949	41%	OK	949
	Electrical installations							
5	Small power installations to landlord areas including power to mechanical plant, and localised back up power installations	12.00	28,008	14.50	33,843	21%	Seems fairly reasonable	33,843
12	Testing and Commissioning	3.00	4,391	3.00	4,579	4%	OK	4,579
13	Sub Contractor's Preliminaries	11.00	16,583	11.00	17,293	4%	OK	17,293
14	Sundries		659		502	-24%	OK	502
	Fire and lightning protection							
2	Dry riser installation to fire fighting stairs, including dry riser inlet box at ground level, external valve connection points, dry riser mains pipework distribution to roof level and landing valves located within dry riser exposed at each floor level	2,000.00	16,000	4,000.00	32,000	100%	Doubling the cost allowance is not a true reflection of the market movement in the period	18,560
4	Sprinkler installation, inclusive mains distribution pipework valves and connection to CW booster pumpset	13.00	30,342	15.00	35,010	15%	OK - we are experiencing ever increasing sprinkler costs	35,010
7	Testing and Commissioning	3.00	1,530	3.00	2,150	41%	OK	2,150
8	Sub Contractor's Preliminaries	11.00	5,779	11.00	8,121	41%	OK	8,121
9	Sundries		680		51	-93%	High % increase, but small value - therefore we can accept	51
	Communication, security & control installations							
2	Fire alarm system, disabled refuge, and emergency phone installation to lifts	15.61	36,441	24.14	56,346	55%	We are experiencing higher than typical pricing on Fire Alarms, but not to this extent	45,551
5	CCTV, access control and door entry systems	12.85	30,000	14.71	34,334	14%	Data installations have not increased to this level	36,000
7	BMS installations to primary plant	12.14	28,340	15.36	35,840	26%	As above	34,008
8	Testing and Commissioning	3.00	3,536	3.00	4,488	27%	% based increase - but OK	4,488
9	Sub Contractor's Preliminaries	11.00	13,354	11.00	16,950	27%	% based increase - but OK	16,950
10	Sundries		243		955	293%	OK	955
	Block C							
	Substructure							
15	Structural Bearing Piles incl pile caps	1,018.68	58,065	1,087.98	62,015	7%	Reasonable	62,015
24	300mm thick ground bearing raft slabs including reinforcement, slab finish and drainage	145.98	62,480	165.28	70,740	13%	OK	70,740
33	Sundries		490	280.00	280	-43%	OK	280
	Frame							
5	Concrete blade columns 220mm x 800mm comprising concrete, reinforcement and formwork	27.34	38,980	29.19	41,620	7%	Current construction market and known cost movements in the period; this is accepted	41,620
9	Concrete walls, comprising concrete, reinforcement and formwork	32.01	45,640	34.57	49,290	8%	Current construction market and known cost movements in the period; this is accepted	49,290
14	Sundries		380	90.00	90	-76%	OK	90
	Upper floors							
5	Suspended slab, comprising concrete, reinforcement, formwork and slab finishes	158.69	226,294	178.13	254,012	12%	Bulk of the materials and labour associated with this work would attrac a 6-8% increase in the period (only)	239,872
6	Allowance for beams, upstands, thickenings, etc	40.00	57,040	45.00	64,170	13%	Seems odd, but OK	64,170
11	Sundries		666		818	23%	Seems odd, but OK	818
	Roof coverings							
7	Balustrades to roof - assumed accessible roof areas	400.00	8,000	600.00	12,000	50%	+50% increase is far higher	10,000
	Stairs							

AVISON YOUNG

Anglia Square, Norwich

Detail - Items of Change (since previous)

		2022		2023		%		
No.	**Item**	**Rate**	**Total**	**Rate**	**Total**		**Avison Young Comment**	**Total**
3	1500mm wide staircase rising one storey in two flights incl landing	3,500.00	38,500	4,000.00	44,000	14%	OK	44,000
8	Sundries		500		-	-100%	OK	-
	External walls							
4	Allowance for brickwork	323.24	252,453	418.24	326,645	29%	This particular materials, and in particulaly labour, has jumped significantly in the period. Based on recent tenders, this is accepted	326,645
9	Met-sec framing system	150.00	117,150	200.00	156,200	33%	As above	156,200
12	All elevations	70.00	91,070	80.00	104,080	14%	OK	104,080
15	Bolt-on steel balconies including frame, balustrade, drainage and composite decking	1,605.00	168,525	1,908.33	200,375	19%	We believe the increase is slightly too high	185,378
18	Sundries		602		500	-17%	OK	500
	Windows and external doors							
5	Allowance for ventilation grilles	120.00	3,120	150.00	3,900	25%	OK	3,900
14	Sundries		955		175	-82%	OK	175
	Interal walls and partitions							
5	Apartment party walls & corridor walls	110.00	14,520	115.00	15,180	5%	OK	15,180
12	Sundries		896		236	-74%	OK	236
	Fittings. Furnishings and equipment							
3	Allowance for upgrading entrances	2,000.00	6,000	5,000.00	15,000	150%	Not accepted - this cost shouldn't change	6,000
	Sanitary insallations							
3	Testing and Commissioning	3.00	23	3.00	24	4%	OK	24
4	Sub Contractor's Preliminaries	11.00	85	11.00	99	16%	OK	99
5	Sundries		143		77	-46%	OK	77
	Disposal installations							
3	Rainwater pipework including acoustic / thermal insulation	12.47	17,786	13.21	18,836	6%	OK	18,836
7	Testing and Commissioning	3.00	1,389	3.00	1,421	2%	OK	1,421
8	Sub Contractor's Preliminaries	11.00	5,246	11.00	5,365	2%	OK	5,365
9	Sundries		58		858	1379%	High % increase, but small value - therefore we can accept	858
	Water installations							
4	Cold Water Distribution installation; horizontal & vertical pipework distribution to units	61.24	87,325	82.00	116,925	34%	Not sure why the cost here has increased far more than other blocks	96,058
7	Hot Water installations; local installations to cleaner's sinks (undercounter heaters)	750.00	750	850.00	850	13%	OK	850
8	Testing and Commissioning	3.00	2,732	3.00	3,623	33%	OK	3,623
9	Sub Contractor's Preliminaries	11.00	10,319	11.00	13,684	33%	OK	13,684
10	Sundries		874		918	5%	OK	918
	Space heating and air conditioning							
2	Central Heating	92.78	132,300	128.09	182,655	38%	Slightly higher than we would expect to see	165,375
8	Testing and Commissioning	3.00	3,969	3.00	5,480	38%	OK	5,480
9	Sub Contractor's Preliminaries	11.00	14,990	11.00	20,695	38%	OK	20,695
10	Sundries		741		171	-77%	OK	171
	Electrical installations							
9	Photovoltaic (PV) system comprising of PV panels, DC isolators, inverters, meters, relays and cabling connections	250.00	11,750	255.00	11,985	2%	OK	11,985
12	Testing and Commissioning	3.00	3,088	3.00	3,095	0%	OK	3,095
13	Sub Contractor's Preliminaries	11.00	11,661	11.00	11,688	0%	OK	11,688
14	Sundries		328		59	-82%	OK	59
	Fire and lightning protection							

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Anglia Square, Norwich

Detail - Items of Change (since previous)

		2022		2023		%		
No.	**Item**	**Rate**	**Total**	**Rate**	**Total**		**Avison Young Comment**	**Total**
2	Dry riser installation to fire fighting stairs, including dry riser inlet box at ground level, external valve connection points, dry riser mains pipework distribution to roof level and landing valves located within dry riser exposed at each floor level	2,000.00	24,000	4,000.00	48,000	100%	Doubling the cost allowance is not a true reflection of the market movement in the period	27,840
4	Sprinkler installation, inclusive mains distribution pipework valves and connection to CW booster pumpset	13.00	18,538	15.00	21,390	15%	OK - we are experiencing ever increasing sprinkler costs	21,390
7	Testing and Commissioning	3.00	1,362	3.00	2,167	59%	OK	2,167
8	Sub Contractor's Preliminaries	11.00	5,143	11.00	8,185	59%	OK	8,185
9	Sundries		106		406	283%	High % increase, but small value - therefore we can accept	406
	Communication, security and control installations							
2	Fire alarm system, disabled refuge, and emergency phone installation to lifts	26.60	37,929	29.12	41,529	9%	We are experiencing higher than typical pricing on Fire Alarms, but not to this extent	47,411
5	CCTV, access control and door entry systems	24.37	34,750	26.47	37,750	9%	Data installations have not increased to this level	41,700
7	BMS installations to primary plant	12.95	18,460	17.36	24,760	34%	As above	22,152
8	Testing and Commissioning	3.00	3,252	3.00	3,639	12%	% based increase - but OK	3,639
9	Sub Contractor's Preliminaries	11.00	12,281	11.00	13,743	12%	% based increase - but OK	13,743
10	Sundries		74		326	341%	OK	326
	Block D							
	Substructure							
15	Structural Bearing Piles incl pile caps	1,558.98	144,985	1,584.68	147,375	2%	Reasonable	147,375
24	300mm thick ground bearing raft slabs including reinforcement, slab finish and drainage	147.64	129,920	167.27	147,200	13%	OK	147,200
33	Sundries		395		725	84%	OK	725
	Frame							
5	Concrete blade columns 220mm x 800mm comprising concrete, reinforcement and formwork	28.06	106,400	30.01	113,800	7%	Current construction market and known cost movements in the period; this is accepted	113,800
9	Concrete walls, comprising concrete, reinforcement and formwork	41.78	158,440	44.41	168,420	6%	Current construction market and known cost movements in the period; this is accepted	168,420
14	Sundries		160		780	388%	OK	780
	Upper floors							
5	Suspended slab, comprising concrete, reinforcement, formwork and slab finishes	159.16	603,528	178.68	677,554	12%	Bulk of the materials and labour associated with this work would attrac a 6-8% increase in the period (only)	639,740
6	Allowance for beams, upstands, thickenings, etc	40.00	151,680	45.00	170,554	12%	Seems odd, but OK	170,554
11	Sundries		792		806	2%	Seems odd, but OK	806
	Roof coverings							
7	Balustrades to roof - assumed accessible roof areas L1 & L4	400.00	28,000	600.00	42,000	50%	+50% increase is far higher	35,000
	Stairs							
3	1500mm wide staircase rising one storey in two flights incl landing	3,500.00	21,000	4,000.00	24,000	14%	OK	24,000
	External walls							
4	Allowance for brickwork	306.24	396,280	401.17	519,113	31%	This particular materials, and in particulaly labour, has jumped significantly in the period. Based on recent tenders, this is accepted	519,113
10	Met-sec framing system	150.00	194,100	200.00	258,800	33%	As above	258,800
13	All elevations	70.00	171,430	80.00	195,920	14%	OK	195,920
16	Bolt-on steel balconies including frame, balustrade, drainage and composite decking	1,555.86	343,845	1,831.20	404,695	18%	We believe the increase is slightly too high	378,230
19	Sundries		745		873	17%	OK	873
	Windows and external doors							
5	Allowance for ventilation grilles	120.00	292,000	150.00	6,450	-98%	OK	6,450
15	Sundries		310		20	-94%	OK	20

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Anglia Square, Norwich

Detail - Items of Change (since previous)

		2022		2023		%		
No.	**Item**	**Rate**	**Total**	**Rate**	**Total**		**Avison Young Comment**	**Total**
	Internal walls and partitions							
5	Apartment party walls & corridor walls	110.00	154,990	115.00	162,035	5%	OK	162,035
12	Sundries		42		997	2274%	OK	997
	Sanitary installations							
4	Sub Contractor's Preliminaries	11.00	85	12.00	99	16%	OK	99
5	Sundries		143		77	-46%	OK	77
	Disposal installations							
3	Rainwater pipework including acoustic / thermal insulation	8.90	33,736	9.34	35,436	5%	OK	35,436
5	Soil, waste and vent pipework installation (vertical & horizontal distribution) to apartments including acoustic / thermal insulation where required	14.00	53,088	15.00	56,880	7%	OK	56,880
7	Testing and Commissioning	3.00	2,725	3.00	2,889	6%	OK	2,889
8	Sub Contractor's Preliminaries	11.00	10,290	11.00	10,913	6%	OK	10,913
9	Sundries		161		882	448%	OK	882
	Water installations							
4	Cold Water Distribution installation; horizontal & vertical pipework distribution to units	25.33	96,050	30.18	114,450	19%	OK	114,450
7	Hot Water installations; local installations to cleaner's sinks (undercounter heaters)	750.00	750	850.00	850	13%	OK	850
8	Testing and Commissioning	3.00	3,174	3.00	3,729	17%	OK	3,729
9	Sub Contractor's Preliminaries	11.00	11,987	11.00	14,083	17%	OK	14,083
10	Sundries		39		888	2177%	OK	888
	Space heating and air conditioning							
2	Central Heating	52.65	199,650	58.82	223,050	12%	OK	223,050
8	Testing and Commissioning	3.00	5,990	3.00	6,692	12%	OK	6,692
9	Sub Contractor's Preliminaries	11.00	22,620	11.00	25,272	12%	OK	25,272
10	Sundries		740		987	33%	OK	987
	Electrical installations							
5	Small power installations to landlord areas including power to mechanical plant, and localised back up power installations	10.79	40,920	15.55	58,984	44%	Seems fairly reasonable based on rate itself	58,984
9	Photovoltaic (PV) system comprising of PV panels, DC isolators, inverters, meters, relays and cabling connections	250.00	24,000	255.00	24,480	2%	OK	24,480
12	Testing and Commissioning	3.00	7,513	3.00	8,070	7%	OK	8,070
13	Sub Contractor's Preliminaries	11.00	28,376	11.00	30,477	7%	OK	30,477
14	Sundries		664		463	-30%	OK	463
	Fire and lightning protection							
2	Dry riser installation to fire fighting stairs, including dry riser inlet box at ground level, external valve connection points, dry riser mains pipework distribution to roof level and landing valves located within dry riser exposed at each floor level	2,000.00	12,000	4,000.00	24,000	100%	Doubling the cost allowance is not a true reflection of the market movement in the period	13,920
4	Sprinkler installation, inclusive mains distribution pipework valves and connection to CW booster pumpset	13.00	49,296	15.00	56,880	15%	OK - we are experiencing ever increasing sprinkler costs	56,880
7	Testing and Commissioning	3.00	2,066	3.00	2,654	28%	OK	2,654
8	Sub Contractor's Preliminaries	11.00	7,804	11.00	10,023	28%	OK	10,023
9	Sundries		250	859.11	859	244%	High % increase, but small value - therefore we can accept	859
	Communication, security and control installations							
2	Fire alarm system, disabled refuge, and emergency phone installation to lifts	13.79	52,308	21.77	82,548	58%	We are experiencing higher than typical pricing on Fire Alarms, but not to this extent	65,385
5	CCTV, access control and door entry systems	10.33	39,188	11.39	43,188	10%	Data installations have not increased to this level	47,026
7	BMS installations to primary plant	11.79	44,720	14.48	54,920	23%	Reasonable - BMS costs have gone up significantly	54,920
8	Testing and Commissioning	3.00	5,103	3.00	6,436	26%	% based increase - but OK	6,436

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Anglia Square, Norwich

Detail - Items of Change (since previous)

		2022		2023		%		
No.	**Item**	**Rate**	**Total**	**Rate**	**Total**		**Avison Young Comment**	**Total**
9	Sub Contractor's Preliminaries	11.00	19,271	11.00	24,306	26%	% based increase - but OK	24,306
10	Sundries		543		735	35%	OK	735
	Block J3							
	Roof coverings							
7	Balustrades to roof - assumed accessible roof areas	400.00	46,000	600.00	69,000	50%	+50% increase is far higher	57,500
	Stairs							
3	1500mm wide staircase rising one storey in two flights incl landing	3,500.00	10,500	4,000.00	12,000	14%	OK	12,000
7	Sundries		500		1,000	100%	OK	1,000
	External walls							
4	Allowance for brickwork	321.20	258,248	416.16	334,593	30%	This particular materials, and in particulaly labour, has jumped significantly in the period. Based on recent tenders, this is accepted	334,593
9	Met-sec framing system	150.00	120,600	200.00	160,800	33%	As above	160,800
12	All elevations	70.00	93,800	80.00	107,200	14%	OK	107,200
15	Bolt-on steel balconies including frame, balustrade, drainage and composite decking	1,550.66	82,185	1,823.30	96,635	18%	We believe the increase is slightly too high	90,404
18	Sundries		67		673	904%	OK	673
	Windows and external doors							
5	Allowance for ventilation grilles	120.00	3,240	150.00	4,050	25%	OK	4,050
14	Sundries		810		-	-100%	OK	-
	Internal walls and partitions							
5	Apartment party walls & corridor walls	110.00	34,870	115.00	36,455	5%	OK	36,455
11	Sundries		956		371	-61%	OK	371
	Sanitary installations							
4	Sub-Contractor Preliminaries	11.00	85	12.00	99	16%	OK	99
5	Sundries		143		77	-46%	OK	77
	Disposal installations							
3	Rainwater pipework including acoustic / thermal insulation	15.68	18,365	16.02	18,765	2%	OK	18,765
5	Soil, waste and vent pipework installation (vertical & horizontal distribution) to apartments including acoustic / thermal insulation where required	15.00	17,565	16.00	18,736	7%	OK	18,736
7	Testing and Commissioning	3.00	1,168	3.00	1,215	4%	OK	1,215
8	Sub-Contractor Preliminaries	11.00	4,411	11.00	4,589	4%	OK	4,589
9	Sundries		491		695	42%	High % increase, but small value - therefore we can accept	695
	Water installations							
4	Cold Water Distribution installation; horizontal & vertical pipework distribution to units	28.86	33,800	35.27	41,300	22%	OK	41,300
7	Hot Water installations; local installations to cleaner's sinks (undercounter heaters)	750.00	750	850.00	850	13%	OK	850
8	Testing and Commissioning	3.00	1,277	3.00	1,505	18%	OK	1,505
9	Sub-Contractor Preliminaries	11.00	4,821	11.00	5,682	18%	OK	5,682
10	Sundries		353		664	88%	High % increase, but small value - therefore we can accept	664
	Space heating and air conditioning							
2	Central heating	66.48	77,850	86.12	100,850	30%	OK	100,850
8	Testing and Commissioning	3.00	2,336	3.00	3,026	30%	OK	3,026
9	Sub-Contractor Preliminaries	11.00	8,820	11.00	11,426	30%	OK	11,426
10	Sundries		994		698	-30%	OK	698
	Ventilation systems							

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Anglia Square, Norwich

Detail - Items of Change (since previous)

		2022		2023		%		
No.	**Item**	**Rate**	**Total**	**Rate**	**Total**		**Avison Young Comment**	**Total**
4	Mechanical Smoke Ventilation system to cores c/w smoke vents, dampers, fans and controls	17,700.00	17,700	21,200.00	21,200	20%	OK	21,200
5	Testing and Commissioning	3.00	531	3.00	636	20%	OK	636
6	Sub-Contractor Preliminaries	11.00	2,005	11.00	2,402	20%	OK	2,402
7	Sundries		764		762	0%	OK	762
	Electrical installations							
9	Photovoltaic (PV) system comprising of PV panels, DC isolators, inverters, meters, relays and cabling connections	250.00	16,000	255.00	16,320	2%	OK	16,320
12	Testing and Commissioning	3.00	2,816	3.00	2,825	0%	OK	2,825
13	Sub-Contractor Preliminaries	11.00	10,633	11.00	10,670	0%	OK	10,670
14	Sundries		701		335	-52%	OK	335
	Fire and lightning protection							
2	Dry riser installation to fire fighting stairs, including dry riser inlet box at ground level, external valve connection points, dry riser mains pipework distribution to roof level and landing valves located within dry riser exposed at each floor level	2,000.00	6,000	4,000.00	12,000	100%	Doubling the cost allowance is not a true reflection of the market movement in the period	6,960
4	Sprinkler installation, inclusive mains distribution pipework valves and connection to CW booster pumpset	13.00	15,223	15.00	17,565	15%	OK - we are experiencing ever increasing sprinkler costs	17,565
7	Testing and Commissioning	3.00	707	3.00	957	35%	OK	957
8	Sub Contractor's Preliminaries	11.00	2,670	11.00	3,615	35%	OK	3,615
9	Sundries		58		521	798%	High % increase, but small value - therefore we can accept	521
	Communication, security and control installations							
2	Fire alarm system, disabled refuge, and emergency phone installation to lifts	19.57	22,922	22.84	26,749	17%	We are experiencing higher than typical pricing on Fire Alarms, but not to this extent	28,653
5	CCTV, access control and door entry systems	13.81	16,171	14.66	17,171	6%	Data installations have not increased to this level	19,405
7	BMS installations to primary plant	11.37	13,310	13.42	15,710	18%	Reasonable - BMS costs have gone up significantly	15,710
8	Testing and Commissioning	3.00	1,845	3.00	2,061	12%	% based increase - but OK	2,061
9	Sub Contractor's Preliminaries	11.00	6,966	11.00	7,785	12%	% based increase - but OK	7,785
10	Sundries		702		439	-37%	OK	439
	Block KL							
	Substructure							
6	Allowance for removal of obstructions	43,500.00	43,500	58,000.00	58,000	33%	We do not see how or why this cost would increase when all other Substructure costs remain at previous levels	43,500
15	Structural Bearing Piles incl pile caps	1,285.41	403,620	1,335.41	419,320	4%	OK	419,320
24	300mm thick ground bearing raft slabs including reinforcement, slab finish and drainage	147.18	433,730	166.72	491,310	13%	Current construction market and known cost movements in the period; this is accepted	491,310
33	Sundries		70		290	314%	OK	290
	Frame							
5	Concrete blade columns 220mm x 800mm comprising concrete, reinforcement and formwork	27.85	275,260	29.77	294,200	7%	Current construction market and known cost movements in the period; this is accepted	294,200
9	Concrete walls, comprising concrete, reinforcement and formwork	27.72	273,940	30.00	296,510	8%	Current construction market and known cost movements in the period; this is accepted	296,510
14	Sundries		800		290	-64%	Accepted	290
	Upper floors							
5	Suspended slab, comprising concrete, reinforcement, formwork and slab finishes	159.07	1,572,097	178.58	1,764,871	12%	Bulk of the materials and labour associated with this work would attrac a 6-8% increase in the period (only)	1,666,423
6	Allowance for beams, upstands, thickenings, etc	40.00	395,320	45.00	444,735	13%	OK	444,735
12	Sundries		783		594	-24%	OK	594
	Stairs							
3	1500mm wide staircase rising one storey in two flights incl landing	3,500.00	63,000	4,000.00	72,000	14%	OK	72,000

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Anglia Square, Norwich

Detail - Items of Change (since previous)

		2022		2023		%		
No.	**Item**	**Rate**	**Total**	**Rate**	**Total**		**Avison Young Comment**	**Total**
	External walls							
4	Allowance for brickwork	297.93	719,509	392.87	948,778	32%	This particular materials, and in particulaly labour, has jumped significantly in the period. Based on recent tenders, this is accepted	948,778
9	Met-sec framing system	150.00	362,250	200.00	483,000	33%	As above	483,000
12	All elevations	70.00	348,670	80.00	398,480	14%	OK	398,480
15	Bolt-on steel balconies including frame, balustrade, drainage and composite decking	1,564.84	780,855	1,845.30	920,805	18%	We believe the increase is slightly too high	858,941
18	Sundries		516		738	43%	OK	738
	Windows and external doors							
5	Allowance for ventilation grilles	120.00	9,720	150.00	12,150	25%	OK	12,150
14	Sundries		785		355	-55%	OK	355
	Internal walls and partitions							
5	Apartment party walls & corridor walls	110.00	352,550	115.00	368,575	5%	OK	368,575
11	Sundries		150		125	-17%	OK	125
	Sanitary installations							
2	Installation of Sanitaryware	100.00	300	150.00	450	50%	OK	450
3	Testing & Commissioning	3.00	68	3.00	72	6%	OK	72
4	Sub-Contractor Preliminaries	11.00	255	11.00	297	16%	OK	297
5	Sundries		428		231	-46%	OK	231
	Disposal installations							
3	Rainwater pipework including acoustic / thermal insulation	5.82	57,515	6.23	61,565	7%	OK	61,565
5	Soil, waste and vent pipework installation (vertical & horizontal distribution) to apartments including acoustic / thermal insulation where required	14.00	138,362	15.00	148,245	7%	OK	148,245
7	Testing & Commissioning	3.00	6,596	3.00	7,014	6%	OK	7,014
8	Sub-Contractor Preliminaries	11.00	24,912	11.00	26,491	6%	OK	26,491
9	Sundries		615		685	11%	OK	685
	Water installations							
4	Cold Water Distribution installation; horizontal & vertical pipework distribution to units	26.49	261,825	33.07	326,825	25%	OK	326,825
7	Hot Water installations; local installations to cleaner's sinks (undercounter heaters)	2,250.00	2,250	2,550.00	2,550	13%	OK	2,550
8	Testing and Commissioning	3.00	9,392	3.00	11,351	21%	OK	11,351
9	Sub-Contractor Preliminaries	11.00	35,471	11.00	42,870	21%	OK	42,870
10	Sundries		61		404	562%	OK	404
	Space heating and air conditioning							
2	Central heating	44.42	439,050	53.95	533,205	21%	OK	533,205
8	Testing and Commissioning	3.00	13,172	3.00	15,996	21%	OK	15,996
9	Sub-Contractor Preliminaries	11.00	49,744	11.00	60,412	21%	OK	60,412
10	Sundries		1,034		387	-63%	OK	387
	Ventilation systems							
4	Mechanical Smoke Ventilation system to cores c/w smoke vents, dampers, fans and controls	185,700.00	185,700	197,700.00	197,700	6%	OK	197,700
5	Testing and Commissioning	3.00	5,571	3.00	5,931	6%	OK	5,931
6	Sub-Contractor Preliminaries	11.00	21,040	11.00	22,399	6%	OK	22,399
7	Sundries		689		970	41%	OK	970
	Electrical installations							
5	Small power installations to landlord areas including power to mechanical plant, and localised back up power installations	11.61	114,713	15.31	151,304	32%	OK	151,304
12	Testing and Commissioning	3.00	21,150	3.00	22,248	5%	OK	22,248

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Anglia Square, Norwich

Detail - Items of Change (since previous)

		2022		2023		%		
No.	**Item**	**Rate**	**Total**	**Rate**	**Total**		**Avison Young Comment**	**Total**
13	Sub-Contractor Preliminaries	11.00	79,877	11.00	84,023	5%	OK	84,023
14	Sundries		964		130	-87%	OK	130
	Fire and lightning protection							
2	Dry riser installation to fire fighting stairs, including dry riser inlet box at ground level, external valve connection points, dry riser mains pipework distribution to roof level and landing valves located within dry riser exposed at each floor level	2,000.00	48,000	4,000.00	96,000	100%	Doubling the cost allowance is not a true reflection of the market movement in the period	55,680
4	Sprinkler installation, inclusive mains distribution pipework valves and connection to CW booster pumpset	13.00	128,479	15.00	148,245	15%	OK - we are experiencing ever increasing sprinkler costs	148,245
7	Testing and Commissioning	3.00	5,887	3.00	7,920	35%	OK	7,920
8	Sub Contractor's Preliminaries	11.00	22,235	11.00	29,912	35%	OK	29,912
9	Sundries		633		156	-75%	High % increase, but small value - therefore we can accept	156
	Communication, security and control installations							
2	Fire alarm system, disabled refuge, and emergency phone installation to lifts	14.72	145,455	22.95	226,777	56%	We are experiencing higher than typical pricing on Fire Alarms, but not to this extent	181,819
5	CCTV, access control and door entry systems	6.82	67,383	6.82	67,383	0%	Data installations have not increased to this level	80,860
7	BMS installations to primary plant	11.64	115,030	14.10	139,330	21%	Reasonable - BMS costs have gone up significantly	139,330
8	Testing and Commissioning	3.00	12,358	3.00	15,527	26%	% based increase - but OK	15,527
9	Sub Contractor's Preliminaries	11.00	46,674	11.00	58,641	26%	% based increase - but OK	58,641
10	Sundries		18		260	1344%	OK	260
	Block M							
	Substructure							
6	Allowance for removal of obstructions	33,000.00	33,000	44,000.00	44,000	33%	We do not see how or why this cost would increase when all other Substructure costs remain at previous levels	33,000
33	Sundries		520		870	67%	OK	870
	Frame							
5	Concrete blade columns 220mm x 800mm comprising concrete, reinforcement and formwork	27.91	166,280	29.84	177,760	7%	Current construction market and known cost movements in the period; this is accepted	177,760
9	Concrete walls, comprising concrete, reinforcement and formwork	37.70	224,600	40.08	238,770	6%	Current construction market and known cost movements in the period; this is accepted	238,770
14	Sundries		120		470	292%	Accepted	470
	Upper floors							
5	Suspended slab, comprising concrete, reinforcement, formwork and slab finishes	158.94	946,803	178.42	1,062,859	12%	Bulk of the materials and labour associated with this work would attrac a 6-8% increase in the period (only)	1,003,611
12	Sundries		917		76	-92%	OK	76
	Roof coverings							
6	Balustrades to roof - L2 & L4 terraces	400.00	28,000	600.00	42,000	50%	+50% increase is far higher	35,000
3	1500mm wide staircase rising one storey in two flights incl landing	3,500.00	38,500	4,000.00	44,000	14%	OK	44,000
10	Sundries		500		-	-100%	OK	-
	External walls							
4	Allowance for brickwork	302.56	648,695	397.55	852,348	31%	This particular materials, and in particulaly labour, has jumped significantly in the period. Based on recent tenders, this is accepted	852,348
9	Met-sec framing system	150.00	321,600	200.00	428,800	33%	As above	428,800
12	All elevations	70.00	272,860	80.00	311,840	14%	OK	311,840
15	Bolt-on steel balconies including frame, balustrade, drainage and composite decking	1,542.71	504,465	1,810.44	592,015	17%	We believe the increase is slightly too high	554,912
18	Sundries		680		298	-56%	OK	298
	Windows and external doors							
5	Allowance for ventilation grilles	120.00	8,520	150.00	10,650	25%	OK	10,650
14	Sundries		550		420	-24%	OK	420

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Anglia Square, Norwich

Detail - Items of Change (since previous)

		2022		2023		%		
No.	**Item**	**Rate**	**Total**	**Rate**	**Total**		**Avison Young Comment**	**Total**
	Internal walls and partitions							
5	Apartment party walls & corridor walls	110.00	208,010	115.00	217,465	5%	OK	217,465
12	Sundries		613		158	-74%	OK	158
	Sanitary installations							
2	Installation of Sanitaryware	100.00	200	150.00	300	50%	OK	300
3	Testing & Commissioning	3.00	45	3.00	48	7%	OK	48
4	Sub-Contractor Preliminaries	11.00	170	11.00	198	16%	OK	198
5	Sundries		285		154	-46%	OK	154
	Water installations							
4	Cold Water Distribution installation; horizontal & vertical pipework distribution to units	35.75	212,950	47.43	282,550	33%	OK	282,550
7	Hot Water installations; local installations to cleaner's sinks (undercounter heaters)	1,500.00	1,500	1,700.00	1,700	13%	OK	1,700
8	Testing and Commissioning	3.00	6,854	3.00	8,948	31%	OK	8,948
9	Sub-Contractor Preliminaries	11.00	25,883	11.00	33,792	31%	OK	33,792
10	Sundries		813		11	-99%	OK	11
	Space heating and air conditioning							
2	Central heating	40.80	243,050	50.58	301,280	24%	OK	301,280
8	Testing and Commissioning	3.00	7,292	3.00	9,038	24%	OK	9,038
9	Sub-Contractor Preliminaries	11.00	27,538	11.00	34,135	24%	OK	34,135
10	Sundries		121		547	352%	OK	547
	Ventilation systems							
4	Mechanical Smoke Ventilation system to cores c/w smoke vents, dampers, fans and controls	94,050.00	94,050	101,050.00	101,050	7%	OK	101,050
5	Testing and Commissioning	3.00	2,822	3.00	3,032	7%	OK	3,032
6	Sub-Contractor Preliminaries	11.00	10,656	11.00	11,449	7%	OK	11,449
7	Sundries		473		470	-1%	OK	470
	Electrical installations							
5	Small power installations to landlord areas including power to mechanical plant, and localised back up power installations	12.00	71,506	15.17	90,377	26%	OK	90,377
7	Lighting Installations to landlord areas	14.57	86,800	18.03	107,400	24%	OK	107,400
9	Photovoltaic (PV) system comprising of PV panels, DC isolators, inverters, meters, relays and cabling connections	250.00	61,000	255.00	62,220	2%	OK	62,220
12	Testing and Commissioning	3.00	12,716	3.00	13,937	10%	OK	13,937
13	Sub-Contractor Preliminaries	11.00	48,024	11.00	52,634	10%	OK	52,634
14	Sundries		395		873	121%	High % increase, but small value - therefore we can accept	873
	Fire and lightning protection							
2	Dry riser installation to fire fighting stairs, including dry riser inlet box at ground level, external valve connection points, dry riser mains pipework distribution to roof level and landing valves located within dry riser exposed at each floor level	2,000.00	28,000	4,000.00	56,000	100%	Doubling the cost allowance is not a true reflection of the market movement in the period	32,480
4	Sprinkler installation, inclusive mains distribution pipework valves and connection to CW booster pumpset	13.00	77,441	15.00	89,355	15%	OK - we are experiencing ever increasing sprinkler costs	89,355
7	Testing and Commissioning	3.00	3,521	3.00	4,718	34%	OK	4,718
8	Sub Contractor's Preliminaries	11.00	13,296	11.00	17,819	34%	OK	17,819
9	Sundries		828		194	-77%	OK	194
	Communication, security and control installations							
2	Fire alarm system, disabled refuge, and emergency phone installation to lifts	14.57	86,806	20.28	120,791	39%	We are experiencing higher than typical pricing on Fire Alarms, but not to this extent	108,508
5	CCTV, access control and door entry systems	7.30	43,457	7.63	45,457	5%	Data installations have not increased to this level	52,148

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Anglia Square, Norwich

Detail - Items of Change (since previous)

		2022		2023		%		
No.	**Item**	**Rate**	**Total**	**Rate**	**Total**		**Avison Young Comment**	**Total**
7	BMS installations to primary plant	11.54	68,770	13.86	82,570	20%	Reasonable - BMS costs have gone up significantly	82,570
8	Testing and Commissioning	3.00	7,445	3.00	8,938	20%	% based increase - but OK	8,938
9	Sub Contractor's Preliminaries	11.00	28,117	11.00	33,757	20%	% based increase - but OK	33,757
10	Sundries		278		359	29%	OK	359
	Block E Summary (assumed)							
1	Shell and Core		22,041,348		24,580,452	12%	Based on construction inflation in the period, this figure is slightly higher than we have experienced.	24,025,069
2	Residential Fit-out Private		6,533,882		7,100,653	9%	OK	7,056,593
3	Residential Fit-out Affordable		1,339,993		1,579,952	18%	OK	1,447,192
4	Commercial Fit-out		-		-			
5	Sundries		777		942	21%	OK	942
	Block F Summary (assumed)							
1	Shell and Core		17,910,844		19,974,125	12%	Based on construction inflation in the period, this figure is slightly higher than we have experienced.	19,343,712
2	Residential Fit-out Private		6,948,763		7,551,522	9%	OK	7,504,664
3	Residential Fit-out Affordable		-		-			
4	Commercial Fit-out		-		-			
5	Sundries		393		353	-10%	OK	353
	Block E/F Summary (assumed)							
1	Shell and Core		6,116,600		6,821,216	12%	Based on construction inflation in the period, this figure is slightly higher than we have experienced.	6,605,928
2	Residential Fit-out Private		2,605,295		2,831,287	9%	OK	2,813,719
3	Residential Fit-out Affordable		-		-			
4	Commercial Fit-out		-		-			
5	Sundries		106		498	370%	OK	498
	Block G Summary (assumed)							
1	Shell and Core		26,794,306		29,880,929	12%	Based on construction inflation in the period, this figure is slightly higher than we have experienced.	28,937,850
2	Residential Fit-out Private		8,251,410		8,967,165	9%	OK	8,911,523
3	Residential Fit-out Affordable		-		-			
4	Commercial Fit-out		-		-			
5	Sundries		284		896	215%	OK	896
	Block H Summary (assumed)							
1	Shell and Core		20,328,700		22,670,512	12%	Based on construction inflation in the period, this figure is slightly higher than we have experienced.	21,954,996
2	Residential Fit-out Private		7,530,776		8,184,021	9%	OK	8,133,238
3	Residential Fit-out Affordable		-		-			
4	Commercial Fit-out		-		-			
5	Sundries		524		467	-11%	OK	467
	Block J Summary (assumed)							
1	Shell and Core		27,125,322		30,250,087	12%	Based on construction inflation in the period, this figure is slightly higher than we have experienced.	29,295,348
2	Residential Fit-out Private		7,874,871		8,557,964	9%	OK	8,504,861
3	Residential Fit-out Affordable		-		-			
4	Commercial Fit-out		-		-			
5	Sundries		807		949	18%	OK	949
	Residential Fit-out Affordable							
	Internal Walls							
1	Internal Division Walls within apartments; metal stud acoustically treated	35.00	183,680	50.00	262,400	43%	Ceilings & Drywall have experienced significant price increases	262,400
2	Sundries		320		600	88%	OK	600

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Detail - Items of Change (since previous)

		2022		2023		%		
No.	**Item**	**Rate**	**Total**	**Rate**	**Total**		**Avison Young Comment**	**Total**
	Wall finishes							
1	Plasterboard lining to internal face of all external walls to block	35.00	306,950	35.00	62,160	-80%	Price decrease is unlikely	306,950
7	Sundries		825		615	-25%	OK	615
	Floor finishes							
6	Sundries			640.00	640	*100%*	New item - why has this been added when the basis of information is the same	-
	Ceiling finishes							
5	Sundries			360.00	360	*100%*	New item - why has this been added when the basis of information is the same	-
	Fittings and furnishings							
5	Vanity units to bathroom	750.00	65,250	500.00	43,500	-33%	Price decrease is unlikely	65,250
6	Toilet roll holder and coat hook only	100.00	8,700	80.00	6,960	-20%	Price decrease is unlikely	8,700
18	Sundries			490.00	490	*100%*	New item - why has this been added when the basis of information is the same	-
	Sanitaryware							
2	Ceramic Basin and full pedestal; roca	-	-	300.00	26,100	*100%*		
10	Sundries			235.00	235	*100%*	New item - why has this been added when the basis of information is the same	-
	Disposal installations							
3	Condensate drainage pipework, inclusive of all supports and fixings from MVHR units	100.00	-	100.00	7,400	*100%*	Qty changed from 0 to 74 - why has this been added when the basis of information is the same	-
4	Testing and Commissioning	3.00	2,381	3.00	2,603	9%		
5	Sub Contractor's Preliminaries	11.00	8,991	11.00	9,830	9%		
6	Sundries		-		807	*100%*	New item - why has this been added when the basis of information is the same	-
	Water installations							
4	Hot Water Distribution to apartments	-	67,000	1,850.41	136,930	104%		
5	Testing and Commissioning	3.00	4,986	3.00	7,084	42%		
6	Sub Contractor's Preliminaries	11.00	18,830	11.00	26,754	42%		
7	Sundries		-	1,032.57	1,033	*100%*	New item - why has this been added when the basis of information is the same	-
	Heat source							
1	Heat interface unit - supply and install	2,550.00	-	2,550.00	188,700	*100%*	Qty changed from 0 to 74 - why has this been added when the basis of information is the same	-
2	Heat meter - supply and install	300.00	-	300.00	22,200	*100%*	Qty changed from 0 to 74 - why has this been added when the basis of information is the same	-
3	Heating control unit	250.00	-	250.00	18,500	*100%*	Qty changed from 0 to 74 - why has this been added when the basis of information is the same	-
4	Testing and Commissioning	3.00	-	3.00	6,882	*100%*	New item - why has this been added when the basis of information is the same	-
5	Sub Contractor's Preliminaries	11.00	-	11.00	25,991	*100%*	New item - why has this been added when the basis of information is the same	-
6	Sundries		-		727	*100%*	New item - why has this been added when the basis of information is the same	-
	Space heating and air treatment							
2	Electric heating to kitchens and towel rails to bathrooms	-	13,050	501.35	37,100	184%	Significant uplift +184% cannot be correct	16,313
3	Testing and Commissioning	3.00	5,481	3.00	6,203	13%	OK	6,203
4	Sub Contractor's Preliminaries	11.00	20,700	11.00	23,425	13%	OK	23,425
5	Sundries		-	622.72	623	*100%*	New item - why has this been added when the basis of information is the same	-
	Ventilation systems							
1	MVHR unit to each apartment including acoustic enclosure, supply and extract and extract boot system	-	-	2,580.00	190,920	*100%*	Qty changed from 0 to 74 - why has this been added when the basis of information is the same	-
2	Testing and Commissioning	3.00	-	3.00	5,728	*100%*	New item - why has this been added when the basis of information is the same	-
3	Sub Contractor's Preliminaries	11.00	-	11.00	21,631	*100%*	New item - why has this been added when the basis of information is the same	-
4	Sundries		-		721	*100%*	New item - why has this been added when the basis of information is the same	-
	Electrical systems							

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Anglia Square, Norwich

Detail - Items of Change (since previous)

		2022		2023		%		
No.	**Item**	**Rate**	**Total**	**Rate**	**Total**		**Avison Young Comment**	**Total**
2	Power Installations	-	138,600	3,072.97	227,400	64%	Qty changed from 0 to 74 - why has this been added when the basis of information is the same	138,600
4	Lighting Installations	-	153,850	2,079.05	153,850	*100%*	Qty changed from 0 to 74 - why has this been added when the basis of information is the same	153,850
6	Earthing and Bonding Systems	-	4,585	61.96	4,585	*100%*	Qty changed from 0 to 74 - why has this been added when the basis of information is the same	4,585
8	Testing and Commissioning	3.00	8,911	3.00	11,575	30%	OK	11,575
9	Sub Contractor's Preliminaries	11.00	33,654	11.00	43,715	30%	OK	43,715
10	Sundries		-		875	*100%*	New item - why has this been added when the basis of information is the same	-
	Protective installations							
1	Allowance for sprinklers	-	45,850	1,019.59	75,450	65%	Qty changed from 0 to 74 - why has this been added when the basis of information is the same	45,850
2	Testing and Commissioning	3.00	1,376	3.00	2,264	65%	OK	2,264
3	Sub Contractor's Preliminaries	11.00	5,195	11.00	8,548	65%	OK	8,548
4	Sundries		-		738	*100%*	New item - why has this been added when the basis of information is the same	-
	Communications							
2	Communication Systems	-	82,530	1,615.27	119,530	45%	Qty changed from 0 to 74 - why has this been added when the basis of information is the same	82,530
3	Testing and Commissioning	3.00	2,476	3.00	3,586	45%	OK	3,586
4	Sub Contractor's Preliminaries	11.00	9,351	11.00	13,543	45%	OK	13,543
5	Sundries		-		341	*100%*	New item - why has this been added when the basis of information is the same	-
	Builderswork in connection with services							
2	Sundries		-		225	*100%*	OK	225
	Residential Fit-out Private							
	Internal walls							
1	Internal Division Walls within apartments; metal stud acoustically treated	35.00	921,130	50.00	1,315,900	43%	Ceilings & Drywall have experienced significant price increases	1,315,900
2	Sundries			100.00	100	*100%*	New item - why has this been added when the basis of information is the same	-
	Internal doors							
2	Sundries			650.00	650	*100%*	New item - why has this been added when the basis of information is the same	-
	Wall finishes							
1	Plasterboard lining to internal face of all external walls to block	35.00	296,695	35.00	243,600	-18%	Qty decrease from 8477 to 6960 - why has this been added when the basis of information is the same	296,695
6	Extra over for Bathroom Walls; ceramic tiling; assume 40%	60.00	378,960	90.00	568,440	50%	+50% increase doesn't reflect market movement	473,700
7	Sundries			245.00	245	*100%*	New item - why has this been added when the basis of information is the same	-
	Floor finishes							
5	Assumed ceramic tiling finish to Bathroom Floors	60.00	92,700	90.00	139,050	50%		
6	Sundries			845.00	845	*100%*	New item - why has this been added when the basis of information is the same	-
	Celining finishes							
1	Plasterboard with mineral wool blanket & matt emulsion paint	45.00	870,300	50.00	96,700	-89%		
3	Extra over for Access Panels; white plastic	150.00	45,600	200.00	60,800	33%		
4	Allowance for window dressings and curtain tracks			530.00	530	*100%*	New item - why has this been added when the basis of information is the same	-
	Fittings and furnishings							
2	Private; Allowance for kitchens; to incl fitted Units, Standard worktops, Appliances; Symphony or similar	8,000.00	2,320,000	9,000.00	2,610,000	13%	OK - seems reasonable	2,610,000
5	Vanity units to bathrooms	300.00	132,300	800.00	352,800	167%	+167% increase on the rate is not a fair reflection of market	165,375
6	Toilet roll holder and coat hook only	40.00	17,640	100.00	44,100	150%	£100 for coat hook and holder	17,640
9	Mirror to bathrooms	100.00	44,100	200.00	88,200	100%	Not accepted	44,100
17	Extra over allowance for DDA apartments	1,500.00	43,500	2,000.00	58,000	33%	OK - seems reasonable	58,000

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Anglia Square, Norwich

Detail - Items of Change (since previous)

		2022		2023		%		
No.	Item	Rate	Total	Rate	Total		Avison Young Comment	Total
18	Sundries			200.00	200	*100%*	New item - why has this been added when the basis of information is the same	-
	Sanitaryware							
10	Sundries			190.00	190	*100%*	New item - why has this been added when the basis of information is the same	-
	Disposal installations							
6	Sundries		567	463.55	464	-18%	Price decrease is unlikely	567
	Water installations							
7	Sundries		122	651.65	652	434%	OK	652
	Heat source							
1	Heat interface unit - supply and install	2,500.00	725,000	2,550.00	739,500	2%	OK	739,500
4	Testing and Commissioning	3.00	26,535	3.00	26,970	2%	OK	26,970
5	Sub Contractor's Preliminaries	11.00	100,214	11.00	101,857	2%	OK	101,857
6	Sundries		54		173	220%	OK	173
	Space heating and air treatment							
1	LTHW radiators including pipework distribution, valves etc. all apartments	2,427.41	703,950	2,504.48	726,300	3%	OK	726,300
3	Testing and Commissioning	3.00	25,314	3.00	25,985	3%	OK	25,985
4	Sub Contractor's Preliminaries	11.00	95,603	11.00	98,135	3%	OK	98,135
5	Sundries		1,863		731	-61%	OK	731
	Ventilation systems							
4	Sundries		213		583	174%	OK	583
	Electrical systems							
2	Power Installations	2,990.17	867,150	3,249.31	942,300	9%	OK	942,300
8	Testing and Commissioning	3.00	45,056	3.00	47,310	5%	OK	47,310
9	Sub Contractor's Preliminaries	11.00	170,161	11.00	178,675	5%	OK	178,675
10	Sundries		1,355		4	-100%	Price decrease is unlikely	1,355
	Protective installations							
1	Allowance for sprinklers	1,066.90	309,400	2,580.00	748,200	142%	Not accepted - this is not a reflection of market movement	386,750
2	Testing and Commissioning	3.00	9,282	3.00	22,446	142%	As above	11,603
3	Sub Contractor's Preliminaries	11.00	35,055	11.00	84,771	142%	As above	43,819
4	Sundries		119		583	390%	As above	149
	Communications							
2	Communication Systems	1,531.48	444,130	1,737.78	503,956	13%	OK	503,956
3	Testing and Commissioning	3.00	13,324	3.00	15,119	13%	OK	15,119
4	Sub Contractor's Preliminaries	11.00	50,320	11.00	57,098	13%	OK	57,098
5	Sundries		482	827.11	827	72%	OK	827
	Builderswork in connection with services							
2	Sundries		525	900.00	900	71%	OK	900