



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 | \$ 659,881 | N/A | 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 Hawkesbury | NSW | Sydney - Baulkham Hills and Hawkesbury | 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 Mountains | NSW | Sydney - Outer West and Blue Mountains | 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.

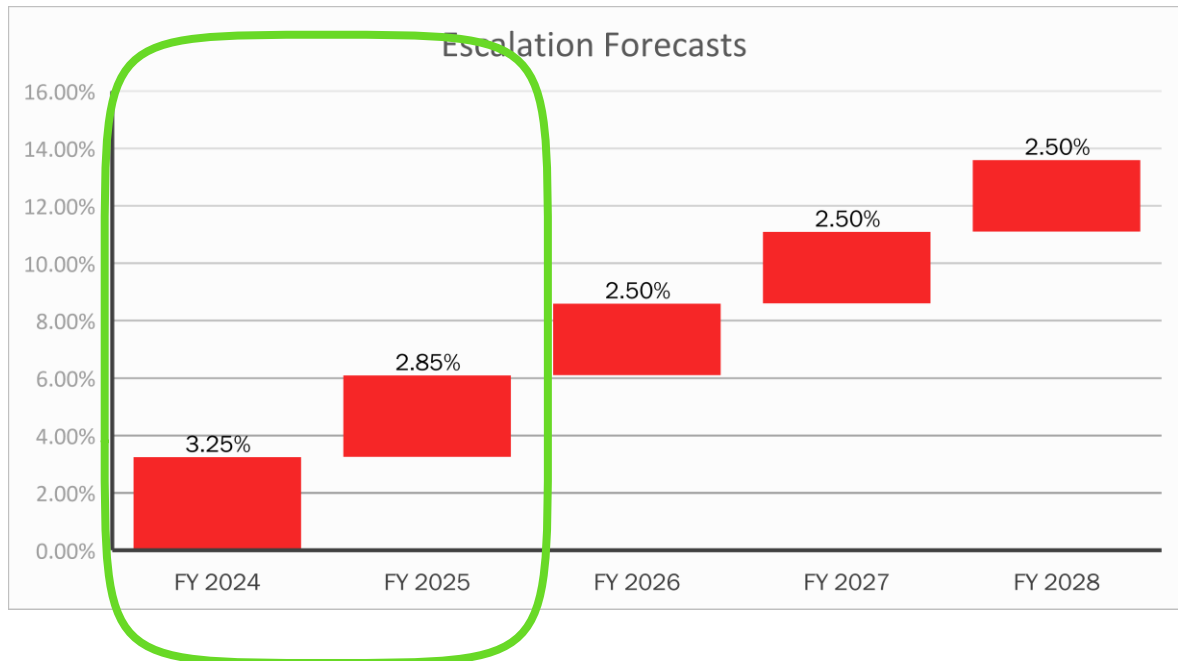
The above mentioned percentages are applicable to Regions C and D on the below map.





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 m2, 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 |
| Demolition | Excluded | Excluded | Excluded | Excluded | Excluded | Excluded | Excluded | Excluded | Excluded | Excluded | Excluded | Excluded | Excluded | Excluded | Excluded |
| 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 | \$ 20,441 | \$ 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 | \$ 14,893 | \$ 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 | \$ 34,169 | \$ 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 | \$ 10,000 | \$ 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 | \$ 461,302 | \$ 502,500 | \$ 470,670 | \$ 483,651 | \$ 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 | \$ 96,721 | \$ 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 | \$ 23,256 | \$ 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 | \$ 603,607 | \$ 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 | \$ 66,366 | \$ 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 | \$ 669,973 | \$ 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 | \$ 9,720 | \$ 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

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