



COST ESTIMATE REPORT



National Disability Insurance Agency (NDIA)

Specialist Disability Accommodation

Cost Report 01

Prepared For Ernst and Young

MBM1244-0015

18th May 2023



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1. Executive Summary

MBM have been engaged by Ernst and Young to provide cost estimates for the construction of various dwelling types for NDIS Specialist Disability Accommodation, namely Houses, Group Homes, Apartments and Villas and catering to different SDA requirements.

Houses and Group Homes are generally considered to be single storey brick veneer construction including landscaping.

Apartments are priced as typical concrete construction buildings and based on a unit mix of 40 units in total, the specific layout of these is unknown and the costing aims to consider the most typical layouts and mixes for residential developments.

Villas are assumed to be a similar construction methodology to the houses however are priced in clusters of certain mixes as per NDIA requirements.

This report aims to summarise the construction cost of each type of dwelling including its specific requirements to cater to particular resident needs.

We have provided a breakdown of the estimates to demonstrate the measurement detail as well as a summary of the total project costs for all the sites. Detailed cost summaries for the Houses are included at Appendix A, Apartments at Appendix B and Villas at Appendix C.

Cost summaries for each dwelling type can be viewed at the appendix of this report. Please contact MBMpl if further information is required regarding the detailed construction cost estimates, assumed methodologies, general assumptions, inclusions and pricing for each dwelling type.

2. Methodology

MBM have measured and priced in detail the reference designs prepared by Kennedy Associates Architects for all dwelling types. The reference designs are based on Class 3 construction. Where the design is lacking MBM have made considered allowances in order to provide complete estimates for each design.

Following the development of the base building construction costs, MBM have referred to the NDIS Specialist Disability Accommodation Design Standard document to make allowance for the various requirements under each of the four SDA categories, being Improved Livability, Fully Accessible, Robust and High Physical Support. While the requirements for each type are not documented in detail or specified, MBM have included the requirements under each category within these cost estimates.

In the case of the Apartments no overall floor plan or layout has been provided and as such MBM have priced the apartments on the basis of there being 40 units in a typical apartment development. The costs for common areas, back of house support areas (bin rooms, plant areas, lobbies, etc) and other shared spaces within an apartment building have been spread through the elements for each Apartment type on a percentage basis for all relevant elements. Percentages have been taken from Rawlinsons Construction Handbook and cross reference against our own database of compatible projects to ensure the application of the percentages benchmark against 'real', current construction costs.

Rates for the pricing of the Villas consider the advised clustering of dwelling per parcel of land, i.e. 5 one resident villas or 3 Robust one resident villas or 2 one and two resident villas per site. Pathways, fencing and external works make up the main shared costs for the Villas.

MBM were also requested to provide costs for Villas with OOA. While no design was provided for this, we have made allowance for a shared OOA per each 'cluster' of Villas described above. I.e. the total cost for a single OOA would be captured in the cost of 5 x one resident villa. The cost estimates for the OOA have been based on the House and Group Home OOA's and apportioned across the number of dwelling per parcel of land. Due to their being no reference designs for these, no detailed measurement was possible and therefore this approach is limited compared to the detailed measurement performed for other configurations.



3. Estimate Summaries

The below tables summarise the costs for each dwelling type inclusive of OOA where applicable and showing each SDA category of dwelling.

3.1 Houses and Group Homes Cost Summary

Total Cost by Type

*Below numbers include build cost, preliminaries, margin and professional fees
Contingency and fire sprinklers are excluded.*

Build Type	Number of Bedrooms	Standard	Improved liveability (IL)	Fully accessible (FA)	Robust (R)	High Support (HPS)	Improved liveability w OOA	Fully accessible w OOA	Robust w OOA	High Support w OOA
House	2	\$ 514,502	\$ 768,933	\$ 789,208	\$ 886,339	\$ 978,788	\$ 879,825	\$ 895,402	\$ 989,899	\$ 1,094,960
House	3	\$ 550,938	\$ 855,862	\$ 871,760	\$ 939,854	\$ 1,072,323	\$ 933,264	\$ 958,348	\$ 1,042,800	\$ 1,162,454
Group Homes	4	\$ 698,917	\$ 980,273	\$ 1,007,984	\$ 1,090,641	\$ 1,208,175	\$ 1,053,509	\$ 1,079,727	\$ 1,179,502	\$ 1,297,451
Group Homes	5	\$ 715,276	\$ 1,075,885	\$ 1,120,017	\$ 1,219,334	\$ 1,327,579	\$ 1,140,646	\$ 1,220,217	\$ 1,259,226	\$ 1,404,859

3.2 Apartments Cost Summary

Total Cost by Type

*Below numbers include build cost, preliminaries, margin and professional fees
Contingency and fire sprinklers are excluded.*

Build Type	Number of Bedrooms	Number of Residents	Standard	Improved liveability (IL)	Fully accessible (FA)	High Support (HPS)
Apartment	1	1	\$ 566,838	\$ 613,853	\$ 639,032	\$ 696,103
	2	1	N/A	\$ 652,010	\$ 669,999	\$ 728,832
		2	\$ 597,643	\$ 653,961	\$ 670,986	\$ 730,641
	3	2	N/A	\$ 720,319	\$ 746,304	\$ 811,054
		3	3	\$ 659,881	N/A	N/A

3.3 Villas Cost Summary

Total Cost by Type

*Below numbers include build cost, preliminaries, margin and professional fees
Contingency and fire sprinklers are excluded.*

Build Type	Number of Bedrooms	Standard	Improved liveability (IL)	Fully accessible (FA)	Robust (R)	High Support (HPS)	Improved liveability w OOA	Fully accessible w OOA	Robust w OOA	High Support w OOA
Villa	1	\$ 284,181	\$ 327,005	\$ 355,169	\$ 358,582	\$ 410,322	\$ 347,000	\$ 376,886	\$ 398,468	\$ 435,412
	2	\$ 335,666	\$ 377,891	\$ 417,922	\$ 451,038	\$ 472,010	\$ 427,024	\$ 472,260	\$ 493,718	\$ 533,379
	3	\$ 424,738	\$ 475,603	\$ 542,680	\$ 575,304	\$ 611,786	\$ 537,431	\$ 613,228	\$ 639,275	\$ 679,082

**OOA values approximate only - no design provided*

The above costs are inclusive of trade works, builders' preliminaries, margin and professional fees. They exclude GST and contingencies. We recommend the consideration of a 15% contingency on the above costs to allow for the current level of design and unknown site specifics as well as other development cost risks.

Fire sprinklers are excluded from the above costs. The cost for sprinklers is shown on the detailed summaries in the Appendix.



4. Cost Details

Given the design documentation does not capture the specific requirements across the dwelling types, MBM have adjusted item descriptions and rates to capture the differences between the dwelling types.

The main differences are listed below:

- Windows are priced as double glazed typically with laminated glazing included to the Fully Accessible (FA), Robust (R) and High Physical Support (HPS) dwellings
 - o All glazing to the apartments is included as laminated and double glazed regardless of the SDA category of the unit. MBM believe it would be more cost efficient to glaze the entire apartment building with the same specification as opposed to different specs for different unit types.
- Motorised roller blinds included to the High Support dwellings
- Solid core doors to all dwelling types with high grade hardware to the FA, R and HPS type
- Additional stud framing, noggings and impact resistant plasterboard included to R and HPS types
- Tiling to wet area walls of standard and Improved Livability (IL) dwellings with wall vinyl to the FA, R and HPS types
- Commercial grade/heavy duty carpet allowed to the FA, R and HPS types.
- Robust/impact resistant joinery included to IL, FA, R and HPS types
- High grade fittings and appliances are included to FA, R and HPS dwellings
- Ducted cooling included to R and HPS dwelling types
- High grade electrical included to R and HPS dwellings with emergency power provided to the HPS units
- Nurse call included to HPS types
- Monitored smoke alarms to the R and HPS types

5. Cost Analysis

MBM have carried out a detailed measurement and pricing exercise for all dwellings based on the architect provided designs. Where no design was available i.e. Villa with OOA, MBM have provided overall cost estimates based on a pro-rata approach from other dwelling types.

The below summarises the cost per m2 for each dwelling type based on the architect provided Gross Floor Areas (GFA). The GFAs captured below are noted on each dwelling type drawing. With the exception of the apartments which show only the apartment areas as full apartment building design is not available.

The differences between the rates shown below is a result of the different inclusions across the dwelling types and the levels of support within each category. The items noted in the above report section list the reasons for the cost differences.

5.1 Houses and Group Homes rate per m2

The below table shows the cost per m2 for the Houses and Group Homes. This is the estimated construction inclusive of trade cost, builders preliminaries & margin and professional fees. This cost has then been divided over the architect advised GFA.

MBM have compared the resultant rates per m2 against our benchmark database of housing developments and note that the below are in line with the current house construction market and fall as expected with consideration to the SDA specific requirements.

Dwelling Type	Quantity	Unit	Rate per m2
Houses			
BASE - House - 2 Resident	94	m2	\$ 5,473
IL - House - 2 Resident	128	m2	\$ 6,007
FA - House - 2 Resident	135	m2	\$ 5,846
R - House - 2 Resident	129	m2	\$ 6,871
HPS - House - 2 Resident	135	m2	\$ 7,250
IL - House - 2 Resident - OOA	152	m2	\$ 5,788
FA - House - 2 Resident - OOA	160	m2	\$ 5,596
R - House - 2 Resident - OOA	151	m2	\$ 6,556
HPS - House - 2 Resident - OOA	161	m2	\$ 6,801
BASE - House - 3 Resident	103	m2	\$ 5,349
IL - House - 3 Resident	145	m2	\$ 5,902
FA - House - 3 Resident	154	m2	\$ 5,661
R - House - 3 Resident	145	m2	\$ 6,482
HPS - House - 3 Resident	156	m2	\$ 6,874
IL - House - 3 Resident - OOA	167	m2	\$ 5,588
FA - House - 3 Resident - OOA	177	m2	\$ 5,414
R - House - 3 Resident - OOA	167	m2	\$ 6,244
HPS - House - 3 Resident - OOA	179	m2	\$ 6,494
Group Homes			
BASE - Group Home - 4 Resident	148	m2	\$ 4,722
IL - Group Home - 4 Resident	183	m2	\$ 5,357
FA - Group Home - 4 Resident	196	m2	\$ 5,143
R - Group Home - 4 Resident	183	m2	\$ 5,960
HPS - Group Home - 4 Resident	197	m2	\$ 6,133
IL - Group Home - 4 Resident - OOA	205	m2	\$ 5,139
FA - Group Home - 4 Resident - OOA	219	m2	\$ 4,930
R - Group Home - 4 Resident - OOA	205	m2	\$ 5,754
HPS - Group Home - 4 Resident - OOA	220	m2	\$ 5,898
BASE - Group Home - 5 Resident	154	m2	\$ 4,645
IL - Group Home - 5 Resident	208	m2	\$ 5,173
FA - Group Home - 5 Resident	228	m2	\$ 4,912
R - Group Home - 5 Resident	208	m2	\$ 5,543
HPS - Group Home - 5 Resident	229	m2	\$ 5,797
IL - Group Home - 5 Resident - OOA	227	m2	\$ 5,025
FA - Group Home - 5 Resident - OOA	251	m2	\$ 4,861
R - Group Home - 5 Resident - OOA	226	m2	\$ 5,044
HPS - Group Home - 5 Resident - OOA	251	m2	\$ 5,597

IL = Improved Liveability
FA = Fully Accessible
R = Robust
HPS = High Physical Support



5.2 Apartments rate per m2

The below table shows the cost per m2 for the Apartments. Due to the lack of design available for the common and shared areas of the Apartment buildings, the rates shown below is the total apartment building costs inclusive of common and shared areas but divided over the GFA as provided by the architect. The costs shown below include trade costs, builders preliminaries & margin and professional fees.

MBM have compared the resultant rates per m2 against our benchmark database of apartment developments and adjusted them to allow a 'like for like' comparison noting that the below are in line with the current apartment construction market and fall as expected with consideration to the SDA specific requirements.

Dwelling Type	Quantity	Unit	Rate per m2
BASE - 1 Bed 1 Resident	51	m2	\$ 11,114
IL - 1 Bed 1 Resident	58	m2	\$ 10,584
FA - 1 Bed 1 Resident	61	m2	\$ 10,476
HPS - 1 Bed 1 Resident	61	m2	\$ 11,412
IL - 2 Bed 1 Resident	77	m2	\$ 8,468
FA - 2 Bed 1 Resident	81	m2	\$ 8,272
HPS - 2 Bed 1 Resident	81	m2	\$ 8,998
BASE - 2 Bed 2 Resident	72	m2	\$ 8,301
IL - 2 Bed 2 Resident	78	m2	\$ 8,384
FA - 2 Bed 2 Resident	81	m2	\$ 8,284
HPS - 2 Bed 2 Resident	84	m2	\$ 8,698
BASE - 3 Bed 3 Resident	97	m2	\$ 6,803
IL - 3 Bed 2 Resident	113	m2	\$ 6,375
FA - 3 Bed 2 Resident	116	m2	\$ 6,434
HPS - 3 Bed 2 Resident	116	m2	\$ 6,992

IL = Improved Liveability
FA = Fully Accessible
R = Robust
HPS = High Physical Support

5.3 Villas rate per m2

The below table shows the cost per m2 for the Villas. This is the estimated construction cost including trade costs, builders preliminaries & margin and professional fees divided over the architect advised GFA. MBM have compared the resultant rates per m2 against our benchmark database of comparable developments and note that the below are in line with the current house construction market and fall as expected with consideration to the SDA specific requirements.

Dwelling Type	Quantity	Unit	Rate per m2
BASE - 1 Resident	51	m2	\$ 5,572
IL - 1 Resident	57	m2	\$ 5,737
FA - 1 Resident	60	m2	\$ 5,919
R - 1 Resident	57	m2	\$ 6,291
HPS - 1 Resident	60	m2	\$ 6,839
BASE - 2 Resident	71	m2	\$ 4,728
IL - 2 Resident	76	m2	\$ 4,972
FA - 2 Resident	82	m2	\$ 5,097
R - 2 Resident	76	m2	\$ 5,935
HPS - 2 Resident	82	m2	\$ 5,756
BASE - 3 Resident	96	m2	\$ 4,424
IL - 3 Resident	109	m2	\$ 4,363
FA - 3 Resident	116	m2	\$ 4,678
R - 3 Resident	109	m2	\$ 5,278
HPS - 3 Resident	116	m2	\$ 5,274

IL = Improved Liveability
FA = Fully Accessible
R = Robust
HPS = High Physical Support

While MBM have provided indicative overall costs for Villas with OOA, the design is not available to provide a m2 analysis for this dwelling type.

6. Cost Adjustments

6.1 Locality Factors

In addition to the construction costs provided above, MBM have provided the below table of indices which can be utilised as a guide to determine the construction cost of each dwelling type and category in different locations across Australia. The below areas are based on the SA4 areas and the values shown are indicative. These values are helpful for initial costing purposes however MBM recommend that when a particular site or location is being considered, a cost assessment for that particular location is carried out to ensure up to date and specific cost information is utilised.

The indices have Melbourne Metro as the base cost.

Code	State	SA4	Classification	Index	Classification	
VIC - Ballarat	VIC	Ballarat	3	1.00	1	Major city
VIC - Bendigo	VIC	Bendigo	3	1.00	2	Inner regional
VIC - Geelong	VIC	Geelong	2	1.00	3	Outer regional
VIC - Hume	VIC	Hume	3	1.04	4	Remote
VIC - Latrobe - Gippsland	VIC	Latrobe - Gippsland	2	1.01		
VIC - Melbourne - Inner	VIC	Melbourne - Inner	1	1.00		
VIC - Melbourne - Inner East	VIC	Melbourne - Inner East	1	1.00		
VIC - Melbourne - Inner South	VIC	Melbourne - Inner South	1	1.00		
VIC - Melbourne - North East	VIC	Melbourne - North East	1	1.00		
VIC - Melbourne - North West	VIC	Melbourne - North West	2	1.00		
VIC - Melbourne - Outer East	VIC	Melbourne - Outer East	1	1.00		
VIC - Melbourne - South East	VIC	Melbourne - South East	2	1.00		
VIC - Melbourne - West	VIC	Melbourne - West	1	1.00		
VIC - Mornington Peninsula	VIC	Mornington Peninsula	1	1.00		
VIC - North West	VIC	North West	3	1.06		
VIC - Shepparton	VIC	Shepparton	3	1.01		
VIC - Warrnambool and South West	VIC	Warrnambool and South West	3	1.03		
ACT - Australian Capital Territory	ACT	Australian Capital Territory	1	1.02		
NSW - Capital Region	NSW	Capital Region	3	1.11		
NSW - Central Coast	NSW	Central Coast	2	1.09		
NSW - Central West	NSW	Central West	3	1.20		
NSW - Coffs Harbour - Grafton	NSW	Coffs Harbour - Grafton	3	1.13		
NSW - Far West and Orana	NSW	Far West and Orana	4	1.34		
NSW - Hunter Valley exc Newcastle	NSW	Hunter Valley exc Newcastle	3	1.07		
NSW - Illawarra	NSW	Illawarra	3	1.07		
NSW - Mid North Coast	NSW	Mid North Coast	3	1.10		
NSW - Murray	NSW	Murray	3	1.06		
NSW - New England and North West	NSW	New England and North West	3	1.09		
NSW - Newcastle and Lake Macquarie	NSW	Newcastle and Lake Macquarie	3	1.06		
NSW - Richmond - Tweed	NSW	Richmond - Tweed	3	1.14		
NSW - Riverina	NSW	Riverina	3	1.11		
NSW - Southern Highlands and Shoalhaven	NSW	Southern Highlands and Shoalhaven	3	1.10		
NSW - Sydney - Baulkham Hills and Hawkesbur	NSW	Sydney - Baulkham Hills and Hawkesbur	2	1.07		
NSW - Sydney - Blacktown	NSW	Sydney - Blacktown	1	1.02		
NSW - Sydney - City and Inner South	NSW	Sydney - City and Inner South	1	1.02		
NSW - Sydney - Eastern Suburbs	NSW	Sydney - Eastern Suburbs	1	1.02		
NSW - Sydney - Inner South West	NSW	Sydney - Inner South West	1	1.02		
NSW - Sydney - Inner West	NSW	Sydney - Inner West	1	1.02		
NSW - Sydney - North Sydney and Hornsby	NSW	Sydney - North Sydney and Hornsby	2	1.03		
NSW - Sydney - Northern Beaches	NSW	Sydney - Northern Beaches	1	1.03		
NSW - Sydney - Outer South West	NSW	Sydney - Outer South West	2	1.04		
NSW - Sydney - Outer West and Blue Mountair	NSW	Sydney - Outer West and Blue Mountair	2	1.08		
NSW - Sydney - Parramatta	NSW	Sydney - Parramatta	1	1.02		
NSW - Sydney - Ryde	NSW	Sydney - Ryde	1	1.02		
NSW - Sydney - South West	NSW	Sydney - South West	1	1.02		
NSW - Sydney - Sutherland	NSW	Sydney - Sutherland	1	1.02		
NT - Darwin	NT	Darwin	1	1.31		
NT - Northern Territory - Outback	NT	Northern Territory - Outback	4	1.89		

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QLD - Brisbane - East	QLD	Brisbane - East	1	0.99
QLD - Brisbane - North	QLD	Brisbane - North	1	0.99
QLD - Brisbane - South	QLD	Brisbane - South	1	0.99
QLD - Brisbane - West	QLD	Brisbane - West	1	0.99
QLD - Brisbane Inner City	QLD	Brisbane Inner City	1	0.99
QLD - Cairns	QLD	Cairns	3	1.07
QLD - Darling Downs - Maranoa	QLD	Darling Downs - Maranoa	3	1.09
QLD - Fitzroy	QLD	Fitzroy	3	1.17
QLD - Gold Coast	QLD	Gold Coast	2	0.99
QLD - Ipswich	QLD	Ipswich	2	0.99
QLD - Logan - Beaudesert	QLD	Logan - Beaudesert	2	1.14
QLD - Mackay	QLD	Mackay	3	1.14
QLD - Moreton Bay - North	QLD	Moreton Bay - North	2	1.03
QLD - Moreton Bay - South	QLD	Moreton Bay - South	2	1.01
QLD - Queensland - Outback	QLD	Queensland - Outback	4	1.67
QLD - Sunshine Coast	QLD	Sunshine Coast	2	1.00
QLD - Toowoomba	QLD	Toowoomba	3	1.01
QLD - Townsville	QLD	Townsville	3	1.11
QLD - Wide Bay	QLD	Wide Bay	3	1.05
SA - Adelaide - Central and Hills	SA	Adelaide - Central and Hills	1	1.04
SA - Adelaide - North	SA	Adelaide - North	2	1.18
SA - Adelaide - South	SA	Adelaide - South	1	1.10
SA - Adelaide - West	SA	Adelaide - West	1	1.14
SA - Barossa - Yorke - Mid North	SA	Barossa - Yorke - Mid North	2	1.33
SA - South Australia - Outback	SA	South Australia - Outback	4	1.56
SA - South Australia - South East	SA	South Australia - South East	2	1.19
TAS - Hobart	TAS	Hobart	1	1.06
TAS - Launceston and North East	TAS	Launceston and North East	3	1.12
TAS - South East	TAS	South East	3	1.22
TAS - West and North West	TAS	West and North West	3	1.20
WA - Bunbury	WA	Bunbury	3	1.32
WA - Mandurah	WA	Mandurah	2	1.07
WA - Perth - Inner	WA	Perth - Inner	1	1.07
WA - Perth - North East	WA	Perth - North East	1	1.07
WA - Perth - North West	WA	Perth - North West	1	1.07
WA - Perth - South East	WA	Perth - South East	2	1.27
WA - Perth - South West	WA	Perth - South West	1	1.14
WA - Western Australia - Outback	WA	Western Australia - Outback	4	1.65
WA - Western Australia - Wheat Belt	WA	Western Australia - Wheat Belt	3	1.26

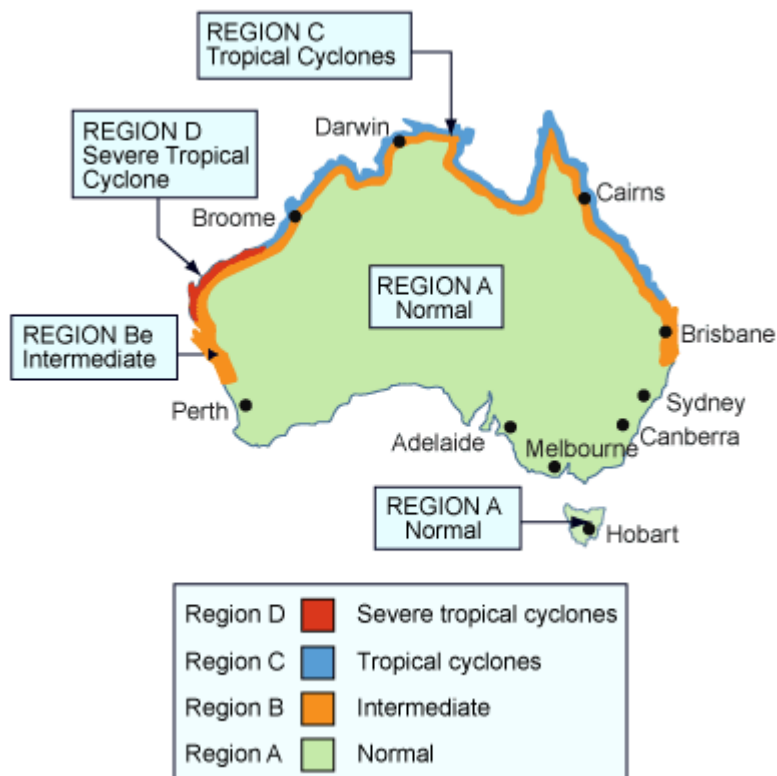


6.2 Cyclone Allowance

MBM note that some regions of Australia are subject to cyclonic conditions and as such structural requirements for buildings are governed by AS/NZS1170.2:2011 regarding wind loads. While the specific requirements for various building types will vary depending on specific locations and building methodologies, it is likely that a cost premium will be realised in these locations. MBM have reviewed our cost database for buildings in some of these locations and a cost premium on the trade cost of construction between 9% and 22% is apparent with the upper end relating to more extensive structural adjustment and the lower end allowing for cyclone resistant elements to more localised elements such as windows, roofing, framing for any services on the outside of buildings and the like.

This allowance is in addition to the locality factors as it accounts for additional scope with regard to building in a cyclone region as opposed to the locality factors which account only for the differences in actual build cost, i.e. materials, labour and other costs associated with the construction of a dwelling in a particular location.

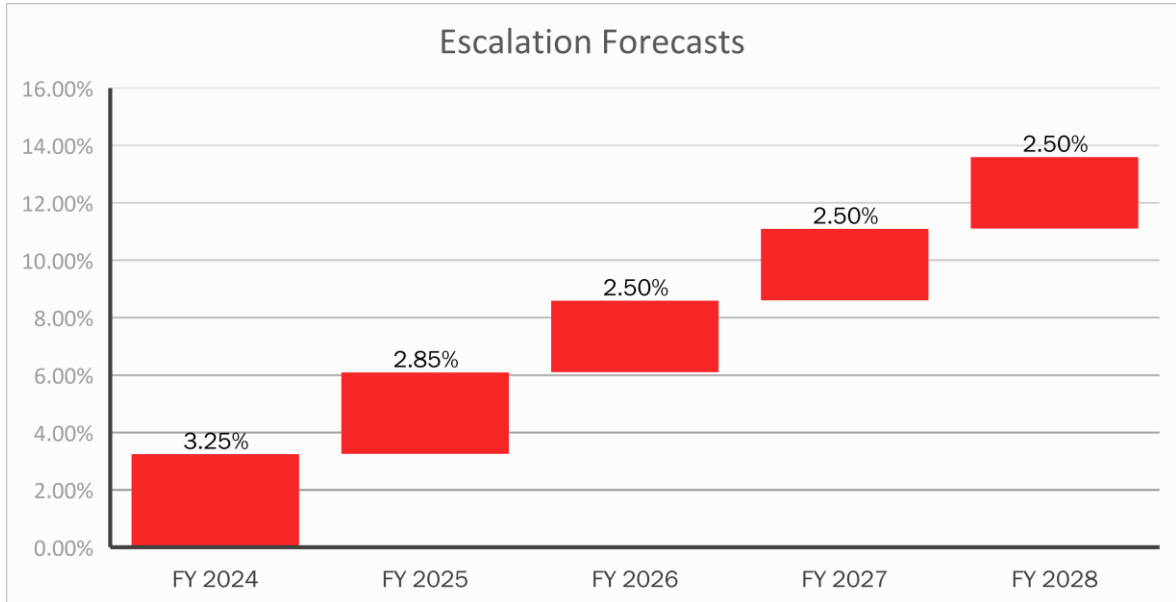
The above mentioned percentages are applicable to Regions C and D on the below map.





6.3 Escalation

The below chart sets out MBMs current opinion of forecast escalation.



As shown above MBM is forecasting higher than the historical average through FY 2024 to then stabilise into 2025 and returning to the historical average through the next few years.

The costs presented in this report and through the detailed estimates are escalated to 1 July 2023.



7. Notes and Qualifications

7.1 Documentation/Drawings

These estimates are based on design development architectural drawings prepared by Kennedy Associates Architects. We note that these drawings are plan drawings only and building methodologies, finishes, specs, etc are assumed based on similar projects.

Only apartment layouts have been provided, shared and common spaces are benchmarked only.

7.2 Assumptions/Inclusions

- Site access is unrestricted
- Easy connection to services at or near the site boundaries
- A straightforward construction process with no significant delays or complexities
- Additional works for each category of SDA requirements
- Fire sprinkler systems to houses and Villas assume a storage tank and pump is required as redundancy for the mains supply
- Fire sprinkler systems to apartment buildings generally assume a water storage tank to accommodate ~40 units along with a booster pump and kerb side valve assembly, pipework through risers to units and recessed sprinklers on flexible pipework

7.3 General Exclusions

- Authority Fees
- GST
- Extending, upgrading or amplification of authority infrastructure.
- Removal or treatment of any contamination or hazardous materials other than allowances made
- Structural works other than the allowances made within the estimate
- Legal fees
- Delay costs
- Ceiling hoists – provision for future installation included
- Loose furniture
- Dilapidation reports
- Latent conditions
- Council requirements
- Out of hours works
- Works outside the property boundary
- Extraordinary site specifics
- Flood proofing
- Other exclusions specified in the estimate
- OSD tanks
- Any cost impacts related to Covid-19 or other pandemic effects



8. Building Class Cost Commentary

In addition to the above cost report MBM have been requested to provide advice regarding the cost of construction across the different building classes. The below table summarises the building classes:

NCC Classification Summary Definition	
Class 1a	Single dwelling being a detached house or one group of attached dwellings being a town house or row house.
Class 1b	Boarding house, guest house, hostel or the like with a total area of all floors not exceeding 300 m ² , and where not more than 12 people reside, and it is not located above or below another dwelling or another Class of building other than a private garage.
Class 2	Multi-unit residential building, or apartments where people live above or below each other or may also be single storey attached residential with a common space below (residential above common carpark).
Class 3	Residential building other than a Class 1 or 2 building, which is for the accommodation of unrelated people, including accommodation of people with disabilities.

In general terms Class 3 residential construction would often cost more to construct than Class 1 and 2 on a per dwelling basis as a result of the provisions required to accommodate people with disabilities.

This is not a rule however and the actual cost variance will depend on the specific building design, project requirements, local market, size of the relevant dwelling, materials used and several other factors affecting construction costs.

The reference designs utilised in the preparation of the detailed cost estimates have been designed based on Class 3.

9. Appendix A – Houses and Group Homes

Elemental Summary – Houses

Reference	CD-031	CD-131	CD-141	CD-151	CD-161	CD-032	CD-133	CD-143	CD-153	CD-163
Element	BASE House 2 Resident	Improved Liveability House 2 Resident	Fully Accessible House 2 Resident	Robust House 2 Resident	High Physical Support - House 2 Resident	BASE House 3 Resident	Improved Liveability House 3 Resident	Fully Accessible House 3 Resident	Robust House 3 Resident	High Physical Support - House 3 Resident
Demolition	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
Site Preparation	\$ 6,776	\$ 6,566	\$ 6,874	\$ 6,567	\$ 6,920	\$ 6,949	\$ 6,616	\$ 7,096	\$ 6,616	\$ 7,132
Substructure	\$ 36,195	\$ 52,440	\$ 54,720	\$ 52,725	\$ 55,005	\$ 38,760	\$ 57,285	\$ 60,420	\$ 57,285	\$ 61,275
Roof	\$ 75,000	\$ 102,951	\$ 107,141	\$ 104,543	\$ 109,948	\$ 79,098	\$ 114,247	\$ 116,301	\$ 113,598	\$ 117,456
External Walls	\$ 45,430	\$ 69,223	\$ 64,876	\$ 80,013	\$ 85,315	\$ 51,905	\$ 68,389	\$ 67,126	\$ 78,567	\$ 88,689
Internal Walls	\$ 19,225	\$ 34,695	\$ 26,230	\$ 41,620	\$ 41,620	\$ 21,617	\$ 40,060	\$ 30,260	\$ 49,160	\$ 49,160
Windows	\$ 9,620	\$ 14,988	\$ 12,989	\$ 12,989	\$ 12,989	\$ 10,431	\$ 15,987	\$ 15,987	\$ 15,987	\$ 15,987
External Doors	\$ 11,500	\$ 14,150	\$ 14,550	\$ 19,850	\$ 14,550	\$ 10,750	\$ 15,850	\$ 16,450	\$ 18,350	\$ 16,450
Internal Doors	\$ 7,600	\$ 9,100	\$ 11,200	\$ 11,200	\$ 11,200	\$ 7,800	\$ 10,400	\$ 12,800	\$ 12,800	\$ 12,800
Wall Finishes	\$ 9,650	\$ 16,600	\$ 19,190	\$ 19,190	\$ 19,895	\$ 10,850	\$ 17,600	\$ 20,365	\$ 19,660	\$ 20,365
Floor Finishes	\$ 11,536	\$ 16,801	\$ 20,180	\$ 20,180	\$ 21,255	\$ 11,700	\$ 19,430	\$ 23,735	\$ 23,960	\$ 23,735
Ceiling Finishes	\$ 17,819	\$ 23,844	\$ 23,835	\$ 23,835	\$ 24,604	\$ 18,467	\$ 26,968	\$ 26,968	\$ 27,687	\$ 26,968
Joinery	\$ 26,502	\$ 85,110	\$ 94,500	\$ 94,500	\$ 94,500	\$ 24,706	\$ 104,500	\$ 104,500	\$ 94,500	\$ 104,500
FFE	\$ 3,070	\$ 8,150	\$ 7,830	\$ 8,610	\$ 12,705	\$ 5,150	\$ 8,960	\$ 8,960	\$ 9,740	\$ 15,606
Appliances	\$ 6,000	\$ 6,000	\$ 7,500	\$ 10,000	\$ 10,000	\$ 6,000	\$ 6,000	\$ 7,500	\$ 10,000	\$ 10,000
Hydraulic Services	\$ 29,250	\$ 27,750	\$ 29,650	\$ 27,750	\$ 27,750	\$ 29,250	\$ 29,550	\$ 32,450	\$ 27,750	\$ 35,050
Gas Services	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250
Mechanical Services	\$ 35,280	\$ 35,280	\$ 35,280	\$ 45,210	\$ 58,960	\$ 40,530	\$ 43,155	\$ 45,045	\$ 50,710	\$ 66,440
Electrical Services	\$ 18,592	\$ 29,571	\$ 30,681	\$ 61,126	\$ 101,551	\$ 21,790	\$ 31,857	\$ 33,180	\$ 62,921	\$ 107,237
Fire Services	\$ 1,823	\$ 3,000	\$ 3,119	\$ 5,224	\$ 5,224	\$ 2,166	\$ 3,245	\$ 3,386	\$ 5,381	\$ 5,723
External Works	\$ 14,836	\$ 22,821	\$ 24,100	\$ 23,120	\$ 24,510	\$ 15,471	\$ 24,995	\$ 24,645	\$ 24,245	\$ 25,005
SubTotal Build Cost	\$ 390,954	\$ 584,288	\$ 599,695	\$ 673,502	\$ 743,751	\$ 418,641	\$ 650,343	\$ 662,423	\$ 714,166	\$ 814,825
Preliminaries 14%	\$ 54,734	\$ 81,800	\$ 83,957	\$ 94,290	\$ 104,125	\$ 58,610	\$ 91,048	\$ 92,739	\$ 99,983	\$ 114,076
Builders Margin 4%	\$ 17,828	\$ 26,644	\$ 27,346	\$ 30,712	\$ 33,915	\$ 19,090	\$ 29,656	\$ 30,207	\$ 32,566	\$ 37,156
Total Build Cost	\$ 463,515	\$ 692,732	\$ 710,998	\$ 798,503	\$ 881,791	\$ 496,341	\$ 771,047	\$ 785,369	\$ 846,715	\$ 966,057
Professional Fees 11%	\$ 50,987	\$ 76,201	\$ 78,210	\$ 87,835	\$ 96,997	\$ 54,597	\$ 84,815	\$ 86,391	\$ 93,139	\$ 106,266
Total Build Cost	\$ 514,502	\$ 768,933	\$ 789,208	\$ 886,339	\$ 978,788	\$ 550,938	\$ 855,862	\$ 871,760	\$ 939,854	\$ 1,072,323
Contingency 15%	\$ 77,175	\$ 115,340	\$ 118,381	\$ 132,951	\$ 146,818	\$ 82,641	\$ 128,379	\$ 130,764	\$ 140,978	\$ 160,848
Sprinklers - if required	\$ 47,424	\$ 47,424	\$ 47,424	\$ 47,424	\$ 47,424	\$ 53,352	\$ 53,352	\$ 53,352	\$ 53,352	\$ 53,352

Elemental Summary – Houses with OOA

Reference	CD-132	CD-142	CD-152	CD-162	CD-134	CD-144	CD-154	CD-164
Element	Improved Liveability House 2 Resident	Fully Accessible House 2 Resident	Robust House 2 Resident	High Physical Support - House 2 Resident	Improved Liveability House 3 Resident	Fully Accessible House 3 Resident	Robust House 3 Resident	High Physical Support - House 3 Resident
Demolition	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
Site Preparation	\$ 6,922	\$ 7,230	\$ 6,920	\$ 7,261	\$ 7,211	\$ 7,456	\$ 7,216	\$ 7,492
Substructure	\$ 60,990	\$ 61,845	\$ 59,280	\$ 62,415	\$ 64,125	\$ 66,975	\$ 64,125	\$ 67,830
Roof	\$ 117,131	\$ 119,710	\$ 117,430	\$ 120,106	\$ 123,900	\$ 127,944	\$ 123,263	\$ 128,208
External Walls	\$ 72,142	\$ 68,251	\$ 83,387	\$ 87,725	\$ 73,810	\$ 69,751	\$ 85,315	\$ 91,581
Internal Walls	\$ 43,435	\$ 43,435	\$ 53,510	\$ 53,510	\$ 47,035	\$ 35,375	\$ 58,150	\$ 58,730
Windows	\$ 16,986	\$ 16,986	\$ 16,986	\$ 20,983	\$ 22,981	\$ 20,983	\$ 22,981	\$ 20,983
External Doors	\$ 15,850	\$ 14,550	\$ 16,450	\$ 14,550	\$ 15,850	\$ 16,450	\$ 16,450	\$ 16,450
Internal Doors	\$ 11,700	\$ 14,400	\$ 14,400	\$ 12,800	\$ 13,000	\$ 16,000	\$ 16,000	\$ 16,000
Wall Finishes	\$ 21,200	\$ 24,595	\$ 24,595	\$ 25,300	\$ 21,600	\$ 25,770	\$ 25,065	\$ 25,770
Floor Finishes	\$ 19,145	\$ 23,170	\$ 23,170	\$ 24,560	\$ 20,745	\$ 27,000	\$ 25,295	\$ 27,000
Ceiling Finishes	\$ 26,229	\$ 26,229	\$ 26,229	\$ 27,319	\$ 28,068	\$ 29,479	\$ 28,068	\$ 29,479
Joinery	\$ 98,100	\$ 98,100	\$ 98,100	\$ 103,100	\$ 103,100	\$ 110,600	\$ 103,100	\$ 110,600
FFE	\$ 10,655	\$ 10,655	\$ 11,626	\$ 18,881	\$ 11,615	\$ 11,295	\$ 12,586	\$ 18,881
Appliances	\$ 6,000	\$ 7,500	\$ 10,000	\$ 10,000	\$ 6,000	\$ 7,500	\$ 10,000	\$ 10,000
Hydraulic Services	\$ 33,050	\$ 35,950	\$ 33,050	\$ 35,050	\$ 33,050	\$ 37,950	\$ 33,050	\$ 35,050
Gas Services	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250
Mechanical Services	\$ 42,420	\$ 39,795	\$ 49,940	\$ 63,690	\$ 47,670	\$ 47,670	\$ 55,440	\$ 69,190
Electrical Services	\$ 33,474	\$ 34,062	\$ 71,300	\$ 108,106	\$ 35,238	\$ 36,708	\$ 69,505	\$ 114,119
Fire Services	\$ 3,418	\$ 3,481	\$ 6,116	\$ 5,828	\$ 3,607	\$ 3,764	\$ 5,959	\$ 6,326
External Works	\$ 24,455	\$ 25,195	\$ 24,455	\$ 25,595	\$ 25,305	\$ 24,300	\$ 25,575	\$ 24,375
SubTotal Build Cost	\$ 668,552	\$ 680,388	\$ 752,194	\$ 832,026	\$ 709,159	\$ 728,219	\$ 792,392	\$ 883,313
Preliminaries 14%	\$ 93,597	\$ 95,254	\$ 105,307	\$ 116,484	\$ 99,282	\$ 101,951	\$ 110,935	\$ 123,664
Builders Margin 4%	\$ 30,486	\$ 31,026	\$ 34,300	\$ 37,940	\$ 32,338	\$ 33,207	\$ 36,133	\$ 40,279
Total Build Cost	\$ 792,635	\$ 806,668	\$ 891,801	\$ 986,450	\$ 840,779	\$ 863,376	\$ 939,460	\$ 1,047,256
Professional Fees 11%	\$ 87,190	\$ 88,733	\$ 98,098	\$ 108,510	\$ 92,486	\$ 94,971	\$ 103,341	\$ 115,198
Total Build Cost	\$ 879,825	\$ 895,402	\$ 989,899	\$ 1,094,960	\$ 933,264	\$ 958,348	\$ 1,042,800	\$ 1,162,454
Contingency 15%	\$ 131,974	\$ 134,310	\$ 148,485	\$ 164,244	\$ 139,990	\$ 143,752	\$ 156,420	\$ 174,368
Sprinklers - if required	\$ 53,352	\$ 53,352	\$ 53,352	\$ 53,352	\$ 59,280	\$ 59,280	\$ 59,280	\$ 59,280

Elemental Summary – Group Homes

Reference	CD-041	CD-171	CD-181	CD-191	CD-201	CD-042	CD-173	CD-183	CD-193	CD-203
Element	BASE Group Home 4 Resident	Improved Liveability Group Home 4 Resident	Fully Accessible Group Home 4 Resident	Robust Group Home 4 Resident	High Physical Support - Group Home 4 Resident	BASE Group Home 5 Resident	Improved Liveability Group Home 5 Resident	Fully Accessible Group Home 5 Resident	Robust Group Home 5 Resident	High Physical Support - Group Home 5 Resident
Demolition	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
Site Preparation	\$ 7,978	\$ 7,404	\$ 8,005	\$ 7,403	\$ 8,044	\$ 8,144	\$ 8,020	\$ 8,423	\$ 8,020	\$ 8,428
Substructure	\$ 51,585	\$ 69,540	\$ 72,960	\$ 69,540	\$ 73,245	\$ 54,435	\$ 74,100	\$ 82,365	\$ 85,500	\$ 84,645
Roof	\$ 98,523	\$ 135,489	\$ 137,986	\$ 133,210	\$ 139,125	\$ 107,090	\$ 147,505	\$ 154,852	\$ 155,795	\$ 155,630
External Walls	\$ 60,760	\$ 75,061	\$ 74,626	\$ 86,761	\$ 96,883	\$ 56,981	\$ 77,146	\$ 88,822	\$ 85,485	\$ 113,223
Internal Walls	\$ 37,050	\$ 48,385	\$ 37,700	\$ 59,890	\$ 63,080	\$ 32,440	\$ 63,685	\$ 59,635	\$ 66,855	\$ 67,465
Windows	\$ 15,279	\$ 20,983	\$ 22,981	\$ 20,983	\$ 22,981	\$ 16,083	\$ 30,430	\$ 29,975	\$ 32,320	\$ 22,981
External Doors	\$ 14,500	\$ 19,600	\$ 20,200	\$ 19,600	\$ 20,200	\$ 14,500	\$ 21,850	\$ 19,600	\$ 21,850	\$ 20,200
Internal Doors	\$ 11,700	\$ 13,500	\$ 19,600	\$ 16,400	\$ 16,400	\$ 13,000	\$ 16,100	\$ 16,100	\$ 16,100	\$ 19,600
Wall Finishes	\$ 17,100	\$ 17,200	\$ 19,895	\$ 19,895	\$ 19,895	\$ 16,500	\$ 21,000	\$ 21,800	\$ 21,000	\$ 26,778
Floor Finishes	\$ 16,525	\$ 21,851	\$ 28,081	\$ 27,031	\$ 28,356	\$ 16,975	\$ 23,765	\$ 26,566	\$ 23,765	\$ 32,803
Ceiling Finishes	\$ 24,153	\$ 30,900	\$ 32,270	\$ 30,900	\$ 32,387	\$ 25,433	\$ 33,725	\$ 35,977	\$ 33,725	\$ 35,815
Joinery	\$ 32,282	\$ 115,200	\$ 115,200	\$ 115,200	\$ 115,200	\$ 32,150	\$ 113,600	\$ 114,000	\$ 127,700	\$ 120,200
FFE	\$ 6,595	\$ 9,760	\$ 10,400	\$ 10,540	\$ 11,180	\$ 6,755	\$ 13,415	\$ 13,125	\$ 13,415	\$ 12,006
Appliances	\$ 6,000	\$ 6,000	\$ 7,500	\$ 10,000	\$ 10,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 10,000	\$ 10,000
Hydraulic Services	\$ 33,600	\$ 28,400	\$ 30,300	\$ 28,400	\$ 28,400	\$ 33,600	\$ 35,700	\$ 35,700	\$ 35,700	\$ 35,700
Gas Services	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250
Mechanical Services	\$ 45,045	\$ 45,780	\$ 43,155	\$ 50,710	\$ 64,460	\$ 47,670	\$ 47,670	\$ 47,670	\$ 47,670	\$ 66,260
Electrical Services	\$ 27,944	\$ 37,661	\$ 40,415	\$ 77,336	\$ 121,496	\$ 30,093	\$ 40,971	\$ 45,266	\$ 94,343	\$ 130,772
Fire Services	\$ 2,825	\$ 3,866	\$ 5,152	\$ 6,646	\$ 6,973	\$ 3,056	\$ 4,221	\$ 5,796	\$ 8,138	\$ 7,787
External Works	\$ 16,392	\$ 33,050	\$ 34,260	\$ 33,050	\$ 34,500	\$ 17,362	\$ 33,379	\$ 34,145	\$ 33,904	\$ 33,244
SubTotal Build Cost	\$ 531,086	\$ 744,879	\$ 765,936	\$ 828,744	\$ 918,055	\$ 543,516	\$ 817,532	\$ 851,067	\$ 926,534	\$ 1,008,786
Preliminaries 14%	\$ 74,352	\$ 104,283	\$ 107,231	\$ 116,024	\$ 128,528	\$ 76,092	\$ 114,454	\$ 119,149	\$ 129,715	\$ 141,230
Builders Margin 4%	\$ 24,218	\$ 33,966	\$ 34,927	\$ 37,791	\$ 41,863	\$ 24,784	\$ 37,279	\$ 38,809	\$ 42,250	\$ 46,001
Total Build Cost	\$ 629,655	\$ 883,129	\$ 908,094	\$ 982,559	\$ 1,088,446	\$ 644,393	\$ 969,266	\$ 1,009,025	\$ 1,098,499	\$ 1,196,017
Professional Fees 11%	\$ 69,262	\$ 97,144	\$ 99,890	\$ 108,082	\$ 119,729	\$ 70,883	\$ 106,619	\$ 110,993	\$ 120,835	\$ 131,562
Total Build Cost	\$ 698,917	\$ 980,273	\$ 1,007,984	\$ 1,090,641	\$ 1,208,175	\$ 715,276	\$ 1,075,885	\$ 1,120,017	\$ 1,219,334	\$ 1,327,579
Contingency 15%	\$ 104,838	\$ 147,041	\$ 151,198	\$ 163,596	\$ 181,226	\$ 107,291	\$ 161,383	\$ 168,003	\$ 182,900	\$ 199,137
Sprinklers - if required	\$ 59,280	\$ 59,280	\$ 59,280	\$ 59,280	\$ 59,280	\$ 62,244	\$ 62,244	\$ 62,244	\$ 62,244	\$ 62,244

Elemental Summary – Group Homes with OOA

Reference	CD-172	CD-182	CD-192	CD-202	CD-174	CD-184	CD-194	CD-204
Element	Improved Liveability Group Home 4 Resident	Fully Accessible Group Home 4 Resident	Robust Group Home 4 Resident	High Physical Support - Group Home 4 Resident	Improved Liveability Group Home 5 Resident	Fully Accessible Group Home 5 Resident	Robust Group Home 5 Resident	High Physical Support - Group Home 5 Resident
Demolition	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
Site Preparation	\$ 7,949	\$ 8,356	\$ 7,949	\$ 8,372	\$ 8,372	\$ 8,956	\$ 8,372	\$ 8,956
Substructure	\$ 76,380	\$ 79,800	\$ 76,380	\$ 80,085	\$ 82,650	\$ 89,205	\$ 82,365	\$ 89,205
Roof	\$ 145,389	\$ 149,518	\$ 145,389	\$ 149,768	\$ 155,312	\$ 163,455	\$ 155,192	\$ 163,455
External Walls	\$ 82,150	\$ 78,751	\$ 94,955	\$ 101,703	\$ 87,988	\$ 97,996	\$ 97,996	\$ 111,825
Internal Walls	\$ 48,385	\$ 38,010	\$ 59,890	\$ 63,660	\$ 56,485	\$ 67,958	\$ 70,330	\$ 71,200
Windows	\$ 22,981	\$ 23,980	\$ 22,981	\$ 23,980	\$ 28,976	\$ 32,973	\$ 28,976	\$ 24,979
External Doors	\$ 19,600	\$ 20,200	\$ 20,200	\$ 20,200	\$ 19,600	\$ 19,600	\$ 19,600	\$ 20,200
Internal Doors	\$ 16,100	\$ 19,400	\$ 19,600	\$ 19,600	\$ 18,700	\$ 18,700	\$ 18,700	\$ 22,800
Wall Finishes	\$ 21,800	\$ 25,300	\$ 25,300	\$ 25,300	\$ 26,800	\$ 30,437	\$ 26,800	\$ 33,571
Floor Finishes	\$ 24,211	\$ 31,346	\$ 30,021	\$ 31,176	\$ 27,391	\$ 30,750	\$ 27,321	\$ 36,401
Ceiling Finishes	\$ 33,534	\$ 34,856	\$ 33,534	\$ 34,711	\$ 36,268	\$ 39,144	\$ 36,161	\$ 39,144
Joinery	\$ 114,000	\$ 115,200	\$ 115,200	\$ 115,200	\$ 114,000	\$ 120,200	\$ 115,200	\$ 125,200
FFE	\$ 12,095	\$ 12,415	\$ 13,066	\$ 21,256	\$ 14,660	\$ 15,560	\$ 14,660	\$ 15,281
Appliances	\$ 6,000	\$ 7,500	\$ 10,000	\$ 10,000	\$ 6,000	\$ 6,000	\$ 10,000	\$ 10,000
Hydraulic Services	\$ 35,700	\$ 38,600	\$ 35,700	\$ 35,700	\$ 42,350	\$ 41,700	\$ 42,350	\$ 41,700
Gas Services	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250
Mechanical Services	\$ 47,670	\$ 47,670	\$ 55,440	\$ 69,190	\$ 49,560	\$ 49,470	\$ 64,560	\$ 68,240
Electrical Services	\$ 42,326	\$ 43,833	\$ 84,533	\$ 128,058	\$ 45,568	\$ 48,674	\$ 89,187	\$ 137,910
Fire Services	\$ 5,406	\$ 5,606	\$ 7,277	\$ 7,549	\$ 5,836	\$ 6,203	\$ 8,851	\$ 8,413
External Works	\$ 33,604	\$ 34,861	\$ 33,604	\$ 35,136	\$ 34,976	\$ 34,976	\$ 34,976	\$ 33,780
SubTotal Build Cost	\$ 800,529	\$ 820,451	\$ 896,267	\$ 985,893	\$ 866,741	\$ 927,205	\$ 956,847	\$ 1,067,509
Preliminaries 14%	\$ 112,074	\$ 114,863	\$ 125,477	\$ 138,025	\$ 121,344	\$ 129,809	\$ 133,959	\$ 149,451
Builders Margin 4%	\$ 36,504	\$ 37,413	\$ 40,870	\$ 44,957	\$ 39,523	\$ 42,281	\$ 43,632	\$ 48,678
Total Build Cost	\$ 949,107	\$ 972,727	\$ 1,062,614	\$ 1,168,874	\$ 1,027,609	\$ 1,099,295	\$ 1,134,438	\$ 1,265,638
Professional Fees 11%	\$ 104,402	\$ 107,000	\$ 116,888	\$ 128,576	\$ 113,037	\$ 120,922	\$ 124,788	\$ 139,220
Total Build Cost	\$ 1,053,509	\$ 1,079,727	\$ 1,179,502	\$ 1,297,451	\$ 1,140,646	\$ 1,220,217	\$ 1,259,226	\$ 1,404,859
Contingency 15%	\$ 158,026	\$ 161,959	\$ 176,925	\$ 194,618	\$ 171,097	\$ 183,033	\$ 188,884	\$ 210,729
Sprinklers - if required	\$ 62,244	\$ 62,244	\$ 62,244	\$ 62,244	\$ 65,208	\$ 65,208	\$ 65,208	\$ 65,208



10. Appendix B – Apartments

Elemental Summary – Apartments

Reference	CD-011	CD-061	CD-071	CD-081	CD-061	CD-071	CD-081	CD-011	CD-063	CD-073	CD-085	CD-012	CD-063	CD-073	CD-085
Element	BASE 1 Bed 1 Resident	IL 1 Bed 1 Resident	FA 1 Bed 1 Resident	HPS 1 Bed 1 Resident	IL 2 Bed 1 Resident	FA 2 Bed 1 Resident	HPS 2 Bed 1 Resident	BASE 2 Bed 2 Resident	IL 2 Bed 2 Resident	FA 2 Bed 2 Resident	HPS 2 Bed 2 Resident	BASE 3 Bed 3 Resident	IL 3 Bed 2 Resident	FA 3 Bed 2 Resident	HPS 3 Bed 2 Resident
	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
Demolition															
Site Preparation	\$ 2,516	\$ 2,516	\$ 2,516	\$ 2,516	\$ 2,516	\$ 2,516	\$ 2,516	\$ 2,516	\$ 2,516	\$ 2,516	\$ 2,516	\$ 2,516	\$ 2,516	\$ 2,516	\$ 2,516
Substructure	\$ 16,357	\$ 16,357	\$ 16,357	\$ 16,357	\$ 16,357	\$ 16,357	\$ 16,357	\$ 16,357	\$ 16,357	\$ 16,357	\$ 16,357	\$ 16,357	\$ 16,357	\$ 16,357	\$ 16,357
Columns	\$ 7,549	\$ 7,549	\$ 7,549	\$ 7,549	\$ 7,549	\$ 7,549	\$ 7,549	\$ 7,549	\$ 7,549	\$ 7,549	\$ 7,549	\$ 7,549	\$ 7,549	\$ 7,549	\$ 7,549
Upper Floors	\$ 32,713	\$ 32,713	\$ 32,713	\$ 32,713	\$ 32,713	\$ 32,713	\$ 32,713	\$ 32,713	\$ 32,713	\$ 32,713	\$ 32,713	\$ 32,713	\$ 32,713	\$ 32,713	\$ 32,713
Stairs	\$ 3,775	\$ 3,775	\$ 3,775	\$ 3,775	\$ 3,775	\$ 3,775	\$ 3,775	\$ 3,775	\$ 3,775	\$ 3,775	\$ 3,775	\$ 3,775	\$ 3,775	\$ 3,775	\$ 3,775
Roof	\$ 4,900	\$ 4,775	\$ 4,775	\$ 4,775	\$ 5,025	\$ 5,025	\$ 5,025	\$ 4,900	\$ 5,150	\$ 5,025	\$ 5,150	\$ 5,400	\$ 5,275	\$ 5,275	\$ 5,275
External Walls and Windows	\$ 41,520	\$ 41,520	\$ 41,520	\$ 41,520	\$ 46,553	\$ 46,553	\$ 46,553	\$ 46,553	\$ 46,553	\$ 46,553	\$ 46,553	\$ 52,341	\$ 52,341	\$ 52,341	\$ 52,341
Internal Walls	\$ 37,702	\$ 46,982	\$ 56,902	\$ 59,112	\$ 55,682	\$ 59,402	\$ 61,612	\$ 42,997	\$ 56,392	\$ 59,402	\$ 61,612	\$ 42,302	\$ 54,682	\$ 62,892	\$ 68,157
External Doors	\$ 3,775	\$ 3,775	\$ 3,775	\$ 3,775	\$ 3,775	\$ 3,775	\$ 3,775	\$ 3,775	\$ 3,775	\$ 3,775	\$ 3,775	\$ 3,775	\$ 3,775	\$ 3,775	\$ 3,775
Internal Doors	\$ 7,875	\$ 7,875	\$ 8,775	\$ 8,775	\$ 9,175	\$ 10,375	\$ 10,375	\$ 9,175	\$ 9,175	\$ 10,375	\$ 10,375	\$ 11,775	\$ 11,775	\$ 13,575	\$ 13,575
Wall Finishes	\$ 13,274	\$ 14,274	\$ 15,149	\$ 15,149	\$ 14,274	\$ 15,149	\$ 15,149	\$ 13,474	\$ 14,274	\$ 14,549	\$ 14,549	\$ 17,674	\$ 18,674	\$ 20,789	\$ 20,789
Floor Finishes	\$ 16,126	\$ 16,496	\$ 18,456	\$ 18,366	\$ 17,936	\$ 20,451	\$ 20,541	\$ 17,261	\$ 18,006	\$ 20,841	\$ 20,961	\$ 20,351	\$ 21,586	\$ 24,866	\$ 24,866
Ceiling Finishes	\$ 11,771	\$ 13,227	\$ 12,610	\$ 12,610	\$ 15,271	\$ 14,898	\$ 14,898	\$ 13,937	\$ 15,393	\$ 15,127	\$ 15,326	\$ 17,045	\$ 19,830	\$ 18,596	\$ 18,596
Joinery	\$ 38,807	\$ 53,357	\$ 53,357	\$ 53,357	\$ 57,357	\$ 57,357	\$ 57,357	\$ 41,207	\$ 57,357	\$ 57,357	\$ 57,357	\$ 46,307	\$ 67,357	\$ 67,357	\$ 67,357
FFE	\$ 4,371	\$ 7,351	\$ 7,671	\$ 8,466	\$ 7,671	\$ 7,671	\$ 9,416	\$ 4,691	\$ 7,671	\$ 7,671	\$ 9,416	\$ 6,546	\$ 9,026	\$ 9,026	\$ 11,591
Appliances	\$ 6,000	\$ 6,000	\$ 7,500	\$ 10,000	\$ 6,000	\$ 7,500	\$ 10,000	\$ 6,000	\$ 6,000	\$ 7,500	\$ 10,000	\$ 6,000	\$ 6,000	\$ 7,500	\$ 10,000
Hydraulic Services	\$ 41,395	\$ 42,655	\$ 42,655	\$ 42,655	\$ 42,655	\$ 42,655	\$ 42,655	\$ 41,395	\$ 42,655	\$ 42,655	\$ 42,655	\$ 48,850	\$ 50,320	\$ 50,320	\$ 50,320
Gas Services	\$ 10,283	\$ 10,283	\$ 10,283	\$ 10,283	\$ 10,283	\$ 10,283	\$ 10,283	\$ 10,283	\$ 10,283	\$ 10,283	\$ 10,283	\$ 10,283	\$ 10,283	\$ 10,283	\$ 10,283
Mechanical Services	\$ 48,271	\$ 50,896	\$ 53,521	\$ 58,771	\$ 50,896	\$ 53,521	\$ 58,771	\$ 48,271	\$ 50,896	\$ 53,521	\$ 58,771	\$ 50,161	\$ 52,786	\$ 55,411	\$ 60,661
Electrical Services	\$ 28,808	\$ 29,453	\$ 30,099	\$ 60,024	\$ 33,328	\$ 34,189	\$ 64,329	\$ 32,897	\$ 33,543	\$ 34,835	\$ 64,760	\$ 38,709	\$ 40,646	\$ 41,077	\$ 71,217
Fire Services	\$ 9,626	\$ 9,674	\$ 9,721	\$ 10,330	\$ 9,957	\$ 10,020	\$ 10,855	\$ 9,926	\$ 9,973	\$ 10,067	\$ 10,907	\$ 10,351	\$ 10,493	\$ 10,524	\$ 11,695
Lifts	\$ 5,033	\$ 5,033	\$ 5,033	\$ 5,033	\$ 5,033	\$ 5,033	\$ 5,033	\$ 5,033	\$ 5,033	\$ 5,033	\$ 5,033	\$ 5,033	\$ 5,033	\$ 5,033	\$ 5,033
Equipment	\$ 2,516	\$ 2,516	\$ 2,516	\$ 2,516	\$ 2,516	\$ 2,516	\$ 2,516	\$ 2,516	\$ 2,516	\$ 2,516	\$ 2,516	\$ 2,516	\$ 2,516	\$ 2,516	\$ 2,516
External Works	\$ 14,225	\$ 14,075	\$ 14,075	\$ 14,075	\$ 14,375	\$ 14,375	\$ 14,075	\$ 14,225	\$ 14,525	\$ 14,375	\$ 14,525	\$ 18,025	\$ 14,675	\$ 14,675	\$ 14,525
SubTotal Build Cost	\$ 409,187	\$ 443,126	\$ 481,302	\$ 502,500	\$ 470,670	\$ 483,656	\$ 526,126	\$ 431,424	\$ 472,078	\$ 484,368	\$ 527,432	\$ 476,352	\$ 519,981	\$ 538,739	\$ 585,480
Preliminaries 20%	\$ 81,837	\$ 88,625	\$ 92,260	\$ 100,500	\$ 94,134	\$ 96,731	\$ 105,225	\$ 86,285	\$ 94,416	\$ 96,874	\$ 105,486	\$ 95,270	\$ 103,996	\$ 107,748	\$ 117,096
Builders Margin 4%	\$ 19,641	\$ 21,270	\$ 22,142	\$ 24,120	\$ 22,592	\$ 23,216	\$ 25,254	\$ 20,708	\$ 22,660	\$ 23,250	\$ 25,317	\$ 22,865	\$ 24,959	\$ 25,859	\$ 28,103
Total Build Cost	\$ 510,665	\$ 553,021	\$ 575,704	\$ 627,120	\$ 587,397	\$ 603,603	\$ 656,605	\$ 538,418	\$ 589,154	\$ 604,492	\$ 658,235	\$ 594,487	\$ 648,936	\$ 672,346	\$ 730,679
Professional Fees 11%	\$ 56,173	\$ 60,832	\$ 63,327	\$ 68,983	\$ 64,614	\$ 66,396	\$ 72,227	\$ 59,226	\$ 64,807	\$ 66,494	\$ 72,406	\$ 65,394	\$ 71,383	\$ 73,958	\$ 80,375
Total Build Cost	\$ 566,838	\$ 613,853	\$ 639,032	\$ 696,103	\$ 652,010	\$ 669,999	\$ 728,832	\$ 597,643	\$ 653,961	\$ 670,986	\$ 730,641	\$ 659,881	\$ 720,319	\$ 746,304	\$ 811,054
Contingency 15%	\$ 85,026	\$ 92,078	\$ 95,855	\$ 104,415	\$ 97,802	\$ 100,500	\$ 109,325	\$ 89,647	\$ 98,094	\$ 100,648	\$ 109,596	\$ 98,982	\$ 108,048	\$ 111,946	\$ 121,658
Fire Sprinklers	\$ 6,120	\$ 6,960	\$ 7,320	\$ 7,320	\$ 9,240	\$ 9,240	\$ 9,720	\$ 8,640	\$ 9,360	\$ 9,720	\$ 10,080	\$ 11,640	\$ 13,560	\$ 13,920	\$ 13,920

Elemental Summary – Villas

Reference	CD-021	CD-091	CD-101	CD-111	CD-121	CD-021	CD-091	CD-101	CD-111	CD-121	CD-023	CD-095	CD-105	CD-117	CD-125
Element	BASE 1 Resident	IL 1 Resident	FA 1 Resident	R 1 Resident	HPS 1 Resident	BASE 2 Resident	IL 2 Resident	FA 2 Resident	R 2 Resident	HPS 2 Resident	BASE 3 Resident	IL 3 Resident	FA 3 Resident	R 3 Resident	HPS 3 Resident
Demolition	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
Site Preparation	\$ 2,125	\$ 1,474	\$ 1,474	\$ 1,474	\$ 1,474	\$ 2,768	\$ 1,861	\$ 1,861	\$ 2,000	\$ 1,861	\$ 3,941	\$ 2,564	\$ 2,565	\$ 2,720	\$ 2,564
Substructure	\$ 19,765	\$ 20,435	\$ 21,775	\$ 20,435	\$ 21,775	\$ 26,800	\$ 27,135	\$ 29,480	\$ 30,150	\$ 29,480	\$ 35,510	\$ 37,855	\$ 40,535	\$ 41,875	\$ 40,535
Roof	\$ 41,470	\$ 40,965	\$ 42,635	\$ 40,965	\$ 42,635	\$ 52,605	\$ 51,550	\$ 54,945	\$ 53,770	\$ 54,945	\$ 63,350	\$ 64,705	\$ 70,145	\$ 68,250	\$ 70,145
External Walls	\$ 30,030	\$ 36,520	\$ 38,180	\$ 36,520	\$ 38,180	\$ 34,265	\$ 39,425	\$ 43,990	\$ 43,575	\$ 43,990	\$ 41,965	\$ 45,235	\$ 55,195	\$ 53,950	\$ 55,195
Internal Walls	\$ 5,615	\$ 7,925	\$ 12,925	\$ 15,070	\$ 15,070	\$ 7,165	\$ 10,175	\$ 15,175	\$ 21,450	\$ 17,970	\$ 11,970	\$ 17,150	\$ 22,150	\$ 31,600	\$ 26,960
Windows	\$ 1,630	\$ 2,008	\$ 2,008	\$ 1,965	\$ 2,008	\$ 3,130	\$ 3,930	\$ 4,017	\$ 3,930	\$ 4,017	\$ 3,130	\$ 3,930	\$ 3,930	\$ 4,880	\$ 3,930
External Doors	\$ 6,000	\$ 6,200	\$ 6,400	\$ 6,400	\$ 6,400	\$ 6,000	\$ 6,200	\$ 6,400	\$ 6,400	\$ 6,400	\$ 6,000	\$ 6,200	\$ 6,400	\$ 7,150	\$ 6,400
Internal Doors	\$ 4,100	\$ 4,100	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,400	\$ 5,400	\$ 6,600	\$ 6,600	\$ 6,600	\$ 8,000	\$ 8,000	\$ 9,800	\$ 9,800	\$ 9,800
Wall Finishes	\$ 5,725	\$ 6,725	\$ 6,475	\$ 6,475	\$ 7,600	\$ 5,925	\$ 6,725	\$ 7,600	\$ 7,600	\$ 6,725	\$ 10,325	\$ 11,125	\$ 13,240	\$ 11,225	\$ 13,240
Floor Finishes	\$ 6,005	\$ 6,430	\$ 8,495	\$ 7,725	\$ 8,495	\$ 7,665	\$ 7,940	\$ 10,775	\$ 9,795	\$ 10,775	\$ 9,050	\$ 11,450	\$ 15,010	\$ 14,670	\$ 15,010
Ceiling Finishes	\$ 6,967	\$ 8,194	\$ 15,199	\$ 15,694	\$ 15,199	\$ 9,265	\$ 10,360	\$ 17,609	\$ 18,625	\$ 17,609	\$ 11,564	\$ 14,540	\$ 21,322	\$ 22,465	\$ 21,322
Joinery	\$ 22,450	\$ 37,000	\$ 37,000	\$ 37,000	\$ 37,000	\$ 24,850	\$ 41,000	\$ 38,700	\$ 55,700	\$ 41,000	\$ 31,150	\$ 44,500	\$ 52,500	\$ 64,000	\$ 52,500
FFE	\$ 1,855	\$ 4,835	\$ 4,835	\$ 5,320	\$ 5,950	\$ 2,175	\$ 5,155	\$ 5,155	\$ 5,640	\$ 6,900	\$ 3,710	\$ 6,190	\$ 6,190	\$ 6,865	\$ 8,125
Appliances	\$ 6,000	\$ 6,000	\$ 7,500	\$ 10,000	\$ 10,000	\$ 6,000	\$ 6,000	\$ 7,500	\$ 10,000	\$ 10,000	\$ 6,000	\$ 6,000	\$ 7,500	\$ 10,000	\$ 10,000
Hydraulic Services	\$ 22,523	\$ 23,783	\$ 23,783	\$ 23,783	\$ 23,783	\$ 22,523	\$ 23,783	\$ 23,783	\$ 23,783	\$ 23,783	\$ 29,978	\$ 31,448	\$ 31,448	\$ 31,448	\$ 31,448
Gas Services	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250
Mechanical Services	\$ 15,015	\$ 17,640	\$ 17,640	\$ 20,265	\$ 22,890	\$ 15,015	\$ 17,640	\$ 20,265	\$ 20,390	\$ 22,890	\$ 16,905	\$ 19,530	\$ 22,155	\$ 22,155	\$ 24,780
Electrical Services	\$ 11,193	\$ 11,624	\$ 12,269	\$ 11,624	\$ 42,194	\$ 15,283	\$ 15,498	\$ 16,790	\$ 16,113	\$ 46,715	\$ 20,664	\$ 22,171	\$ 23,678	\$ 24,631	\$ 64,103
Fire Services	\$ 819	\$ 851	\$ 898	\$ 1,418	\$ 1,496	\$ 1,118	\$ 1,134	\$ 1,229	\$ 1,965	\$ 2,048	\$ 1,512	\$ 1,622	\$ 1,733	\$ 3,004	\$ 2,888
External Works	\$ 5,260	\$ 4,960	\$ 4,960	\$ 4,960	\$ 4,960	\$ 6,415	\$ 6,115	\$ 6,115	\$ 6,115	\$ 6,115	\$ 8,535	\$ 8,385	\$ 8,985	\$ 9,025	\$ 8,985
SubTotal Build Cost	\$ 219,796	\$ 252,918	\$ 274,701	\$ 277,341	\$ 317,359	\$ 259,617	\$ 292,275	\$ 323,237	\$ 348,850	\$ 365,070	\$ 328,509	\$ 367,849	\$ 419,729	\$ 444,962	\$ 473,178
Preliminaries 12%	\$ 26,376	\$ 30,350	\$ 32,964	\$ 33,281	\$ 38,083	\$ 31,154	\$ 35,073	\$ 38,788	\$ 41,862	\$ 43,808	\$ 39,421	\$ 44,142	\$ 50,368	\$ 53,395	\$ 56,781
Builders Margin 4%	\$ 9,847	\$ 11,331	\$ 12,307	\$ 12,425	\$ 14,218	\$ 11,631	\$ 13,094	\$ 14,481	\$ 15,628	\$ 16,355	\$ 14,717	\$ 16,480	\$ 18,804	\$ 19,934	\$ 21,198
Total Build Cost	\$ 256,019	\$ 294,599	\$ 319,972	\$ 323,047	\$ 369,660	\$ 302,402	\$ 340,442	\$ 376,507	\$ 406,340	\$ 425,234	\$ 382,647	\$ 428,471	\$ 488,901	\$ 518,292	\$ 551,158
Professional Fees 11%	\$ 28,162	\$ 32,406	\$ 35,197	\$ 35,535	\$ 40,663	\$ 33,264	\$ 37,449	\$ 41,416	\$ 44,697	\$ 46,776	\$ 42,091	\$ 47,132	\$ 53,779	\$ 57,012	\$ 60,627
Total Build Cost	\$ 284,181	\$ 327,005	\$ 355,169	\$ 358,582	\$ 410,322	\$ 335,666	\$ 377,891	\$ 417,922	\$ 451,038	\$ 472,010	\$ 424,738	\$ 475,603	\$ 542,680	\$ 575,304	\$ 611,786
Contingency 15%	\$ 42,627	\$ 49,051	\$ 53,275	\$ 53,787	\$ 61,548	\$ 50,350	\$ 56,684	\$ 62,688	\$ 67,656	\$ 70,801	\$ 63,711	\$ 71,340	\$ 81,402	\$ 86,296	\$ 91,768
Sprinklers - if required	\$ 18,377	\$ 18,377	\$ 18,377	\$ 18,377	\$ 18,377	\$ 24,483	\$ 24,483	\$ 24,483	\$ 24,483	\$ 24,483	\$ 30,588	\$ 30,588	\$ 30,588	\$ 30,588	\$ 30,588



11. Appendix C – Villas

Elemental Summary – Villas with OOA

Reference	CD-091	CD-101	CD-111	CD-121	CD-091	CD-101	CD-111	CD-121	CD-095	CD-105	CD-117	CD-125
Element	IL 1 Resident	FA 1 Resident	R 1 Resident	HPS 1 Resident	IL 2 Resident	FA 2 Resident	R 2 Resident	HPS 2 Resident	IL 3 Resident	FA 3 Resident	R 3 Resident	HPS 3 Resident
Demolition	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
Site Preparation	\$ 1,565	\$ 1,564	\$ 1,638	\$ 1,564	\$ 2,103	\$ 2,103	\$ 2,103	\$ 2,103	\$ 2,897	\$ 2,898	\$ 3,023	\$ 2,846
Substructure	\$ 21,685	\$ 23,106	\$ 22,708	\$ 23,106	\$ 30,663	\$ 33,313	\$ 33,985	\$ 33,313	\$ 42,776	\$ 45,805	\$ 46,533	\$ 44,994
Roof	\$ 43,470	\$ 45,242	\$ 45,522	\$ 45,242	\$ 58,252	\$ 62,089	\$ 63,823	\$ 62,089	\$ 73,117	\$ 79,264	\$ 75,841	\$ 77,861
External Walls	\$ 38,753	\$ 40,515	\$ 40,582	\$ 40,515	\$ 44,551	\$ 49,709	\$ 49,562	\$ 49,709	\$ 51,116	\$ 62,370	\$ 59,951	\$ 61,266
Internal Walls	\$ 8,410	\$ 13,715	\$ 16,746	\$ 15,991	\$ 11,498	\$ 17,148	\$ 20,908	\$ 20,306	\$ 19,380	\$ 25,030	\$ 35,115	\$ 29,926
Windows	\$ 2,131	\$ 2,131	\$ 2,184	\$ 2,131	\$ 4,441	\$ 4,539	\$ 4,652	\$ 4,539	\$ 4,441	\$ 4,441	\$ 5,423	\$ 4,362
External Doors	\$ 6,579	\$ 6,791	\$ 7,112	\$ 6,791	\$ 7,006	\$ 7,232	\$ 7,232	\$ 7,232	\$ 7,006	\$ 7,232	\$ 7,945	\$ 7,104
Internal Doors	\$ 4,351	\$ 5,306	\$ 5,556	\$ 5,306	\$ 6,102	\$ 7,458	\$ 7,458	\$ 7,458	\$ 9,040	\$ 11,074	\$ 10,890	\$ 10,878
Wall Finishes	\$ 7,136	\$ 6,871	\$ 7,195	\$ 8,065	\$ 7,599	\$ 8,588	\$ 8,588	\$ 7,599	\$ 12,571	\$ 14,961	\$ 12,474	\$ 14,696
Floor Finishes	\$ 6,823	\$ 9,014	\$ 8,584	\$ 9,014	\$ 8,972	\$ 12,176	\$ 12,558	\$ 12,176	\$ 12,939	\$ 16,961	\$ 16,302	\$ 16,661
Ceiling Finishes	\$ 8,695	\$ 16,128	\$ 17,440	\$ 16,128	\$ 11,707	\$ 19,898	\$ 20,182	\$ 19,898	\$ 16,430	\$ 24,094	\$ 24,964	\$ 23,667
Joinery	\$ 39,262	\$ 39,262	\$ 41,116	\$ 39,262	\$ 46,331	\$ 43,732	\$ 45,321	\$ 46,331	\$ 50,285	\$ 59,325	\$ 71,104	\$ 58,275
FFE	\$ 5,131	\$ 5,131	\$ 5,911	\$ 6,313	\$ 5,825	\$ 5,825	\$ 6,373	\$ 7,797	\$ 6,995	\$ 6,995	\$ 7,629	\$ 9,019
Appliances	\$ 6,367	\$ 7,959	\$ 11,112	\$ 10,611	\$ 6,780	\$ 8,475	\$ 11,300	\$ 11,300	\$ 6,780	\$ 8,475	\$ 11,112	\$ 11,100
Hydraulic Services	\$ 25,237	\$ 25,237	\$ 26,428	\$ 25,237	\$ 26,875	\$ 26,875	\$ 26,875	\$ 26,875	\$ 35,536	\$ 35,536	\$ 34,945	\$ 34,907
Gas Services	\$ 5,571	\$ 5,571	\$ 5,834	\$ 5,571	\$ 5,933	\$ 5,933	\$ 5,933	\$ 5,933	\$ 5,933	\$ 5,933	\$ 5,834	\$ 5,828
Mechanical Services	\$ 18,719	\$ 18,719	\$ 22,519	\$ 24,290	\$ 19,934	\$ 22,900	\$ 24,926	\$ 25,866	\$ 22,069	\$ 25,035	\$ 24,619	\$ 27,506
Electrical Services	\$ 12,334	\$ 13,019	\$ 12,916	\$ 44,774	\$ 17,513	\$ 18,972	\$ 21,036	\$ 52,788	\$ 25,053	\$ 26,756	\$ 27,370	\$ 71,154
Fire Services	\$ 903	\$ 953	\$ 1,575	\$ 1,588	\$ 1,281	\$ 1,388	\$ 2,136	\$ 2,314	\$ 1,833	\$ 1,958	\$ 3,338	\$ 3,205
External Works	\$ 5,263	\$ 5,263	\$ 5,512	\$ 5,263	\$ 6,910	\$ 6,910	\$ 6,910	\$ 6,910	\$ 9,475	\$ 10,153	\$ 10,029	\$ 9,973
SubTotal Build Cost	\$ 268,383	\$ 291,498	\$ 308,190	\$ 336,764	\$ 330,276	\$ 365,264	\$ 381,860	\$ 412,536	\$ 415,670	\$ 474,294	\$ 494,440	\$ 525,228
Preliminaries 12%	\$ 32,206	\$ 34,980	\$ 36,983	\$ 40,412	\$ 39,633	\$ 43,832	\$ 45,823	\$ 49,504	\$ 49,880	\$ 56,915	\$ 59,333	\$ 63,027
Builders Margin 4%	\$ 12,024	\$ 13,059	\$ 13,807	\$ 15,087	\$ 14,796	\$ 16,364	\$ 17,107	\$ 18,482	\$ 18,622	\$ 21,248	\$ 22,151	\$ 23,530
Total Build Cost	\$ 312,613	\$ 339,537	\$ 358,980	\$ 392,263	\$ 384,706	\$ 425,459	\$ 444,791	\$ 480,522	\$ 484,172	\$ 552,458	\$ 575,924	\$ 611,786
Professional Fees 11%	\$ 34,387	\$ 37,349	\$ 39,488	\$ 43,149	\$ 42,318	\$ 46,801	\$ 48,927	\$ 52,857	\$ 53,259	\$ 60,770	\$ 63,352	\$ 67,296
Total Build Cost	\$ 347,000	\$ 376,886	\$ 398,468	\$ 435,412	\$ 427,024	\$ 472,260	\$ 493,718	\$ 533,379	\$ 537,431	\$ 613,228	\$ 639,275	\$ 679,082
Contingency 15%	\$ 52,050	\$ 56,533	\$ 59,770	\$ 65,312	\$ 64,054	\$ 70,839	\$ 74,058	\$ 80,007	\$ 80,615	\$ 91,984	\$ 95,891	\$ 101,862
Sprinklers - if required	\$ 21,877	\$ 21,877	\$ 21,877	\$ 21,877	\$ 27,983	\$ 27,983	\$ 27,983	\$ 27,983	\$ 34,088	\$ 34,088	\$ 34,088	\$ 34,088

OUR LOCATIONS

MBM has offices in Sydney, Parramatta, Brisbane, Melbourne, Canberra, Perth and Adelaide.

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

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