

Bill of Quantities



Project: Angas Street Apartments	Details: Bill of Quantities
Building: Angas Street Apartments	

Code	Description	Quantity	Unit	Rate	Total
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1 General Notes

	NOTES TO THIS BUILDERS QUANTITIES				
1/1	Refer to the Tender Documents and Specifications for full details and workmanship and include for all requirements therein in the prices for the items in this section		Note		
1/2	This document forms no part of the Contract and shall not form the basis of any claim or variation to the Contract whatsoever including any errors, omissions or anomalies in either description, quantity or method of measurement		Note		
1/3	Tenderers are to fully review all documents and make their own assessment of the full scope of works and allow accordingly within the tender sum submitted		Note		
	LOCATION OF THE SITE				
1/4	The site is located at 27-31 Angas Street, Adelaide, South Australia.		Note		
	DESCRIPTION OF WORKS				
1/5	The works comprise the construction of a 24 level building including 138 residential apartments, 1 retail tenancy, carparks, bicycle parking and podium garden as detailed in the tender documents.		Note		
	DRAWING REGISTER				
1/6	The following drawings have been used in the preparation of this Builders Quantities document		Note		
	PRELIMINARY ARCHITECTURAL DRAWINGS				
1/7	A0000_C				
1/8	A1000_C				
1/9	A1001_B				
1/10	A2200_C				
1/11	A2201_C				
1/12	A2202_C				
1/13	A2203_C				
1/14	A2204_C				
1/15	A2205_C				
1/16	A2206_C				
1/17	A2207_C				
1/18	A2208_C				
1/19	A2209_C				
1/20	A2210_C				
1/21	A2211_C				
1/22	A2212_C				

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1 General Notes (Continued)

1/23	A2213_C				
1/24	A3000_B				
1/25	A3001_B				
1/26	A3002_B				
1/27	A3003_B				
1/28	A3100_B				
1/29	A3101_B				
1/30	A4000_A				
1/31	A4300_A				
1/32	A4301_A				
1/33	A4302_A				
1/34	A4303_A				
1/35	A4304_A				
1/36	A4305_A				
1/37	A4306_A				
1/38	A4500_B				
1/39	A4501_B				
1/40	A4502_B				
1/41	A4503_B				
1/42	A4504_B				
1/43	A4505_B				
1/44	A4506_B				
1/45	A4600_B				
1/46	A4601_A				
1/47	A4602_A				
1/48	A4603_A				
1/49	A4620_B				
1/50	A4621_B				
1/51	A4622_B				
1/52	A4623_B				
1/53	A5000_B				
1/54	A5001_A				
1/55	A5002_A				
1/56	A5010_B				
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1/57	A5020_B				
1/58	A5021_A				
1/59	A5030_B				
1/60	A5040_B				
1/61	A5041_B				
1/62	A5042_B				
1/63	A5050_B				
1/64	A5051_B				
1/65	A6300_A				
1/66	A6301_A				
1/67	A7000_A				
1/68	A7001_A				
1/69	A7002_A				
1/70	A7003_A				
1/71	A7004_A				
1/72	A7100_A				
1/73	A7200_A				
1/74	A7300_A				
1/75	A7301_A				
1/76	A7400_A				
1/77	A7900_A				
1/78	A9300_A				
1/79	A9301_A				
	STRUCTURAL DRAWINGS				
1/80	ST001				
1/81	ST004				
1/82	ST010				
1/83	ST025				
1/84	ST026				
1/85	ST027				
1/86	ST028				
1/87	ST029				
1/88	ST030				

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1/89	ST031				
1/90	ST032				
1/91	ST033				
1/92	ST040				
1/93	ST045				
1/94	ST050				
1/95	ST055				
1/96	ST060				
1/97	ST065				
1/98	ST070				
1/99	ST075				
1/100	ST080				
1/101	ST085				
1/102	ST090				
1/103	ST095				
1/104	ST096				
1/105	ST097				
1/106	ST098				
	OTHER DOCUMENTS				
1/107	Other Services Drawings				
1/108	Outline Specifications				
1/109	Schedules				
1/110	Concept Reports				

General Notes

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2 Preliminaries

	GENERALLY				
2/1	The works contained in this Builders Quantities is for all Preliminaries and all sundry items associated with completing the works		Note		
2/2	Refer to the Tender Documents and Specifications for full details and workmanship and include for all requirements therein in the prices for the items in this section		Note		
2/3	This document forms no part of the Contract and shall not form the basis of any claim or variation to the Contract whatsoever including any errors, omissions or anomalies in either description, quantity or method of measurement		Note		
2/4	Tenderers are to fully review all documents and make their own assessment of the full scope of works and allow accordingly within the tender sum submitted		Note		
	METHOD OF MEASUREMENT				
2/5	This Builders Quantities has been generally measured in accordance with the Australian Standard Method of Measurement of Building Works - Fifth Edition January 1990		Note		
2/6	All work has been measured net as fixed in position and all sizes stated in item descriptions are approximate only and are not to be used for ordering of materials. <i>The following abbreviations have been used throughout these Builders Quantities</i> <i>t = Tonne</i> <i>m3 = Cubic Metre</i> <i>m2 = Square Metre</i> <i>m = Metre</i> <i>mm = Millimetre</i> <i>No = Number</i> <i>kg = Kilogram</i> <i>kN = Kilonewton</i> <i>MPa = Megapascal</i> <i>AS = Australian Standard</i> <i>BS = British Standard</i> <i>WB = Welded Plate Beam</i> <i>WC = Welded Plate Column</i> <i>UB = Universal Beam</i> <i>UC = Universal Column</i> <i>TFB = Taper Flange Beam</i> <i>TFC = Taper Flange Channel</i>		Note		
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2 Preliminaries

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	<p><i>PFC = Parallel Flange Channel</i></p> <p><i>CHS = Circular Hollow Section</i></p> <p><i>SHS = Square Hollow Section</i></p> <p><i>RHS = Rectangular Hollow Section</i></p> <p><i>dia = Diameter</i></p> <p><i>approx = Approximately</i></p> <p><i>max = Maximum</i></p> <p><i>min = Minimum</i></p> <p><i>MDF = Medium Density Fiberboard</i></p> <p><i>KDHW = Kiln Dried Hard Wood</i></p> <p><i>RL = Reduced Level or Relative Level</i></p> <p><i>UPVC = Unplasticized Polyvinyl Chloride</i></p> <p><i>FECA = Fully Enclosed Covered Area</i></p> <p><i>UCA = Unenclosed Covered Area</i></p> <p><i>GFA = Gross Floor Area</i></p> <p>CONDITIONS OF CONTRACT AND TENDER CONDITIONS</p> <p><i>Refer to the Specification and Contract Documents for full details of Conditions of Tender and Conditions of Contract</i></p> <p>PRELIMINARIES</p> <p><u>Generally</u></p>				
2/7	Allow for all Preliminaries Costs associated with the Project	1	Item		
	ADDITIONAL ITEMS				
2/8	Allow for any other items deemed necessary to carry out the works but not detailed in the foregoing items.	1	Item		

Preliminaries

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3 Overheads and Margin

	GENERALLY				
3/1	The works contained in this Builders Quantities is for all Overheads and Margin and all sundry items associated with completing the works		Note		
3/2	Refer to the Tender Documents and Specifications for full details and workmanship and include for all requirements therein in the prices for the items in this section		Note		
3/3	This document forms no part of the Contract and shall not form the basis of any claim or variation to the Contract whatsoever including any errors, omissions or anomalies in either description, quantity or method of measurement		Note		
3/4	Tenderers are to fully review all documents and make their own assessment of the full scope of works and allow accordingly within the tender sum submitted		Note		
	METHOD OF MEASUREMENT				
3/5	This Builders Quantities has been generally measured in accordance with the Australian Standard Method of Measurement of Building Works - Fifth Edition January 1990		Note		
3/6	All work has been measured net as fixed in position and all sizes stated in item descriptions are approximate only and are not to be used for ordering of materials.		Note		
	CONDITIONS OF CONTRACT AND TENDER CONDITIONS				
	<i>Refer to the Specification and Contract Documents for full details of Conditions of Tender and Conditions of Contract</i>				
	OVERHEADS AND MARGIN				
	<u>Generally</u>				
3/7	Allow for all Overheads and Margin	1	Item		
	ADDITIONAL ITEMS				
3/8	Allow for any other items deemed necessary to carry out the works but not detailed in the foregoing items.	1	Item		

Overheads and Margin

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4	Demolition				
	GENERALLY				0
4/1	The works contained in this Builders Quantities is for demolition works		Note		
4/2	Refer to the Tender Documents and Specifications for full details of materials and workmanship and include for all requirements therein in the prices for the items in this section		Note		
4/3	The document forms no part of the Contract and shall not form the basis of any claim or variation to the Contract whatsoever including any errors, omissions or anomalies in either description, quantity or method of measurement		Note		
	METHOD OF MEASUREMENT				
4/4	This Builders Quantities document has been generally measured in accordance with the Australian Standard Method of Measurement of Building Works - Fifth Edition January 1990		Note		
	RATES SHALL INCLUDE FOR:				
4/5	Remove all rubbish and debris, making good to work disturbed, temporary shoring and similar items		Note		
4/6	Protection of adjacent surfaces, finishes, structures, and the like that could be damaged during demolition		Note		
	ALLOWANCES				
4/7	Site inspection of the existing premises	1	Item		
4/8	Provision of temporary hoardings, screens, dust sheets and similar items	1	Item		
4/9	Allow a credit for recovered materials	1	Item		
4/10	Allow for measures to be kept to protect existing works or premises on site or adjoining properties and all occupants	1	Item		
4/11	Allow for disconnecting, sealing off and removing redundant services whethere documneted or not including making good of disturbed sufaces	1	Item		
4/12	Allow for diversion of services whether documented or not including making good of disturbed surfaces	1	Item		
	DEMOLITION				
4/13	Allow for demolition of existing structure / building on site	1	Item		
4/14	Allow for demolition of existing vehicle crossings	1	Item		
4/15	Allow for demolition of paving in existing ROW	1	Item		
4/16	Allow for general site clearing	1	Item		
	ADDITIONAL ITEMS				
4/17	Allow for any other items deems necessary to carry out the works but not details in the foregoing items	1	Item		

Demolition

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5 Groundworks

	GENERALLY				
5/1	The works contained in this Builders Quantities is for all Groundworks		Note		
5/2	Refer to the Tender Documents and Specifications for full details and workmanship and include for all requirements therein in the prices for the items in this section		Note		
5/3	This document forms no part of the Contract and shall not form the basis of any claim or variation to the Contract whatsoever including any errors, omissions or anomalies in either description, quantity or method of measurement		Note		
5/4	Tenderers are to fully review all documents and make their own assessment of the full scope of works and allow accordingly within the tender sum submitted		Note		
	METHOD OF MEASUREMENT				
5/5	This Builders Quantities has been generally measured in accordance with the Australian Standard Method of Measurement of Building Works - Fifth Edition January 1990		Note		
5/6	All work has been measured net as fixed in position and all sizes stated in item descriptions are approximate only and are not to be used for ordering of materials.		Note		
5/7	Excavation in various classes has not been measured separately but has been measured as "excavation in material as found" which includes all classes of material but excluding rock as defined in the Specification		Note		
5/8	Depths of reduced level excavation have not been given in 1m increments and minimum and maximum depths have not been stated		Note		
5/9	Volumes have been measured net area on plan by the required depth of the excavation		Note		
	RATES SHALL INCLUDE FOR:				
5/10	Unless otherwise stated, prices for excavation are to include for excavation in all types of materials encountered including rock and / or filling and for all leveling, grading, trimming, compacting, scabbling and similar to faces of excavations other than to reduce level excavation and floor slab and road pavement excavations, keeping sides plumb, backfilling with approved engineered fill, backfilling overbreak in excavations, consolidating backfill and disposing surplus spoil.		Note		
5/11	Prices are also to include for all double handling and temporary spoil heaps, and for any excavation for working space or formwork		Note		
5/12	Prices are to include for grubbing up roots, concrete, foundations, disused services or drains		Note		
5/13	Prices are also to include for taking all precautions necessary to protect and maintain any existing services and existing work and make good any damage to same		Note		
5/14	Unless stated otherwise prices for filling and hardcore are deemed to include for leveling, grading and trimming		Note		

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5 Groundworks

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5/15	Volumes of excavation and filling required for the Builder's own purposes have not been measured and are the responsibility of the builder		Note		
5/16	Prices for membranes are deemed to include for turn-ups or turn-downs less than or equal to 500 mm (unless stated otherwise in respective items) and for dressing around and sealing to all penetrations		Note		
5/17	Leveling, grading, trimming, compacting, scabbling and similar to faces of excavations other than reduce level, floor slab and road pavement excavation, keeping sides plumb, backfilling, consolidating and disposing surplus spoil		Note		
5/18	Detailed excavation shall be deemed to include for wheeling, basketing or hoisting out excavated material prior to disposal, stepping bottom of trench and pit excavations to receive concrete, keeping free from debris and falling materials, stockpiling excavated material on site for re-use as filling, excavating in whatever material as found including rock, demolition and removal of obstructions encountered including redundant pipes, drains, manholes, foundations, and filling any resultant voids with compacted fill as required etc.		note		
5/19	Staging works as necessary around existing structures and for all additional work and / or costs associated with working in close proximity to existing structures		Note		
5/20	Any costs that may be incurred by employing an alternative method to that assumed and previously described.		Note		
5/21	All excavation has been measured net in ground, no allowance has been made for increase in bulk after excavation. Contractors are to make the necessary allowance for all bulking of materials post removal from ground		Note		
5/22	All filling has been measured net as equal to the volume required to be filled and no allowance has been made for any decrease in bulk due to compaction.		Note		
5/23	Prices for proof rolling shall include for excavating and removal of unsuitable material and filling resultant cavities with approved backfill including compaction to the required standards		Note		
ALLOWANCES					
5/24	Allow for all site investigations as specified	1	Item		
5/25	Allow for all submissions as specified	1	Item		
5/26	Allow for keeping records as specified	1	Item		
5/27	Allow for giving notice for inspections as specified	1	Item		
5/28	Allow for providing samples as specified	1	Item		
5/29	Allow for all required testing as specified	1	Item		
5/30	Allow for all setting out as specified	1	Item		
5/31	Allow for preparing and implementing a site management plan as specified	1	Item		

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5 Groundworks

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5/32	Allow for checking existing site levels as required	1	Item		
5/33	Allow to protect and support existing services, structures and works in and adjacent to the site	1	Item		
5/34	Allow to provide necessary temporary and permanent supports to excavation as required	1	Item		
5/35	Allow all costs for preventing spillage of material from the site as required	1	Item		
5/36	Allow for erosion, contamination and sedimentation control as specified	1	Item		
5/37	Allow for all costs associated with employing geotechnical engineers as required	1	Item		
5/38	Allow for dilapidation records as required	1	Item		
5/39	Allow for keeping groundworks free of surface water by pumping or other means as specified	1	Item		
5/40	Allow for all requirements of Authorities including obtaining all required permits and paying all fees as specified	1	Item		
5/41	Allow for implementing a recycling/reuse programme as specified	1	Item		
5/42	Allow for maintaining access and egress as required	1	Item		
5/43	Allow for all necessary investigations and planning including an approved work plan as specified	1	Item		
5/44	Allow for providing all necessary temporary hoardings, screens, tarpaulins, covers, dust sheets, etc and for all necessary protective and security measures for the safety of the public and all other persons on or adjacent to the site of the works as required	1	Item		
5/45	Allow for inspecting the site and for complying with all relevant Acts, By-Laws, authorities and Regulations, obtaining permits and certificates and paying all fees and the like as specified	1	Item		
5/46	Allow for setting out and keeping site records as required by the contract documents	1	Item		
GROUNDWORKS					
<u>DETAILED EXCAVATION</u>					
5/47	Surface excavation to reduce levels under floor slabs (assumed 500 deep)	378	m3		
5/48	Surface excavation to reduce levels under floor slabs (assumed 600 deep)	31	m3		
5/49	Trench for ground and edge beam exceeding 1m but not exceeding 2 m total depth	293	m3		
5/50	Allow for excavation associated with in ground rainwater tank	1	item		
<u>SURFACE PREPARATION</u>					
5/51	Surface preparation to ground including leveling, grading, trimming, compacting, scabbling and the like	500	m2		

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5 Groundworks

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	<u>WORKING SPACE AND/OR MAINTAINING FACES</u>				
5/52	Allow for working space and/or maintaining faces of excavation to ground and edge beams	511	m2		
5/53	Allow for working space and/or maintaining faces of excavation to raft and pit slabs	21	m2		
	<u>PLASTIC MEMBRANE</u>				
5/54	0.2 thick polythene membrane moisture barrier laid horizontally including laps, turn-ups and turn downs not exceeding 500 high to underside of ground slab	808	m2		
	<u>TERMITE TREATMENT</u>				
5/55	Allow for non toxic termite protection as specified	1	item		
	<u>ADDITIONAL ITEMS</u>				
5/56	Allow for any other items deemed necessary to carry out the works but not detailed in the foregoing items.	1	Item		

Groundworks

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6	Concrete				
	GENERALLY				
6/1	The works contained in this Builders Quantities is for the supply, placing and testing of concrete including surcharge and all sundry items associated with completing the works		Note		
6/2	Refer to the Tender Documents and Specifications for full details of materials and workmanship and include for all requirements therein in the prices for the items in this section		Note		
6/3	This document forms no part of the Contract and shall not form the basis of any claim or variation to the Contract whatsoever including any errors, omissions or anomalies in either description, quantity or method of measurement		Note		
6/4	Tenderers are to fully review all documents and make their own assessment of the full scope of works and allow accordingly within the tender sum submitted		Note		
	METHOD OF MEASUREMENT				
6/5	This Builders Quantities has been generally measured in accordance with the Australian Standard Method of Measurement of Building Works - Fifth Edition January 1990		Note		
6/6	All work has been measured net as fixed in position and all sizes stated in item descriptions are approximate only and are not to be used for ordering of materials.		Note		
6/7	Slab areas are measured over all penetrations except for staircases & lift shaft		Note		
	RATES SHALL INCLUDE FOR				
6/8	The provision of all labour, material, plant and equipment necessary to complete the concrete structure works.		Note		
6/9	Placing in position; making good after removal of formwork and casting in all required items; additional concrete required to conform to structural and excavated tolerances; pour joints and joints shown on the drawings that do not require formwork; scabbling.		Note		
6/10	Prices for concrete shall, unless otherwise stated, be deemed to include for compacting by mechanical vibration or any other method, packing around floor ducting, conduits, etc. as required, initial screeding to receive subsequent finishes, secondary pours for infill slabs, pouring strips and the like, roughening and cleaning including all associated work at pour joints as required, scabbling concrete preparatory to placing other concrete, bonding fresh and hardened concrete, scabbling and associated works, cutting away, coring or forming holes as required by all trades		Note		
6/11	Prices for reinforced concrete shall be deemed to include for packing around reinforcement.		Note		
6/12	Prices for concrete shall include for supply, handling on site, hoisting, priming, pumping, depositing, vibration, waste, testing and the like		Note		
6/13	Prices shall include for control of noise, dust and water emissions from the site to the satisfaction of the relevant Authorities		Note		

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6 Concrete

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6/14	Prices for concrete shall include for all supervision and coordination (including coordination with services contractors) of concrete pours		Note		
6/15	Prices shall include for the provision of an as built survey for slabs, columns showing all levels the day after pouring		Note		
6/16	Prices for concrete shall include for the provision of docket references and pour sequences		Note		
6/17	Prices for concrete shall include for the infilling of all survey penetrations		Note		
6/18	Pricing shall include for making good temporary penetrations for boom pumps, cranes, hoists and the like		Note		
6/19	Pricing for concrete placement shall include for laser leveling equipment and operator		Note		
6/20	Prices for concrete shall include for all waiting time and surcharges applicable to the supply of concrete outside of plant operating hours		Note		
6/21	Prices for concrete shall include for placing in position, making good after removal of formwork and casting in of all required items (i.e. ferrules, unistruts, brackets, stud rails, etc), additional concrete required to conform to structural and excavated tolerances, pour joints and joints that do not require formwork.		Note		
6/22	Prices for concrete shall include for a tolerance of the final surface finish to be as per Australian Standards to achieve a +/- 2mm within 3 metres of area under vinyl flooring tolerances		Note		
6/23	Prices for blinding concrete shall include for all necessary formwork and finishes		Note		
6/24	Prices for concrete to post-tensioned slab & beams should allow for high early strength concrete		Note		
6/25	Prices shall include for localised falls to the intent of architects		Note		
	ALLOWANCES				
6/26	Allow for giving notice for inspections as required	1	Item		
6/27	Allow for testing and providing specimens as required	1	Item		
6/28	Allow for submitting mix design data and test results as required	1	Item		
6/29	Allow for obtaining, keeping and making available delivery dockets as required	1	Item		
6/30	Allow for hot and cold weather placing requirements as required	1	Item		
6/31	Allow for samples as required	1	Item		
6/32	Allow for protecting and curing concrete surfaces	1	Item		
	CONCRETE				
	BLINDING				
6/33	50mm thick free draining sand blinding	808	m2		
	RAFT AND GROUND BEAMS				

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6 Concrete

(Continued)

	<i>40N Reinforced concrete below ground level, allow for Xypex additive for concrete lift pit wall and raft footings to manufacturers instructions.</i>				
6/34	Ground and Edge beams	371	m3		
6/35	Raft1	31	m3		
	<u>GROUND SLAB</u>				
	<i>40N Reinforced Concrete in ground slab;</i>				
6/36	180mm thick	270	m3		
	<u>SUSPENDED SLAB</u>				
	<i>40N reinforced Concrete in suspended slabs</i>				
6/37	150mm thick	20	m3		
6/38	180mm thick	42	m3		
6/39	200mm thick	240	m3		
6/40	220mm thick	2,312	m3		
6/41	250mm thick	362	m3		
6/42	270mm thick	2	m3		
6/43	600mm thick	63	m3		
	<u>BEAMS</u>				
	<i>40N reinforced concrete in integral beams</i>				
6/44	1500mm wide x 450mm deep	9	m3		
6/45	200mm wide x 600mm deep	2	m3		
6/46	2700mm wide x 800mm deep	10	m3		
6/47	1800mm wide x 2200mm deep	23	m3		
6/48	1800mm wide x 2250mm deep	35	m3		
	<u>TRANSFER WALL</u>				
	<i>40N reinforced concrete in Transfer wall</i>				
6/49	700mm thick	27	m3		
	<u>COLUMNS</u>				
	<i>40N reinforced concrete columns with a CE:05 finish.</i>				
6/50	CC1 - 1200 x 350	8	m3		
6/51	CC2 - 1200 x 250	11	m3		
6/52	CC3 - 500 x 500	2	m3		
6/53	CC4 - 1200 x 300	66	m3		
6/54	CC6 - 1200 x 550	19	m3		
6/55	CC7 - 600 x 600	1	m3		

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Bill of Quantities



Project: Angas Street Apartments	Details: Bill of Quantities
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Code	Description	Quantity	Unit	Rate	Total
6	Concrete				(Continued)
6/56	CC8 - 1400 x 350	3	m3		
6/57	CC9 - 800 x 600	3	m3		
	<u>PIT WALLS AND SLAB</u>				
	<i>40N reinforced concrete to Pit walls and slab, allow for Xypex additive to concrete mix to manufacturers instructions and wall stops to all joints. Other waterproofing requirements to architects details.</i>				
6/58	250mm thick	86	m2		
6/59	300mm thick slab	63	m2		
	<u>FINISHES</u>				
6/60	CE:01 Precast concrete walls exposed boardform	4,694	m2		
6/61	CE:04 Insitu concrete columns boardform finish	16	m2		
6/62	CE:05 Insitu concrete columns	56	m2		
6/63	CE:06 Concrete floor slabs exposed	1,205	m2		
6/64	CE:07 Concrete floor slabs under carpet or resilient flooring	7,080	m2		
6/65	CE:08 Concrete floor slabs under tile/ stone flooring	4,512	m2		
6/66	CE:09 Insitu concrete soffits - concealed	11,592	m2		
6/67	CE:10 Insitu concrete soffits - exposed boardform	1,912	m2		
6/68	CE:12 Screed external	227	m2		
6/69	CE:13 Concrete steps and step landings	985	m2		
	<u>PLINTHS</u>				
6/70	Allow for concrete bases to hydraulic, mechanical, electrical, fire protection or other services equipment items including concrete, formwork and reinforcement	1	item		
	<u>CAST IN PLATES</u>				
6/71	Allow for all cast-in plates, shelf angles and the like not detailed on the drawings	1	item		
	<u>CONCRETE PARAPET</u>				
6/72	Allow for reinforced concrete parapet to level 22 slab perimeter (roof) approximately 200mm high by 225 wide	8	m3		
	<u>CONCRETE PLINTHS TO PLANT ROOM</u>				
6/73	Allow to form concrete plinths to plant areas to Level 22 to suit specified equipment	1	item		
	<u>PILES</u>				
6/74	Contractor design to meet specified loading information provided	1	item		
	<u>CONCRETE BASES</u>				

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Code	Description	Quantity	Unit	Rate	Total
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6 Concrete

(Continued)

6/75	Allow for concrete bases to hydraulic, mechanical,electrical, fire protection or other services equipment items including concrete, formwork and reinforcement	1	item		
ADDITIONAL ITEMS					
6/76	Allow for any other items deems necessary to carry out the works but not details in the foregoing items	1	item		

Concrete

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Code	Description	Quantity	Unit	Rate	Total
6	Concrete				(Continued)

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Code	Description	Quantity	Unit	Rate	Total
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7 Formwork

	GENERALLY				
7/1	The works contained in this Indicative Bill of Quantities is for the supply, installation and dismantling of Formworks to complete the concrete structure works		Note		
7/2	Refer to the Tender Documents and Specifications for full details of materials and workmanship and include for all requirements therein in the prices for the items in this section		Note		
7/3	This document forms no part of the Contract and shall not form the basis of any claim or variation to the Contract whatsoever including any errors, omissions or anomalies in either description, quantity or method of measurement		Note		
7/4	Tenderers are to fully review all documents and make their own assessment of the full scope of works and allow accordingly within the tender sum submitted		Note		
	METHOD OF MEASUREMENT				
7/5	This Indicative Bill of Quantities has been generally measured in accordance with the Australian Standard Method of Measurement of Building Works - Fifth Edition January 1990		Note		
7/6	All work has been measured net as fixed in position and all sizes stated in item descriptions are approximate only and are not to be used for the ordering of materials		Note		
7/7	Formwork given in m2 are grouped together under the various classifications regardless of the member or functional descriptions and floor levels on which they are to be located		Note		
7/8	Prices are deemed to include also for: forming chases, grooves and rebates regardless of their dimensions, raking cutting and curved cutting, forming penetrations and openings regardless of their dimensions		Note		
7/9	Formwork to sides of columns or piers shall be classified as follows: Formwork to members with square or rectangular sectional profiles are grouped together regardless of their profiles		Note		
7/10	Forming of openings and penetrations are NOT measured (unless specifically identified)		Note		
7/11	Forming of chases, grooves, rebates and similar items, regardless of their dimensions are NOT measured, but deemed to be included in the measurement and prices of formwork		Note		
7/12	Raking cutting and curved cutting are NOT measured		Note		
7/13	Notwithstanding clause 6.2.M2 formwork to sides of slabs has been measured in m2 irrespective of the height of the formwork		Note		
7/14	The following measurement does not differentiate between formwork classes and Tenderers are to make their own assessment of the required formwork class		Note		
	RATES SHALL INCLUDE FOR				

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Project: Angas Street Apartments	Details: Bill of Quantities
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Code	Description	Quantity	Unit	Rate	Total
7	Formwork				(Continued)
7/15	The provision of all labour, material, plant and equipment necessary to complete the formwork works	1	Item		
7/16	Prices for formwork shall include for checking levels prior to pouring concrete	1	Item		
7/17	Prices for formwork shall include for anti-glare finish to bondek	1	Item		
7/18	Prices for formwork shall include craneage specific to formwork, hoisting, forklifts and all vertical and horizontal movement of men and materials as required by the design and to meet program	1	Item		
7/19	Prices for formwork shall include for 20mm x 20mm triangular fillets to corners unless noted otherwise	1	Item		
7/20	Rates shall include for all holes for pipes, conduits and the like and casting in ends of angle brackets, pipe sleeves, floor wastes, holding down bolts, ferrules, unistruts, davit arms and the like and for building in mechanical and electrical wall and floor boxes and equipment.	1	Item		
7/21	Prices for formwork are to include for strutting to heights above 3 metres, strutting over shafts, slopes less than 15 degrees from the horizontal, slabs greater than 200 thick, beams greater than 750 deep, forming splays greater than 50 wide and for all raking and circular cutting, all as required.	1	Item		
7/22	Prices for formwork shall include for all necessary boarding, supports, erecting, framing, temporary cambering, perforations for reinforcing bars, shear studs, bolts, straps, ties, hangers, pipes and similar, angles, removal, cleaning, wetting and treatment with separating agent before placing concrete, chamfered edges and splayed internal angles less than 50 wide on face, drip grooves, filling tie bolt holes and forming all rebates	1	Item		
7/23	Prices for forming openings shall be in compliance with penetration guidelines of the relevant Authorities	1	Item		
7/24	Prices are also to include for cutting around and perforations in walls, slabs, etc. for projecting reinforcing bars, waterstops, conduits, pipes, etc.		Note		
	ALLOW ITEMS				
7/25	Allow for shop drawings as specified.	1	Item		
7/26	Allow for providing design documents as required.	1	Item		
	FORMWORK				
	UPTO GROUND FLOOR SLAB				
7/27	Sides of raft slabs	21	m2		
7/28	Sides of ground and edge beams	494	m2		
	SUSPENDED SLABS				
7/29	Soffits of suspended slab not exceeding 200mm thick	1,441	m2		
7/30	Soffits of suspended slab exceeding 200mm thick	12,071	m2		
7/31	Edge of suspended slab exceeding 250mm high	584	m2		
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Project: Angas Street Apartments	Details: Bill of Quantities
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Code	Description	Quantity	Unit	Rate	Total
7	Formwork				(Continued)
7/32	Edge of suspended slab not exceeding 250mm high	5,368	m		
7/33	Edge of steps in slab soffits not exceeding 250mm high	1,656	m		
	<u>BEAM</u>				
7/34	Soffit of integral beams	49	m2		
7/35	Sides of integral beams	111	m2		
	<u>COLUMN</u>				
7/36	Sides of isolated columns	761	m2		
	<u>EXTERNAL WALL</u>				
7/37	Faces of external walls 100mm thick	1,345	m2		
	<u>STAIRCASE</u>				
7/38	Staircase and landings (return flight) 1000mm wide comprising concrete, monolithic non slip carborundum finish, Stairmaster formwork systems or similar with reinforcement	279	m		
	<u>PARAPET WALL</u>				
7/39	Allow for formwork to sides of parapet wall to level 22 slab perimeter (roof) approximately 200mm high by 225mm wide	16	m2		
	<u>SUNDRY FORMWORK</u>				
7/40	Allow for all other incidental items of formwork to edges of openings, pockets, sumps, rebates, shower set downs and the like	1	item		
7/41	Allow for any other formwork to joints in slabs and walls for any additional jointing materials such as metal isolation strips, rebate formers, joint fillers, sealants, waterstops and the like.	1	item		
	ADDITIONAL ITEMS				
7/42	Allow for any other items deemed necessary to carry out the works but not detailed in the foregoing items.	1	item		

Formwork

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Code	Description	Quantity	Unit	Rate	Total
7	Formwork				(Continued)

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Code	Description	Quantity	Unit	Rate	Total
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8 Reinforcement

	GENERALLY				
8/1	The works contained in this Indicative Bill of Quantities is for the supply and installation of bar and fabric reinforcement to the concrete structure		Note		
8/2	Refer to the Tender Documents and Specifications for full details of materials and workmanship and include for all requirements therein in the prices for the items in this section		Note		
8/3	This document forms no part of the Contract and shall not form the basis of any claim or variation to the Contract whatsoever including any errors, omissions or anomalies in either description, quantity or method of measurement		Note		
8/4	Tenderers are to fully review all documents and make their own assessment of the full scope of works and allow accordingly within the tender sum submitted		Note		
	METHOD OF MEASUREMENT				
8/5	The radius of circular work has not been stated. Curved bars and fabric have been described as bent to radius		Note		
8/6	Reinforcement has not been classified according to location of splice points relative to a particular floor level, but has been included in the lowest stage in which the bar first occurs		Note		
8/7	Grouping together the sizes and diameters of bars has not been done, rather the measure of all bar sizes have been combined		Note		
8/8	Reinforcement bars are grouped together under the various categories and not identified in levels		Note		
8/9	Laps to fabric and trench mesh has not been measured, rather the fabric and trench reinforcement has been measured in net		Note		
8/10	The Contractor's attention is drawn to the fact that measurement and prices are deemed to include for: fabrication including, rolling margins and laps other than laps shown on drawing's.		Note		
8/11	Allowance for bends, hooks, cranks and the like on bar reinforcement have been measured in accordance with the minimum requirements as set out in A.S. 3600. The Contractor shall be deemed to have allowed here or in the prices for any additional allowances required to suit particular fabrication requirements.		Note		
8/12	All Rebars to be FeE 500 grade or equivalent		Note		
8/13	Prices shall include for any galvanizing, powdercoating or similar finishes to reinforcement bar as required.		Note		
8/14	The mass of reinforcement stated herein is net theoretical mass with no allowance for rolling margin.		Note		
	RATES SHALL INCLUDE FOR				
8/15	Allow for all reinforcement delivered to site cut and bend as per attached programme	1	item		
8/16	Allow for the cut and bend wastage	1	item		

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Code	Description	Quantity	Unit	Rate	Total
8	Reinforcement				(Continued)
8/17	Allow for all mills certificate, all necessary samples testing and supplying certificates	1	item		
8/18	Allow for inspections as specified	1	item		
8/19	Allow for the preparation of bending schedules as required	1	item		
8/20	Supply Rates of couplers to include cold forging and threading of reinforcement rebars	1	item		
8/21	Allow for the preparation of bending schedules as required	1	item		
8/22	Allow for any site welding of reinforcement required	1	item		
	REINFORCEMENT				
8/23	Bar reinforcement by ratios		Note		
	<u>FLOOR SLAB</u>				
8/24	Bar reinforcement to floor slab (140kg/m3)	38	t		
	<u>GROUND BEAMS</u>				
8/25	Bar reinforcement to ground beams (140kg/m3) - assumption	52	t		
	<u>SUSPENDED SLAB</u>				
8/26	Bar reinforcement to 150 Thick suspended slabs: (40kg/m3)	1	t		
8/27	Bar reinforcement to 180 Thick suspended slabs: (40kg/m3)	2	t		
8/28	Bar reinforcement to 200 Thick suspended slabs: (40kg/m3)	10	t		
8/29	Bar reinforcement to 220 Thick suspended slabs: (40kg/m3)	92	t		
8/30	Bar reinforcement to 250 Thick suspended slabs: (70kg/m3)	21	t		
8/31	Bar reinforcement to 270 Thick suspended slabs: (40kg/m3)	0.07	t		
8/32	Bar reinforcement to 600 Thick suspended slabs: (40kg/m3)	3	t		
	<u>BEAMS</u>				
8/33	Bar reinforcement to integrated beams (80kg/m3)	6	t		
	<u>COLUMNS</u>				
8/34	Bar reinforcement to columns (260kg/m3)	29	t		
	<u>WALLS</u>				
8/35	Bar reinforcement to insitu RC walls- internal (120kg/m3)	52	t		
8/36	Bar reinforcement to insitu RC walls- external (120kg/m3)	202	t		
	<u>CONCRETE PARAPET</u>				
8/37	Allow for bar reinforcement (150kg/m3) to concrete parapet to level 22 slab perimeter (roof) approximately 200mm high by 225 wide	0.3	t		
	ADDITIONAL ITEMS				
8/38	Allow for any other items deemed necessary to carry out the works but not detailed in the foregoing items.	1	item		

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8	Reinforcement				(Continued)
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	Reinforcement				
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Code	Description	Quantity	Unit	Rate	Total
8	Reinforcement				(Continued)

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9 Post Tensioning

	GENERALLY				
9/1	The works contained in this Indicative Bill of Quantities is for supply and installation of a post tensioning system to suspended floor slab and beams		Note		
9/2	Refer to the Tender Documents and Specifications for full details of materials and workmanship and include for all requirements therein in the prices for the items in this section		Note		
9/3	This document forms no part of the Contract and shall not form the basis of any claim or variation to the Contract whatsoever including any errors, omissions or anomalies in either description, quantity or method of measurement		Note		
9/4	Tenderers are to fully review all documents and make their own assessment of the full scope of works and allow accordingly within the tender sum submitted		Note		
	METHOD OF MEASUREMENT				
9/5	This Indicative Bill of Quantities has been generally measured in accordance with the Australian Standard Method of Measurement of Building Works - Fifth Edition January 1990		Note		
9/6	The Builder's Quantities shall be deemed to include the following: - a) Materials and goods including materials required for lapping, jointing and the like and all costs in connection therewith such as conveyance, delivery, unloading, storing etc		Note		
9/7	All work has been measured net as fixed in position and all sizes stated in item descriptions are approximate only and are not to be used for ordering of materials.		Note		
	RATES SHALL INCLUDE FOR				
9/8	The provision of all labour, material, plant and equipment necessary to complete the concrete structure works		Note		
9/9	Prices for post tensioning shall include for forming jacking or anchor recesses and shear keys.		Note		
9/10	Prices for post tensioning shall include for inspections, recording, submissions, computations, shop drawings, etc		Note		
9/11	Prices for post tensioning reinforcement shall include for anti-burst reinforcement, fittings and equipment		Note		
9/12	Prices for installing post-tensioning shall include for degreasing, straightening, cutting to length, removing staples, assembling, hoisting, installing in position and for all necessary spacer, hangers, temporary fixings, including tie wire and chair supports, post-tensioning to required design strength and cutting waste.		Note		
9/13	Prices for post-tensioning shall include for all associated design costs		Note		
9/14	Prices for post tensioning shall include for cores, ducts, stressing steel, live and dead end anchorages, grouting cores and ducts, forming and filling recesses and shear keys and any additional spiral cage bursting reinforcement at live and dead end		Note		

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Code	Description	Quantity	Unit	Rate	Total
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9 Post Tensioning

(Continued)

	ALLOWANCES				
9/15	Allow for shop drawings	1	Item		
9/16	Allow for the provision of all necessary temporary bracing and similar items required for erection	1	Item		
9/17	Allow for testing and providing test reports.	1	Item		
9/18	Allow for giving notice for inspections as required	1	Item		
9/19	Allow for submitting mix design data and test results as required	1	Item		
9/20	Allow for obtaining, keeping and making available delivery dockets as required	1	Item		
9/21	Allow for hot and cold weather placing requirements as required	1	Item		
9/22	Allow for protecting and curing concrete surfaces	1	Item		
	POST TENSIONING				
	<u>SUSPENDED SLAB</u>				
9/23	Stressing steel in suspended slabs including conduits, dead and live end anchorages, couplers, pockets, pans, degreasing, straightening, cutting to length, assembling, tensioning and grouting (estimate 6 kg/m2)	73	t		
	<u>BEAMS</u>				
9/24	Stressing steel in integral beams including conduits, dead and live end anchorages, couplers, pockets, pans, degreasing, straightening, cutting to length, assembling, tensioning and grouting (estimate 6 kg/m2)	0.38	t		
	<u>FILLING TO POCKETS</u>				
9/25	Filling live end edge pockets	1	item		
9/26	Filling live end slab pockets (pans)	1	item		
	ADDITIONAL ITEMS				
9/27	Allow for any other items deemed necessary to carry out the works but not detailed in the foregoing items.	1	item		
9/28					

Post Tensioning

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Code	Description	Quantity	Unit	Rate	Total
9	Post Tensioning				(Continued)

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10 Precast Concrete

	GENERALLY				
10/1	The works contained in this Builders Quantities is for the supply, placing and testing of all precast concrete including surcharge and all sundry items associated with completing the works		Note		
10/2	Refer to the Tender Documents and Specifications for full details of materials and workmanship and include for all requirements therein in the prices for the items in this section		Note		
10/3	This document forms no part of the Contract and shall not form the basis of any claim or variation to the Contract whatsoever including any errors, omissions or anomalies in either description, quantity or method of measurement		Note		
10/4	Tenderers are to fully review all documents and make their own assessment of the full scope of works and allow accordingly in the tender sum submitted		Note		
	METHOD OF MEASUREMENT				
10/5	This Indicative Bill of Quantities has been generally measured in accordance with the Australian Standard Method of Measurement of Building Works - Fifth Edition January 1990		Note		
10/6	Prices for precast concrete shall be deemed to include for: formwork including rebates, grooves, etc., reinforcement, the filling of pockets, surface finishes, fittings or items cast into units		Note		
10/7	Prices of precast concrete shall be deemed to include for curing, marking, double handling of units as required, working platforms, holding units in position during erection, all necessary temporary bracing; ALL supports and connections regardless of being loose or cast-in, propping up and leveling as required; all lifting holes, ferrules and lifting attachments; site welding, ALL cast-ins including fixing systems, shear connectors, window cleaning attachment points, coupler and reinforcement continuation assemblies; providing all finishes as specified including rough scabbled surfaces for junctions with insitu concrete works; ALL necessary flashings, joint systems, baffles, bedding, grouting, backing and pointing materials at junctions with all other finishes (other than window systems); making good precast work and surface finishes, protection, cleaning down on completion.		Note		
10/8	Prices for precast panels shall include for all associated design costs, all cast in items including bolts, ferrules, angles, plates, assemblies, attachment points etc. as required for erecting and fixing panels including ALL penetrations, recesses, joint keys and the like as detailed and required		Note		
10/9	All unit sizes given are approximate only.		Note		
	RATES SHALL INCLUDE FOR				
10/10	Supply Rates to include Moulds, formwork, forming rebates, grooves, patterns etc, Cast in items, lifting anchors, etc to be casted with the precast units, co-ordination with other trades in casting in all items supplied by others.		Note		
10/11	Supply rates to include delivery to site.		Note		

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Code	Description	Quantity	Unit	Rate	Total
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10 Precast Concrete

(Continued)

10/12	Supply Rates to include Supply of connection bars and dowels into insitu concrete elements, whether cast-in or drilled, as deemed necessary by the Contractor's choice of connection and as also required by the structural details to approval.		Note		
10/13	Installation Rates to include patching to lifting anchorages and floor slabs due to erection procedures,		Note		
10/14	Installation Rates to include prices for in-situ joints and grouting, all costs associated with complying with the requirements of the approved procedure including joint preparation, installation process, troweling as required etc. and incorporating any requirements into the panel design.		Note		
10/15	Installation rates to include prices for grouting, for filling rod recesses and penetrations as detailed; all necessary packers, formwork and or troweling edges to a neat finish.		Note		
10/16	Installation Rates to include prices for joints and fixing assemblies, all necessary formwork and preparing joints as necessary to receive filler or subsequent structure, cleaning and protecting joints and adjacent surfaces, priming and bond breakers, notching, preparing joint to receive sealant, finishing and curing.		Note		
10/17	Installation rates to include unloading of precast units, storage including supply of support timber, double handling when necessary.		Note		
10/18	Installation rates to include all scaffolding, safety nets, working platforms, lifting frames as necessary for the installation of the precast units		Note		
ALLOWANCES					
10/19	Allow for shop drawings as specified	1	Item		
10/20	Allow for all inspections as specified	1	Item		
10/21	Allow for the submission of all data, programs, records and the like as specified	1	Item		
10/22	Allow for temporary propping and support as required	1	Item		
10/23	Allow for prototypes and samples as specified	1	Item		
10/24	Allow for all testing as specified	1	Item		
10/25	Allow for sets of starter bar templates as required	1	Item		
10/26	Allow for the supply and casting/drilling in of all dowel requirements to suit the precast concrete wall panel installation as required to complete the installation	1	Item		
10/27	Allow for all jointing as necessary	1	Item		
10/28	Allow for casting in all necessary plates, brackets, angles, bolts and fixings in connection	1	Item		
10/29	Allow for site storage and site office facilities for the duration of the works	1	Item		
PRECAST CONCRETE					
EXTERNAL PRECAST CONCRETE PANELS					

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Bill of Quantities



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Code	Description	Quantity	Unit	Rate	Total
10	Precast Concrete				(Continued)
	65 Mpa PC panel with reinforcement at the rate of 160kg/m2, connections and smooth off-form finish to internal face and feature form finish (as per architectural documentation) to external face, unless otherwise stated				
10/30	250mm thk panels	1,749	m2		
10/31	200mm thk panels	1,828	m2		
	50Mpa PC panel with reinforcement at the rate of 140kg/m2, connections and smooth off-form finish to internal face and feature form finish (as per architectural documentation) to external face, unless otherwise stated				
10/32	250mm thk panels	141	m2		
10/33	200mm thk panels	2,469	m2		
	40Mpa PC panels including connections and smooth off-form finish to internal face and feature form finish (as per architectural documentation) to external face, unless otherwise stated				
10/34	200mm thk panels	1,508	m2		
	<u>INTERNAL PRECAST CONCRETE PANELS</u>				
	65 Mpa PC panels with reinforcement at the rate of 160kg/m2, connections and smooth off-form finish to both sides unless otherwise stated				
10/35	250mm thk panels	845	m2		
	50 Mpa PC panels with reinforcement at the rate of 140kg/m2, connections and smooth off-form finish to both sides unless otherwise stated				
10/36	250mm thk panels	660	m2		
	40 Mpa PC panels including connections and smooth off-form finish to both sides unless otherwise stated				
10/37	200mm thk panels	1,259	m2		
	<u>LOOSE METALWORK</u>				
10/38	Allow for loose metal work including dowels, dowel drilled and epoxy fixed into concrete, ferrules, bolts, nuts, washers, angles, plates and lifting eyes, and all cast-in elements, etc.	1	item		
	<u>FIELD WELDING</u>				
10/39	Allow for any field welding required for the erection of the panels	1	item		
	<u>CAULKING AND SEALANTS TO JOINTS</u>				
10/40	Allow for all caulking and sealants to precast concrete panel joints including backing rods, grouting, air seals, sealant grout stops, silicone sealants and all other incidental materials	1	item		
	<u>ADDITIONAL ITEMS</u>				
10/41	Allow for any other items deemed necessary to carry out the works but not detailed in the foregoing items.	1	item		
TO COLLECTION					0

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Project: Angas Street Apartments			Details: Bill of Quantities		
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Code	Description	Quantity	Unit	Rate	Total
10	Precast Concrete				(Continued)

	Precast Concrete				
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Code	Description	Quantity	Unit	Rate	Total
10	Precast Concrete				(Continued)

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11 Waterproofing and Tanking

	GENERALLY				
11/1	The works contained in this Builders Quantities is for the installation of tanking and waterproofing membrane system		Note		
11/2	Refer to the Tender Documents and Specifications for full details of materials and workmanship and include for all requirements therein in the prices for the items in this section		Note		
11/03 /2015	The document forms no part of the Contract and shall not form the basis of any claim or variation to the Contract whatsoever including any errors, omissions or anomalies in either description, quantity or method of measurement		Note		
11/04 /2015	Tenderers are to fully review all documents and make their own assessment of the full scope of works and allow accordingly within the tender sum submitted		Note		
	METHOD OF MEASUREMENT				
11/5	This Builders Quantities has been generally measured in accordance with the Australian Standard Method of Measurement of Building Works - Fifth Edition January 1990		Note		
11/6	All work has been measured net as fixed in position and all sizes stated in item descriptions are approximate only and are not to be used for ordering of materials		Note		
	RATES SHALL INCLUDE FOR				
11/7	Prices deemed to include for temporary screeds, grounds and rules.		Note		
11/8	Prices for tanking shall be deemed to include for all necessary preparation work and for making good any damaged surfaces		Note		
11/9	Prices for tanking shall be deemed to include for turning membranes into reglets or similar and any sealing required at all junctions and ends as required to provide a fully waterproof system		Note		
11/10	Prices for tanking shall be deemed to include for dressing over fillets, internal angles and external angles, dressing around and sealing to all penetrations		Note		
11/11	Prices for tanking shall be deemed to include all necessary protection board whether physical damage is likely to occur		Note		
11/12	Prices for tanking shall be deemed to include for cleaning down on completion		Note		
	GENERAL ITEMS				
11/13	Allow for providing notice of inspections as specified		Item		
11/14	Allow for providing data submissions as required		Item		
11/15	Allow for providing samples as required		Item		
11/16	Allow for providing warranties as required		Item		
11/17	Allow for testing membrane installation as specified		Item		
	WATERPROOFING AND TANKING				

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Code	Description	Quantity	Unit	Rate	Total
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11 Waterproofing and Tanking

(Continued)

	<u>INTERNAL WATERPROOFING AND TANKING</u>				
11/18	Allow for cement screed finished to falls under waterproof membrane in showers	1,005	m2		
11/19	Allow for waterproofing system to screeded concrete floors in bathrooms	1,005	m2		
11/20	Allow for waterproofing system to plasterboard walls in bathroom wet areas (tiled area)	1,867	m2		
	<u>EXTERNAL WATERPROOFING AND TANKING</u>				
11/21	Allow for water proofing to balcony slabs / terrace slabs and podium garden	1,557	m2		
	ADDITIONAL ITEMS				
11/22	Allow for any other items deems necessary to carry out the works but not detailed in the foregoing items	1	item		

Waterproofing and Tanking

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11	Waterproofing and Tanking				(Continued)

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12 Masonry

	GENERALLY				
12/1	The works contained in this Builders of Quantities is for masonry installation		Note		
12/2	Refer to the Tender Documents and Specifications for full details of materials and workmanship and include for all requirements therein in the prices for the items in this section		Note		
12/3	The document forms no part of the Contract and shall not form the basis of any claim or variation to the Contract whatsoever including any errors, omissions or anomalies in either description, quantity or method of measurement		Note		
12/4	Tenderers are to fully review all documents and make their own assessment of the full scope of works and allow accordingly within the tender sum submitted		Note		
	METHOD OF MEASUREMENT				
12/5	This Builders Quantities has been generally measured in accordance with the Australian Standard Method of Measurement of Building Works - Fifth Edition January 1990		Note		
12/6	Masonry is grouped together under the various classifications regardless of the floor levels on which they are to be located		Note		
12/7	Junction of masonry walls with concrete walls, floors and soffits are NOT measured but deemed to be included in the measurement and prices of masonry		Note		
12/8	Concrete fillings in cavities and hollow blocks are NOT measured but deemed to be included in the items in which they are to be incorporated		Note		
12/9	Bar reinforcement in cavities and hollow blocks are NOT measured but deemed to be included in the items in which they are to be incorporated		Note		
	RATES SHALL INCLUDE FOR				
12/10	Wetting, sorting and mixing of bricks and blocks, unloading and storing of materials, site stockpiling, mortar and mortar materials, labour and plant in mixing mortar and distribution materials to the various work areas.		Note		
12/11	Forming all openings, plumbing all angles, jambs and reveals, rough and fair cutting, and keeping cavities clear of mortar droppings		Note		
12/12	Scaffolding, planking, hoisting, cleaning or surface to receive brick and blockwork, making good of defective brick and blockwork		Note		
12/13	Horizontal joint reinforcement well lapped at joints		Note		
12/14	Providing galvanized steel straps or bolts for timber wall plates as required		Note		
12/15	Providing solid blocks in hollow block walls at top course and door jambs		Note		
12/16	Wall tie and reinforcement		Note		

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Code	Description	Quantity	Unit	Rate	Total
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12 Masonry

(Continued)

12/17	Additional ties at openings, T-intersections, and discontinuities where required		Note		
12/18	Non-fire rated and fire rated caulking		Note		
12/19	All control and expansion joints required		Note		
12/20	Straight, raking, splayed and curved cutting		Note		
12/21	Cleaning down all exposed surfaces on completion		Note		
	ALLOWANCES				
12/22	Allow for samples, data submissions and tests as specified		Item		
12/23	Allow for sample panels		Item		
12/24	Allow for site storage and site office facilities for the duration of the works		Item		
	MASONARY				
	<u>INTERNAL BLOCKWORK WALL</u>				
12/25	Allow for 150 thick internal core fill concrete blockwork 5m high including wall stiffeners as required	458	m2		
12/26	Allow for 250 thick internal core fill concrete blockwork 5m high including wall stiffeners as required	66	m2		
	<i>Form the following openings to concrete blockwork including lintels, jambs, sills, copings and all associated scaffolding, propping and the like</i>				
12/27	1400 mm wide x 2040 high double door in 150 blockwork	1	no		
12/28	1000 mm wide x 2240 high single door in 150 blockwork	4	no		
12/29	1000 mm wide x 2040 high single door in 150 blockwork	3	no		
12/30	920 mm wide x 2040 high single door in 150 blockwork	2	no		
12/31	820 mm wide x 2040 high single door in 150 blockwork	4	no		
	<u>EXTERNAL BLOCKWORK WALL</u>				
12/32	Allow for 150mm thick external concrete blockwork 5m high including wall stiffeners as required	140	m2		
12/33	Allow for 250 thick external concrete blockwork 5m high including wall stiffeners as required	29	m2		
	<i>Form the following openings to concrete blockwork including lintels, jambs, sills, copings and all associated scaffolding, propping and the like</i>				
12/34	4400 wide x 3100 high folding door in 150 blockwork	1	no		
12/35	4150 wide x 2040 high double door in 150 blockwork	1	no		
12/36	3020 wide x 3100 high folding door in 150 blockwork	1	no		
12/37	1900 wide x 3800 high double door in 150 blockwork	1	no		

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12 Masonry

(Continued)

12/38	1400 wide x 2040 high double door in 150 blockwork	1	no		
12/39	950 wide x 3800 high single door in 150 blockwork	1	no		
12/40	920 Wide x 2040 high single door in 150 blockwork	1	no		
12/41	900 Wide x 2040 high single door in 150 blockwork	2	no		
12/42	900 Wide x 2040 high single door in 250 blockwork	1	no		
ADDITIONAL ITEMS					
12/43	Allow for any other items deems necessary to carry out the works but not detailed in the foregoing items	1	item		

Masonry

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12	Masonry				(Continued)

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13 Stonework

	GENERALLY				
13/1	The works contained in this Builders Quantities is for general stonework and all sundry items associated with completing the works		Note		
13/2	Refer to the Tender Documents and Specifications for full details of materials and workmanship and include for all requirements therein in the prices for the items in this section		Note		
13/3	The document forms no part of the Contract and shall not form the basis of any claim or variation to the Contract whatsoever including any errors, omissions or anomalies in either description, quantity or method of measurement		Note		
	METHOD OF MEASUREMENT				
13/4	This Builders Quantities has been generally measured in accordance with the Australian Standard Method of Measurement of Building Works - Fifth Edition January 1990		Note		
13/5	All work has been measured net as fixed in position and all sizes stated within item descriptions are approximate only and are not to be used for ordering of materials		Note		
	RATES SHALL INCLUDE FOR:				
13/6	Prices for stonework are to include for scaffolding, planking and hoisting, cleaning out cavities, leaving weep holes, forming cavities, forming rebated reveals and pointing and cleaning down to reveals, fractional size stones, plain return stones, all necessary machine cutting to form bond, temporary supports, templates and for all necessary making good		Note		
13/7	Prices are to include for wedging and pinning up soffits, mortar and necessary additional ties at openings, control joints and the like		Note		
13/8	Prices are to include for plumbing to angles, small areas, narrow widths and protection and cleaning down as specified on completion		Note		
13/9	Straight, circular and raking cutting, bending and folding		Note		
13/10	Form any additional control joints within lengths of all walls as these are not indicated		Note		
13/11	Additional members to wall, ceiling grid or roofing framing to support fixtures, additional studs, noggings, trimmers etc.		Note		
13/12	Preparation of surfaces including sand blasting, galvanizing, shop priming, powdercoating, etc.		Note		
13/13	Touching up of shop primed and galvanized surfaces damaged on site		Note		
13/14	Protection of adjacent surfaces, finishes, structures, and the like that could be damaged during construction		Note		
13/15	Cleaning down on completion including removing all temporary protective coatings and coverings		Note		
	ALLOWANCES				
13/16	Allow for samples, prototypes, data submissions and inspections as specified		Item		

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Code	Description	Quantity	Unit	Rate	Total
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13 Stonework

(Continued)

13/17	Allow for all tests		Item		
13/18	Allow for warranties and guarantees		Item		
13/19	Allow for the provision of all necessary temporary bracing and similar items required		Item		
13/20	Allow for installed sample panels		Item		
	STONEWORK				
	<u>STONETOP TO KITCHEN BENCH</u>				
	<u>Stonetop to kitchen bench in Apartments Level 1 to Level 20</u>				
	<i>Reconstituted Essa Stone Bone White gloss finish stone bench top on kitchen bench including opening for cooktop/sink</i>				
13/21	1700mm x 800mm wide kitchen bench unit	4	no		
13/22	2000mm x 800mm wide kitchen bench unit	30	no		
13/23	2200mm x 800mm wide kitchen bench unit	30	no		
13/24	2400mm x 800mm wide kitchen bench unit	34	no		
13/25	5000mm x 700mm wide kitchen bench unit	30	no		
	<u>Stonetop to Kitchen Bench in Sub-Penthouse Level 21 to 22 & Penthouse Apartment Level 23</u>				
	<i>Themus Stone honed finish stone bench top on kitchen bench including opening for cooktop/sink</i>				
13/26	3200mm x 750mm wide kitchen bench unit	4	no		
13/27	4400mm x 750mm wide kitchen bench unit	4	no		
13/28	2400mm x 800mm wide kitchen bench unit	2	no		
	<u>STONETOP TO KITCHEN ISLAND BENCH</u>				
	<u>Stonetop to Kitchen Island Bench in Apartments Level 1 to Level 20</u>				
	<i>Reconstituted Essa Stone Bone White gloss finish stone bench top on kitchen bench including opening for sink</i>				
13/29	1500mm x 900mm wide island bench	34	no		
13/30	2200mm x 900mm wide island bench	30	no		
13/31	2900mm x 900mm wide island bench	4	no		
13/32	3200mm x 900mm wide island bench	30	no		
	<u>Stonetop to Kitchen Island Bench in Sub-Penthouse Level 21 to 22 & Penthouse Apartment Level 23</u>				
	<i>Themus Stone honed finish stone bench top on kitchen bench including opening for sink</i>				
13/33	3200mm x 800mm wide island bench	2	no		
13/34	3300mm x 900mm wide island bench	2	no		

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Project: Angas Street Apartments	Details: Bill of Quantities
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Code	Description	Quantity	Unit	Rate	Total
13	Stonework				(Continued)
13/35	3800mm x 900mm wide island bench	4	no		
13/36	4000mm x 900mm wide island bench	2	no		
	<u>STONE KITCHEN SPLASHBACK</u>				
	<u>Stone Splashback to kitchen bench in Apartments Level 1 to Level 20</u>				
	<i>Reconstituted Essa Stone Bone White gloss finish stone splashback</i>				
13/37	1700mm L x 750mm H	4	no		
13/38	2000mm L x 750mm H	30	no		
13/39	2200mm L x 750mm H	30	no		
13/40	2400mm L x 750mm H	34	no		
13/41	5000mm L x 750mm H	30	no		
	<u>Stone Splashback to Kitchen Bench in Sub-Penthouse Level 21 to 22 & Penthouse Apartment Level 23</u>				
	<i>Themus Stone honed finish stone splashback</i>				
13/42	3200mm L x 750mm H	4	no		
13/43	4400mm L x 750mm H	4	no		
13/44	2400mm L x 750mm H	2	no		
	<u>STONETOP TO BATHROOM BENCH</u>				
	<u>Stonetop to Bathroom Bench in Apartments Level 1 to Level 20</u>				
	<i>Reconstituted Essa Stone Bone White gloss finish stone bench top on bathroom bench including opening for sink</i>				
13/45	800mm L x 500mm W bathroom bench	102	no		
13/46	900mm L x 500mm W bathroom bench	4	no		
13/47	1000mm L x 500mm W bathroom bench	60	no		
	<u>Stonetop to Bathroom Bench in Sub-Penthouse Level 21 to 22 & Penthouse Apartment Level 23</u>				
	<i>Themus Stone honed finish stone bench top on bathroom bench including opening for sink</i>				
13/48	800mm L x 500mm W bathroom bench	8	no		
13/49	1000mm L x 500mm W bathroom bench	2	no		
13/50	1100mm L x 500mm W bathroom bench	8	no		
13/51	1500mm L x 500mm W bathroom bench	4	no		
	<u>STONE BATHROOM SPLASHBACK</u>				
	<u>Stone Splashback to Bathroom in Apartments Level 1 to Level 20</u>				
	<i>Reconstituted Essa Stone Bone White gloss finish stone splashback below vanity cupboard</i>				

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13 Stonework

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13/52	1100mm L x 350mm overall girth	4	no		
13/53	1800mm L x 350mm overall girth	38	no		
13/54	1900mm L x 350mm overall girth	30	no		
13/55	2000mm L x 350mm overall girth	94	no		
	<u>Stone Splashback to Bathroom in Sub-Penthouse Level 21 to 22 & Penthouse Apartment Level 23</u>				
	<i>Themus Stone honed finish stone splashback below vanity cupboard</i>				
13/56	1850mm L x 350mm overall girth	4	no		
13/57	1900mm L x 350mm overall girth	2	no		
13/58	2000mm L x 350mm overall girth	2	no		
13/59	2100mm L x 350mm overall girth	2	no		
13/60	2200mm L x 350mm overall girth	4	no		
13/61	3400mm L x 350mm overall girth	4	no		
	<u>STONE FLOORING</u>				
13/62	1200 x 600 x 20 mm, Grigio Basaltina floor tiles at Ground Floor Entry Lobby (Supplier: Artedomus)	63	m2		
	ADDITIONAL ITEMS				
13/63	Allow for any other items deems necessary to carry out the works but not detailed in the foregoing items	1	item		

Stonework

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14 Structural Steel

	GENERALLY				
14/1	The works contained in this Builders Quantities is for all Structural Steelworks		Note		
14/2	Refer to the Tender Documents and Specifications for full details and workmanship and include for all requirements therein in the prices for the items in this section		Note		
14/3	This document forms no part of the Contract and shall not form the basis of any claim or variation to the Contract whatsoever including any errors, omissions or anomalies in either description, quantity or method of measurement		Note		
14/4	Tenderers are to fully review all documents and make their own assessment of the full scope of works and allow accordingly within the tender sum submitted		Note		
	METHOD OF MEASUREMENT				
14/5	This Builders Quantities has been generally measured in accordance with the Australian Standard Method of Measurement of Building Works - Fifth Edition January 1990		Note		
14/6	All work has been measured net as fixed in position and all sizes stated within item descriptions are approximate only and are not to be used for ordering of materials		Note		
14/7	The mass of steel members has been calculated as net theoretical weights and no allowance has been made for rolling margin or for the mass of welding materials		Note		
14/8	Individual measured lengths of sections have not been stated		Note		
14/9	Bolts in steel to steel and/or concrete connections have not been enumerated but are included as allow items		Note		
14/10	Surface treatments have not been measured as separate items but are to be allowed for within the steelwork measured item		Note		
	RATES SHALL INCLUDE FOR				
14/11	Supply & Fabricate - Supply, fabricate and deliver to site prefinished structural steel and manufactured high strength steel castings to site compound ready for installation		Note		
14/12	Erect - take from site compound and erect in position including all necessary craneage, jacking, rigging, scaffolding, safety nets, working platforms and all items necessary to fully install the tensioned roof structure.		Note		
14/13	Prices are to include for all fabrication work, including setting to cambers, marking, delivery, storage, unloading, hoisting, erecting, fixing, drilling for bolts including those for fixing timber and drawings or not, cutting, notching ends of members, shop welding including full strength butt welding, plant, tools, riveted work, counter sinking, approved lubricants, and tapping for bolts or machine screws, for cutting to dead lengths and machining ends and bearings		Note		

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14	Structural Steel				(Continued)
14/14	Prices for purlins, girts, trimmers, bridging, etc. shall include for all plates, angles connection cleats and brackets etc., and for cutting, drilling, notching, forming openings, standard laps (unless stated otherwise), splices, bolts, nuts, washers etc., and fixing		Note		
14/15	Prices are to allow for shop priming all steelwork unless stated to be galvanized, in which case it shall be hot dip galvanized		Note		
14/16	No allowance has been or will be made in any weight for rolling margin or for welding material		Note		
14/17	All necessary control, movement and construction joints		Note		
14/18	Straight, raking and curved cutting		Note		
14/19	All necessary clamps, connector brackets, fixings etc		Note		
14/20	All shop and site welding		Note		
14/21	Touching up all shop priming, painting and galvanizing damaged on site		Note		
14/22	All bolts, fasteners and expansion anchors, all nuts and washers, chemset anchors etc.		Note		
	ALLOWANCES				
14/23	Allow for preparation of shop drawings	1	Item		
14/24	Allow for provision of all necessary temporary bracing and similar items required for erection	1	Item		
14/25	Allow for samples	1	Item		
14/26	Allow for tests	1	Item		
14/27	Allow for inspections	1	Item		
14/28	Allow for special trial shop assembly	1	Item		
14/29	Allow for any field work such as cutting holes, notching or site welding	1	Item		
14/30	Allow to provide design input, buildability advice and to coordinate with the design consultants including providing workshop engineering advice etc.	1	Item		
14/31	Allow for shop and fabrication drawings	1	Item		
14/32	Allow for the provision of all necessary temporary bracing and similar items required for erection	1	Item		
14/33	Allow for inspections on site and off site by relevant personnel as necessary	1	Item		
14/34	Allow for inspection of welded fabrication by a welding inspector and paying all fees	1	Item		
14/35	Allow for testing and inspecting all welded and bolted connections and paying all fees and costs	1	Item		
14/36	Allow for structural certification by approved persons and paying all fees and costs	1	Item		

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14 Structural Steel

(Continued)

14/37	Allow for progressive and final verification as specified	1	Item		
	STRUCTURAL STEEL				
14/38	Structural Steel Columns, Beams and Wall Bracing to level 23 penthouse apartments	13	t		
14/39	C20015 Purlins to roof	252	m2		
14/40	Connections, bolts, field work and the like	1	Item		
14/41	M20 Chemset bolts fixing steel to concrete	1	Item		
14/42	Attached connections including stiffeners, end plates, architectural details, services cleats and the like	1	Item		
14/43	Loose connections including bolting or site welding into position	1	Item		
14/44	Allow for all bolts including high strength bolts, nuts and washers, holding down bolts, masonry anchors and the like	1	Item		
14/45	Field work including welding, cutting, notching, forming penetrations and the like	1	Item		
	ADDITIONAL ITEMS				
14/46	Allow for any other items deems necessary to carry out the works but not detailed in the foregoing items	1	item		

Structural Steel

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15 Metalwork

	GENERALLY				
15/1	The works contained in this Builders Quantities is for general metalwork and all sundry items associated with completing the works		Note		
15/2	Refer to the Tender Documents and Specifications for full details of materials and workmanship and include for all requirements therein in the prices for the items in this section		Note		
15/3	The document forms no part of the Contract and shall not form the basis of any claim or variation to the Contract whatsoever including any errors, omissions or anomalies in either description, quantity or method of measurement		Note		
15/4	Tenderers are to fully review all documents and make their own assessment of the full scope of works and allow accordingly within the tender sum submitted		Note		
	METHOD OF MEASUREMENT				
15/5	This Builders Quantities has been generally measured in accordance with the Australian Standard Method of Measurement of Building Works - Fifth Edition January 1990		Note		
15/6	All work has been measured net as fixed in position and all sizes stated within item descriptions are approximate only and are not to be used for ordering of materials		Note		
	RATES SHALL INCLUDE FOR:				
15/7	Straight, circular and raking cutting, bending and folding		Note		
15/8	All grades and types of bolts, nuts and washers		Note		
15/9	Isolation of differing materials		Note		
15/10	Additional members to wall, ceiling grid or roofing framing to support fixtures, additional studs, noggings, trimmers etc.		Note		
15/11	Preparation of surfaces including sand blasting, galvanizing, shop priming, powdercoating, etc.		Note		
15/12	Touching up of shop primed and galvanized surfaces damaged on site		Note		
15/13	Protection of adjacent surfaces, finishes, structures, and the like that could be damaged during construction		Note		
15/14	Cleaning down on completion including removing all temporary protective coatings and coverings		Note		
15/15	Skirting described as fixed to wall shall deemed to include for fixing to partition linings, masonry walls, and the like		Note		
	ALLOWANCES				
15/16	Allow for samples, prototypes, data submissions and inspections as specified		Item		
15/17	Allow for shop and fabrication drawings		Item		
15/18	Allow for all tests		Item		
15/19	Allow for warranties and guarantees		Item		

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15 Metalwork

(Continued)

15/20	Allow for the provision of all necessary temporary bracing and similar items required for erect on		Item		
15/21	Allow for installed sample panels		Item		
15/22	Allow for maintenance manual		Item		
	METALWORK				
	<u>TRENCH AND GRATE</u>				
15/23	Heavy duty vehicle trench and grate at ROW	12	m		
	<u>VEHICLE ENTRY HEAD INDICATOR BAR</u>				
15/24	Suspended height bar with hanger assemblies and chains at entry to ROW	6	m		
	<u>METAL CANOPY</u>				
15/25	Metal Canopy above Retail tenancy and Garden Entry at North elevation, and in East Elevation driveway	76	m2		
	<u>METAL CLADDING AT ROW</u>				
15/26	Louvres Vertical to ROW comprising 40mm x 40mm SHS blades on concealed subframe fixed to wall	139	m2		
	<u>BOLLARDS</u>				
15/27	Steel Bollard at ROW	3	no		
	<u>MAIL BOXES</u>				
15/28	Allow for mail boxes to suit 138 apartments, 1 retail tenancy and 1 body corporate	1	Item		
	<u>LIFT DOOR REVEAL</u>				
15/29	Stainless steel lift door reveal at all lift lobbies	250	m		
	<u>CHAIN MESH CAGES</u>				
15/30	1700mm x 1200mm Apartment Storage cages at 5th floor comprising 50mm x 2.5mm chain wire mesh fixed to steel frame including 2100mmH x 820mmW steel framed gate	108	no		
15/31	Bin cages (assume 5000mm high) including 2 swing doors	8	m		
	<u>BICYCLE RACK</u>				
15/32	Wall mount bicycle racks at Ground and 5th Floors	50	no		
15/33	Frame mount bicycle racks at 5th Floor	39	no		
	<u>STAIRCASE HARDRAILS</u>				
15/34	Allow for galvanized staircase handrail fixed to insitu, precast concrete walls or masonry walls including stair rail brackets	162	m		
	<u>CARPARK MESH AND HANDRAIL</u>				
15/35	Webforge aluminium grid walkway grating at Car stacker	263	m2		
15/36	Aluminium tube handrail and stanchions system with kick plate	332	m		

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15 Metalwork

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	<u>CARPARK STAIR</u>				
15/37	Access Stair System at Car Stacker	1	Item		
	<u>SKIRTING IN CAR LIFT</u>				
15/38	Allow for Stainless Steel skirting to car lift	41	m		
	<u>METAL DOORS</u>				
15/39	4150 wide x 2000 high powdercoated aluminium metal frame door including hardware and installation to substation	1	no		
15/40	5000 wide x 2300 high powdercoated motorised fully internal glide up door for car cabins	2	no		
15/41	900 wide x 2500 high single powdercoated metal clad door to services room facing the ROW	3	no		
15/42	1400 wide x 2500 high double leave powdercoated metal clad door to services room facing the ROW	2	no		
	<u>SANITARY ACCESSORIES</u>				
15/43	900mm long City Plus Towel Rail with Chrome finish wall mounted	60	no		
15/44	600mm long City Plus Towel Rail with Chrome finish wall mounted	106	no		
15/45	600mmW x 800mmH Coco Cool unheated Towel Ladder with polished stainless steel finish wall mounted	22	no		
15/46	City Plus Toilet Paper Holder with Chrome finish	188	no		
15/47	City Stik Metal Shower Shelf with Chrome finish wall mounted	194	no		
15/48	City Stik Robe Hook with Chrome finish wall mounted	376	no		
15/49	1500mm L x 1100mm H Viridian Decor Clear Mirror at Penthouse bathrooms	4	no		
15/50	Accessible compliant Folding Phenolic Shower Seat at 5th floor DDA Bathroom	1	no		
15/51	90 degree Angled Grab Rail with Satin Stainless Steel finish at 5th floor DDA Bathroom	1	no		
15/52	Accessible compliant Hand Dryer with Satin Stainless Steel finish at 5th floor DDA Bathroom	1	no		
15/53	Accessible compliant recessed soap dispenser with Satin Stainless Steel finish at 5th floor DDA Bathroom	1	no		
15/54	460mm x 990mm high Interlock SSS accessible compliant mirror with Stainless Steel finish and clear mirror at 5th floor DDA Bathroom	1	no		
15/55	Accessible compliant Toilet Roll Holder with Satin Stainless Steel finish at 5th floor DDA Bathroom	1	no		
15/56	Shower Track and Curtain, track with powdercoat finish and white curtain at 5th floor DDA Bathroom	1	no		
	<u>PRIVACY SCREEN</u>				

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15 Metalwork

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15/57	Allow for Privacy Screen at Level 6 Terrace comprising SHS frame with custom cladding on both sides <u>ACCESS HATCH</u>	26	m2		
15/58	Access hatch comprising an integrated Pull Down Ladder at level 6 East boundary <u>METAL SCREEN AT PLANT ROOF</u>	2	no		
15/59	Continuous weatherproof blade louvres with concealed mullion supports to Roof Plant (North, South & West elevations)	50	m2		
15/60	Continuous weatherproof blade louvres with concealed mullion supports to Roof Plant (East elevations)	34	m2		
15/61	Extra Over for Access Door to penthouse at Roof Plant <u>SIGNAGE</u>	2	no		
15/62	Allow for Site Address & Entry Points - Illuminated Signage	1	item		
15/63	Allow for all Statutory Signage as required	1	item		
15/64	Allow for all External Facade room identification signage as required	1	item		
15/65	Allow for all Apartments and Tenancy ID as required	139	no		
15/66	Allow for all Front of House signage as required	1	item		
15/67	Allow for all Back of House signage as required	1	item		
15/68	Allow for all Storage Cages signage as required	1	item		
15/69	Allow for all Car Traffic Control signage as required	1	item		
15/70	Allow for all internal way finding signage as required <u>ADDITIONAL ITEMS</u>	1	item		
15/71	Allow for any other items deems necessary to carry out the works but not detailed in the foregoing items	1	item		

Metalwork

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16 Woodwork

	GENERALLY				
16/1	The works contained in this Builders Quantities is for Wordwork and general carpentry work and sundry items associated with completing the works		Note		
16/2	Refer to the Tender Documents and Specifications for full details of materials and workmanship and include for all requirements therein in the prices for the items in this section		Note		
16/3	The document forms no part of the Contract and shall not form the basis of any claim or variation to the Contract whatsoever including any errors, omissions or anomalies in either description, quantity or method of measurement		Note		
16/4	Tenderers are to fully review all documents and make their own assessment of the full scope of works and allow accordingly within the tender sum submitted		Note		
	METHOD OF MEASUREMENT				
16/5	This Builders Quantities has been generally measured in accordance with the Australian Standard Method of Measurement of Building Works - Fifth Edition January 1990		Note		
16/6	All work has been measured net as fixed in position and all sizes stated within item descriptions are approximate only and are not to be used for ordering of materials		Note		
	RATES SHALL INCLUDE FOR;				
16/7	Straight, circular and raking cutting, bending and folding		Note		
16/8	All ends, mitres, angles and exposed edges		Note		
16/9	All grades and types of bolts, nuts and washers including drilling in to steel, timber, etc		Note		
16/10	Priming all concealed faces before fixing		Note		
16/11	Rates for all framing members shall include for all bracing, noggings, blocking, fixing, framing angles, brackets and connectors		Note		
16/12	Protection of adjacent surfaces, finishes, structures, and the like that could be damaged during construction		Note		
16/13	Cleaning down on completion including removing all temporary protective coatings and coverings		Note		
	ALLOWANCES				
16/14	Allow for samples, prototypes, data submissions and inspections as specified		Item		
16/15	Allow for shop and fabrication drawings		Item		
16/16	Allow for all tests		Item		
16/17	Allow for warranties and guarantees		Item		
16/18	Allow for installed sample panels		Item		
	WOODWORK				
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16 Woodwork

(Continued)

	<u>TIMBER FLOORING</u>				
16/19	Timber flooring to living room and kitchen	3,959	m2		
	<u>SKIRTING</u>				
16/20	100mm high flush finish MDF skirting with 5mm shadow gap	7,816	m		
	<u>ARCHITRAVE</u>				
16/21	Timber architrave to apartment entry doors	1,498	m		
16/22	Timber architrave to apartment internal doors	2,170	m		
	<u>FEATURE TIMBER BATTEN TO CEILING</u>				
16/23	40 x 40 MDF timber battens at living room ceiling	2,329	m2		
16/24	40 x 40 MDF timber battens at ground floor and typical lift lobby	321	m2		
	<u>FEATURE TIMBER BATTEN TO WALL</u>				
16/25	40 x 40mm MDF timber battens at Lift Lobby wall	766	m2		
	ADDITIONAL ITEMS				
16/26	Allow for any other items deems necessary to carry out the works but not detailed in the foregoing items	1	item		

Woodwork

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17 Glazing

	GENERALLY				
17/1	The works contained in this Builders Quantities is for supply and installation of glass and mirrors and all sundry items associated with completing the works		Note		
17/2	Refer to the Tender Documents and Specifications for full details of materials and workmanship and include for all requirements therein in the prices for the items in this section		Note		
17/3	The document forms no part of the Contract and shall not form the basis of any claim or variation to the Contract whatsoever including any errors, omissions or anomalies in either description, quantity or method of measurement		Note		
17/4	Tenderers are to fully review all documents and make their own assessment of the full scope of works and allow accordingly within the tender sum submitted		Note		
	METHOD OF MEASUREMENT				
17/5	This Builders Quantities has been generally measured in accordance with the Australian Standard Method of Measurement of Building Works - Fifth Edition January 1990		Note		
17/6	All work has been measured net as fixed in position and all sizes stated within item descriptions are approximate only and are not to be used for ordering of materials		Note		
17/7	Mirrors and glass doors to vanity cabinets have been measured together with the joinery cabinet		Note		
17/8	Windows to facade have been measured within the FACADE section		Note		
	RATES SHALL INCLUDE FOR;				
17/9	All necessary aluminium, steel or timber trims, beads, plates, packers and blocks, fixings and accessories		Note		
17/10	Isolation of dissimilar materials		Note		
17/11	All grades and types of bolts, nuts and washers including drilling in to steel, timber, etc		Note		
17/12	Fixing of units to surrounding steel, concrete, masonry and any other substrate		Note		
17/13	Matching architraves or cover trims to perimeter of units		Note		
17/14	Glazing including glazing compounds, sealant, gaskets, glazing tapes, spacing strips, spacing tapes, setting blocks, compression wedges and the like		Note		
17/15	Safety marking		Note		
17/16	Covering, protecting and masking surfaces from damage		Note		
17/17	Cleaning down on completion including removing all temporary protective coatings and coverings		Note		
	ALLOWANCES				

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17 Glazing

(Continued)

17/18	Allow for shop and fabrication drawings		Item		
17/19	Allow for samples, prototypes, data submissions and inspections as specified		Item		
17/20	Allow for warranties and guarantees		Item		
17/21	Allow for installed sample panels		Item		
	GLAZING				
	<u>GLAZED PANEL</u>				
17/22	Internal glazed panel including automatic sliding door (measured separately) assembly, side light and glass over , including steel header beam to support Automatic door at Ground Garden Entry	9	m2		
17/23	Internal glazed panel including single glazed swing door(measured separately), frame and hardware at Ground floor lift lobby	5	m2		
	<u>GLAZED SLIDING DOOR</u>				
17/24	Automatic sliding door to Ground floor Garden Entry	1	no		
17/25	Powder coated single swing door to Ground floor lift lobby	1	no		
	<u>SHOWER SCREEN</u>				
17/26	1150mm L full height clear toughened glass semi frameless shower screens including 1no. pivot door	38	no		
17/27	1300mm L full height clear toughened glass semi frameless shower screens including 1 no. pivot door	4	no		
17/28	1350mm L full height clear toughened glass semi frameless shower screens including 1 no. pivot door	60	no		
17/29	1400mm L full height clear toughened glass semi frameless shower screens including 1 no. pivot door	4	no		
17/30	1900mm L full height clear toughened glass semi frameless shower screens including 1 no. pivot door	30	no		
17/31	1950mm L full height clear toughened glass semi frameless shower screens including 1 no. pivot door	4	no		
17/32	2000mm L full height clear toughened glass semi frameless shower screens including 1 no. pivot door	4	no		
17/33	2200mm L full height clear toughened glass semi frameless shower screens including 1 no. pivot door	34	no		
17/34	2350mm L full height clear toughened glass semi frameless shower screens including 1 no. pivot door	4	no		
	<u>MIRROR</u>				
17/35	3000mm x 500mm clear toughened glass Feature Mirror at ground floor lobby	1	no		
	ADDITIONAL ITEMS				

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17 Glazing

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17/36	Allow for any other items deemed necessary to carry out the works but not detailed in the foregoing items	1	item		
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Glazing

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18 Partitions and Wall Linings

	GENERALLY				
18/1	The works contained in this Builders Quantities is for stud wall partitions including wall linings		Note		
18/2	Refer to the Tender Documents and Specifications for full details of materials and workmanship and include for all requirements therein in the prices for the items in this section		Note		
18/3	The document forms no part of the Contract and shall not form the basis of any claim or variation to the Contract whatsoever including any errors, omissions or anomalies in either description, quantity or method of measurement		Note		
18/4	Tenderers are to fully review all documents and make their own assessment of the full scope of works and allow accordingly within the tender sum submitted		Note		
	METHOD OF MEASUREMENT				
18/5	This Builders Quantities has been generally measured in accordance with the Australian Standard Method of Measurement of Building Works - Fifth Edition January 1990		Note		
18/6	Partition framing has been measured over all openings with no deductions made		Note		
	RATES SHALL INCLUDE FOR;				
18/7	Taking all site measurements and setting out the work		Note		
18/8	All design work, structural or otherwise		Note		
18/9	All strap and solid bracing, whether shown or not		Note		
18/10	Scaffolding and access equipment		Note		
18/11	Straight, circular and raking cutting, bending and folding		Note		
18/12	Shop and site fabrication		Note		
18/13	Forming of door and window openings and service penetrations		Note		
18/14	Angles, corner mullions, free ends, fixed ends, bonded mullions with multiple studs to stud framing		Note		
18/15	Providing any necessary additional channels, studs, trimmers, cross bracing, solid structural bracing, noggings, and furrings at angles, intersections and where required for fixing of fittings and the like to stud framing		Note		
18/16	All necessary bolts, lugs, brackets, bracings, holes for services, masonry anchors, and other fixings or components		Note		
18/17	All packing necessary to top and bottom channels, deflection head tracks, additional framing at openings		Note		
18/18	Preparation of concrete floors to receive stud framing		Note		
18/19	Framing around openings for doors, windows, penetrations including double or triple studs at jambs, lintels, trimmers, noggings, etc.		Note		

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18 Partitions and Wall Linings

(Continued)

18/20	Rates for toilet cubicles and the like shall also include for divisions, end panels, front blades, nibs, doors, overhead bracing, all fittings and fixings		Note		
18/21	Rates for linings shall include for packing shims, acoustic caulking to vertical and horizontal intersections		Note		
18/22	Control joints where required		Note		
18/23	Stopping all nail holes, sundry labors, flush jointing sheets, drilling, nailing, screwing, adhesive fixing, stapling, taping and setting joints, filling, caulking and pointing		Note		
18/24	Fixing top plate of studs to underside of roof or concrete soffit over		Note		
18/25	Fixing stud fly brace to underside of roof or concrete soffit over		Note		
18/26	Finishing around door and window openings and penetrations		Note		
18/27	Standard proprietary steel and plastic trims, angles and shadowlines including finishing all lining materials		Note		
18/28	All necessary plates, studs, corner studs, junction studs, noggings, head beams, deflection heads, etc., to form a rigid partition, additional studs, noggings, etc., as required at corners, intersections, etc., and as required for the fixing of sundry fittings, fixtures, etc.; positioning of framing to suit sheet sizes and all fabrication; painting welds with approved zinc rich paint; forming penetrations as necessary for service pipes, wiring etc.; fixing complete with all necessary bolts, etc., including fixing top and bottom plates to the building structure as detailed.		Note		
18/29	Preparation of surfaces including treatment of any substrate, set out; forming penetrations, fixing by mechanical means, screwing, gluing, stopping, etc. to all surfaces, adhesive strips in addition to screwing where required; taping and setting joints and holes; mitering at angles; sealing around air conditioning ducts and other penetrations passing through the walls; caulking, fire rated caulking, forming flush joints with other finishing, finishing up to door and window frames, etc., trimming as necessary for conduit, power points, pipes, sleeves, ducts, etc.; notching around projections, pipes, steel posts, etc.; forming arises and internal and external angles, etc.; all expansion and control joint assemblies where specified		Note		
18/30	All required sealants, caulking and backing materials		Note		
18/31	Rates shall include for all miscellaneous timber packers, wedges, beads and trims as required.		Note		
18/32	Prices for acoustic treatments shall include for sealing all paths of sound transmission as specified		Note		
18/33	Furring channels have not been measured according to different sizes. Prices must allow for sizes as noted on drawings		Note		
	ALLOWANCES				
18/34	Allow for preparation of shop drawings		Item		
18/35	Allow for tests		Item		

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18 Partitions and Wall Linings

(Continued)

18/36	Allow for samples, data submissions and inspections as specified		Item		
18/37	Allow for warranties		Item		
18/38	Allow for wall bracing support as required		Item		
PARTITIONS AND WALL LININGS					
<u>EXTERNAL WALL</u>					
<u>Wall Type PL07</u>					
18/39	External light weight walls PL07 comprising of 2 x 13 mm FR RE Plasterboard fixed to 92mm steel stud, 1 x layer of 90mm thermal insulation and 750 reflective foil laminate at L23	150	m2		
<u>Wall Type PL04</u>					
18/40	Wall Type PL04 comprising of 25mm aluminium cladding with express panel joint fixed to 25mm plywood subframe on blockwall (Measure separately)	93	m2		
<u>APARTMENT INTERTENANCY WALLS</u>					
<u>Wall Type PL13</u>					
18/41	Apartment / Apartment Intertenancy Wall type PL13 comprising of 1 x 16 mm FR RE plasterboard to one side, 2 x 64mm metal stud frame, 1 x layer of 110mm glass wool insulation, 1 x 16mm FR RE plasterboard lining to other side, from slab to slab	2,237	m2		
<u>CORRIDOR DIVIDING WALLS</u>					
<u>Wall Type PL08</u>					
18/42	Corridor Dividing Wall Type PL08 comprising 78mm Speed Panel Wall System, 28mm furring channels, 1 x layer of glass wool insulation and 13mm FR RE plasterboard to both sides, from slab to slab at level 1 to 5 only	435	m2		
<u>Wall Type PL09</u>					
18/43	Apartment / Corridor Dividing Wall type PL09 comprising 1 x 16mm FR RE plasterboard lining to one side, 1 x 64mm metal stud frame, 2 x layers of glass wool insulation, 1 x 16mm FR plasterboard lining to other side, from slab to slab at level 6 to level 23	1,582	m2		0
<u>Wall Type PL10</u>					
18/44	Wall Type PL10 comprising 16 mm plasterboard lining to both sides, 28mm furring channels and 2 x layer of 30mm insulation within space of both rows of furring channel (to PC wall)	1,115	m2		
<u>Form openings in stud partitions for the followings:</u>					
18/45	Single door opening 870mm	140	no		
18/46	Double door opening on L5 1800mm	2	no		
18/47	Double door opening on L5 1000mm	2	no		
APARTMENT INTERNAL WALLS					

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18 Partitions and Wall Linings

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	<u>Wall Type PL18</u>				
18/48	Apartment Internal Wall Type PL18 comprising 13mm Plasterboard lining to both sides fixed to 64mm metal stud frame, from slab to slab	6,190	m2		
	<u>Wall Type PL19</u>				
18/49	Service Riser Wet Areas Wall Type PL19 comprising 13mm Plasterboard lining to both sides fixed to 64mm metal stud frame and 1 x layer of 25mm lagging insulation to all pipework from slab to slab	1,190	m2		
18/50	Extra Over for 13mm Aquachek plasterboard in lieu of standard plasterboard at wet area 2400 high	3,962	m2		
	<u>Form openings in stud partitions for the followings:</u>				
18/51	Single door opening 720 mm wide	192	no		
18/52	Single door opening 820 mm wide	226	no		
	WALLS AT GROUND FLOOR				
	<u>Wall Type PL18</u>				
18/53	Internal Services Wall Type PL18 comprising 13mm RE plasterboard lining to both sides, 64 mm metal stud frame, from slab to slab	63	m2		
	<u>Wall Type PL06</u>				
18/54	Internal Services Wall Type PL06 comprising 1 x 13mm RE plasterboard lining to one side and 28mm furring channels support over 40mm thermoset insulation to internal face of blockwork wall BK02 internally	19	m2		
	<u>Wall Type PL21</u>				
18/55	Acoustic Wall Type PL21 comprising 2 x 16mm FR MR Plasterboard, 1 x layer of 75mm glass wool insulation to both sides fixed to 64mm metal stud frame	50	m2		
	<u>Wall Type PL04</u>				
18/56	Wall Type PL04 comprising 25mm aluminium cladding with express panel joint fixed to 25mm plywood subframe on blockwall (Measure separately)	83	m2		
	<u>Form openings in stud partitions for the followings:</u>				
18/57	Single door opening 920 mm wide	3	no		
	SERVICE WALL				
	<u>Wall Type PL23</u>				
18/58	Public Services Shaft Wall Type PL23 comprising 1 x 75mm speed panel from slab to slab	1,316	m2		
18/59	Staircase Wall Type PL23 comprising 1 x 75mm speed panel from slab to slab	418	m2		
	<u>Form openings in stud partition for the followings:</u>				
18/60	Single door opening 1000 mm wide	23	no		

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18 Partitions and Wall Linings

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18/61	Double door opening 1120 mm wide PLASTERBOARD LINING TO PRECAST CONCRETE WALLS <u>Wall Type PL03</u>	115	no		
18/62	Wall Type PL03 comprising 1 x 13mm plasterboard lining, 28mm furring channels and 1 layer of 40mm kingspan kooltherm K12 insulation, from slab to slab (lining to PC wall) <u>Wall Type PL12</u>	3,165	m2		
18/63	Wall Type PL12 comprising 1 x 13 mm plasterboard lining to both sides fixed to 28mm furring channels, 1 layer of 50 mm glass wool from slab to slab (lining to PC wall) ROOF PARAPET	561	m2		
18/64	750mm High Roof Parapet comprising stud wall and 25mm thk Archald Epress panel expressed panel joint (overall girth 1050mm including capping)	96	m		
18/65	25mm thk Archald Epress panel expressed panel joint fixed to subframe at Level 23 roof soffit North and South Facades ADDITIONAL ITEMS	58	m2		
18/66	Allow for any other items deems necessary to carry out the works but not details in the foregoing items	1	item		

Partitions and Wall Linings

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18Partitions and Wall Linings

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19 Roofing

	GENERALLY				
19/1	The works contained in this Builders Quantities is for the supply and installation of metal deck roofing		Note		
19/2	Refer to the Tender Documents and Specifications for full details of materials and workmanship and include for all requirements therein in the prices for the items in this section		Note		
19/3	The document forms no part of the Contract and shall not form the basis of any claim or variation to the Contract whatsoever including any errors, omissions or anomalies in either description, quantity or method of measurement		Note		
	METHOD OF MEASUREMENT				
19/4	This Builders Quantities has been generally measured in accordance with the Australian Standard Method of Measurement of Building Works - Fifth Edition January 1990		Note		
19/5	Roofing has been measured the net sight area including flashing and capping		Note		
	RATES SHALL INCLUDE FOR				
19/6	Straight, circular and raking cutting, bending and folding		Note		
19/7	Laps, joints, mitres, ends of flashings and similar items		Note		
19/8	Turn ups or turn downs at eaves, verges, abutments, gutters, ridges and the like		Note		
19/9	Clearing away all scraps from roof, clearing out all gutters and downpipes, testing all roofs, gutters and downpipes for weathertightness and correctness of falls and for leaving the whole of the works sound and weathertight upon completion		Note		
19/10	Rates for steel roofing shall also include for packers, separation strips, end filler strips, sealants and similar items		Note		
19/11	Rates for box gutters shall include for all closed-cell plastic foam profile fillers between gutter flashing and end of roof decking		Note		
19/12	Rates for forming penetrations in steel roof decking shall include for all necessary collars, up stand and under flashing, additional support framing as required		Note		
	ALLOWANCES				
19/13	Allow for shop and fabrication drawings		Item		
19/14	Allow for samples, data submissions and inspections as specified		Item		
19/15	Allow for maintenance manual		Item		
19/16	Allow for all tests		Item		
19/17	Allow for warranties and guarantees		Item		
19/18	Allow for installed sample panels		Item		
19/19	Allow for lightning and earth bonding		Item		

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19 Roofing

(Continued)

	ROOFING				
	<u>ROOF STRUCTURE</u>				
19/20	Allow for roof structure including primary and secondary framing for metal roof sheets to lay on top (All roof sheet steelwork measured in Structural Steel Section)		Note		
	<u>METAL ROOF</u>				
19/21	Allow for proprietary colorbond steel roof decking fixed to roof structure in accordance with manufacturer's instructions including all required flashings, cappings, fascias, fasteners, sarking, accessories and the like	307	m2		
	<u>SKYLIGHT</u>				
19/22	1885mm x 665mm Velux fixed interlocking skylights at Penthouse roof	4	no		
	<u>INSULATION</u>				
19/23	Allow for insulation to metal roofing including galvanized safety mesh	307	m2		
	<u>CAPPINGS</u>				
19/24	Allow for colorbond parapet cappings to perimeter insitu concrete walls	45	m		
	<u>GUTTERS</u>				
19/25	Allow for Colourbond Box Gutters including necessary supports, fixings and the like	45	m		
19/26	Allow for stainless steel leaf/hail guard mesh at gutter	45	m		
	<u>DOWNPIPES</u>				
19/27	Allow for 100 dia colorbond downpipe including fixing brackets connecting	15	m		
19/28	Allow for sump including outlet and connection to downpipe	4	no		
	<u>FALL ARREST SYSTEM</u>				
19/29	Allow for safety railing system fixed to roof decking	1	item		
	ADDITIONAL ITEMS				
19/30	Allow for any other items deems necessary to carry out the works but not details in the foregoing items	1	item		

Roofing

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20 Suspended Ceilings

	GENERALLY				
20/1	The works contained in this Builders Quantities is for suspended ceilings and all sundry items associated with completing the works		Note		
20/2	Refer to the Tender Documents and Specifications for full details of materials and workmanship and include for all requirements therein in the prices for the items in this section		Note		
20/3	The document forms no part of the Contract and shall not form the basis of any claim or variation to the Contract whatsoever including any errors, omissions or anomalies in either description, quantity or method of measurement		Note		
20/4	Tenderers are to fully review all documents and make their own assessment of the full scope of works and allow accordingly within the tender sum submitted		Note		
	METHOD OF MEASUREMENT				
20/5	This Builders Quantities has been generally measured in accordance with the Australian Standard Method of Measurement of Building Works - Fifth Edition January 1990		Note		
20/6	All work has been measured net as fixed in position and all sizes stated within item descriptions are approximate only and are not to be used for ordering of materials		Note		
	RATES SHALL INCLUDE FOR:				
20/7	Taking all site measurements and setting out the work		Note		
20/8	All design work, structural or otherwise		Note		
20/9	Scaffolding and access equipment		Note		
20/10	Straight, circular and raking cutting, bending and folding		Note		
20/11	Shop and site fabrication		Note		
20/12	Forming of services openings and penetrations		Note		
20/13	Include all necessary additional suspension hangers where light fittings occur and neatly cutting and fitting around pipe brackets, conduits, smoke and thermal detectors, emergency and exit lights, supports for surface mounted fittings and fixtures		Note		
20/14	Trim ceilings and suspension system around openings for light fittings, ventilation registers, access panels and the like.		Note		
20/15	Standard proprietary steel and plastic trims, angles and shadowlines including finishing all lining materials		Note		
20/16	Prices for acoustic treatments shall include for sealing all paths of sound transmission as specified		Note		
	ALLOWANCES				
20/17	Allow for preparation of shop drawings		Item		
20/18	Allow for tests		Item		
20/19	Allow for samples, data submissions and inspections as specified		Item		

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20 Suspended Ceilings

(Continued)

20/20	Allow for warranties		Item		
20/21	Allow for removing and re-installing ceiling tiles including replacing damaged tiles during the installation, testing and commissioning of services within the ceiling space		Item		
SUSPENDED CEILINGS					
20/22	Suspended flushed plasterboard ceiling to Ground Floor Lobby, Lift Lobby and Entry Air Lock area	91	m2		
20/23	Suspended flushed plasterboard ceiling to Apartments	7,558	m2		
20/24	Suspended flushed plasterboard ceiling to common corridor	979	m2		
20/25	Suspended flushed moisture resistant plasterboard ceiling to bathroom	873	m2		
20/26	Allow for access panels to apartments - assume 2 per apartment	276	no		
20/27	Allow for access panels to corridor - assume one per apartment	138	no		
20/28	150mm x 170mm high Pelmet	1,095	m		
20/29	Allow for 200 high bulkhead between kitchen, living area and lobby	16	m2		
20/30	Allow 780mm high Bulkhead at Ground floor lobby	6	m2		
20/31	Allow 800mm high Bulkhead at L1 to L23 lobby	60	m2		
20/32	Allow 1000mm high Bulkhead at Ground floor lobby	11	m2		
20/33	Acoustic ceiling to Services Room comprising of 2 x 16mm FR plasterboard, glasswool insulation fixed to ceiling mounts	20	m2		
20/34	Allow acoustic insulation to Level 23 ceiling	371	m2		
ADDITIONAL ITEMS					
20/35	Allow for any other items deems necessary to carry out the works but not details in the foregoing items	1	item		

Suspended Ceilings

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21 Facade

	GENERALLY				
21/1	The works contained in this Builders Quantities is for supply and install of facade systems and all sundry items associated with completing the works		Note		
21/2	Refer to the Tender Documents and Specifications for full details of materials and workmanship and include for all requirements therein in the prices for the items in this section		Note		
21/3	The document forms no part of the Contract and shall not form the basis of any claim or variation to the Contract whatsoever including any errors, omissions or anomalies in either description, quantity or method of measurement		Note		
21/4	Tenderers are to fully review all documents and make their own assessment of the full scope of works and allow accordingly within the tender sum submitted		Note		
	METHOD OF MEASUREMENT				
21/5	This Builders Quantities has been generally measured in accordance with the Australian Standard Method of Measurement of Building Works - Fifth Edition January 1990		Note		
21/6	All work has been measured net as fixed in position and all sizes stated within item descriptions are approximate only and are not to be used for ordering of materials		Note		
	RATES SHALL INCLUDE FOR:				
21/7	Taking all site measurements and setting out the work		Note		
21/8	All design work, structural or otherwise		Note		
21/9	All scaffolding, safety nets, working platforms and access equipment as necessary		Note		
21/10	Straight, circular and raking cutting, bending and folding		Note		
21/11	Shop and site fabrication		Note		
21/12	Prices for windows, screen and the like are to include for all glass and glazing including any double glazed units or special units as noted on the drawings with acoustic and thermal properties, seals, weather seals, fire seals, bedding, structural silicone, backing rods etc		Note		
21/13	Prices are to include for the supply and installation complete including all hardware anchors, flashings, cover plates, trims, angle support brackets, packersm trims, caulking, miscellaneous equipment, fastenings, etc as required.		Note		
21/14	Standard proprietary steel and plastic trims, angles and shadowlines including finishing all lining materials		Note		
21/15	Frames, mullions, structural mullions and transoms, glazing bars and beads, trims, caulking and pointing, sashes, casements, hinges, fastenings and other hardware		Note		
21/16	Necessary secondary framing either steel or aluminium required for the installation and for any design costs that may be associated		Note		

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21 Facade

(Continued)

21/17	Powdercoating and/or any other finish as specified, packers, fixing anchors, lugs, brackets, couplings, mullion stiffeners,screws, bolts, all other fixing necessary, ferrule fixings and/or intermediate supports; forming rebates and grouting on completion		Note		
21/18	Raking and circular cutting; protecting, labelling,site welding, sills, sub sills, weatherstrips, weather bars, storm moulds, moulds, trims, fixing angles, fixing complete to walls, floors, soffits, ceilings, concrete, blockwork, timber, metal, adjacent windows, etc.		Note		
21/19	Matching flashings to heads, jambs and sills of units		Note		
21/20	Matching architraves, cover trims and the like		Note		
21/21	Glazing including glazing compounds, sealant, gaskets, glazing tapes, spacing strips, spacing tapes, setting blocks, compression wedges and the like		Note		
21/22	Prices for doors are to include for hinges, operators, tracks, frames, glass and all furniture as necessary		Note		
ALLOWANCES					
21/23	Allow for preparation of shop drawings		Item		
21/24	Allow for tests		Item		
21/25	Allow for samples, data submissions and inspections as specified		Item		
21/26	Allow for warranties as specified		Item		
21/27	Allow for protective coatings, maintaining coatings during the progress of the works and cleaning upon completion		Item		
FACADE					
<u>GLAZED WALL</u>					
21/28	External glazed panel including automatic sliding door (measured separately) assembly, side light and glass over, steel header beam to support Automatic door at Ground floor garden entry	9	m2		
21/29	Stick built window system curtain wall comprising powder coated aluminum framed glazing, hardware and seal etc as specified at Living and Bedrooms including sliding door (measured separately)	2,874	m2		
21/30	Stick built window system curtain wall comprising powder coated aluminum framed glazing, hardware and seal etc as specified at Corridors	254	m2		
21/31	External glazed panel including singled glazed swing door(measured separately), frame, hardware and seal etc as specified at 5th floor Podium	8	m2		
<u>GLAZED DOOR</u>					
21/32	4400mm x 3100mm glazed folding door at Ground floor retail area	1	no		
21/33	3020mm x 3100mm glazed folding door at Ground floor retail area	1	no		
21/34	External automatic sliding door at Ground floor garden entry	1	no		
21/35	External powdercoated single sliding door to balconies	154	no		

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21 Facade

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21/36	External powdercoated single swing door to 5th floor Podium <u>GLAZED WINDOWS</u>	1	no		
21/37	2980w x 3670h powdercoated aluminium fixed window in clear toughened safety glass at central lobby	1	no		
21/38	Stick built awning/fixed windows system comprising aluminium framing, flush glazed with concealed mullion and blind transom at apartments <u>LOUVRES</u>	466	m2		
21/39	50mm horizontal Aluminium louvres, Holyoake or similar, weather proof, above canopy at Ground Floor	17	m2		
21/40	50mm horizontal Aluminium louvres, weather proof, above glazed wall (integrated into window system)	174	m2		
21/41	50mm x 150mm RHS Aluminium louvres, weather proof, at west facade ADDITIONAL ITEMS	499	m2		
21/42	Allow for any other items deems necessary to carry out the works but not details in the foregoing items	1	item		

Facade

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22 Doors and Door Hardware

	GENERALLY				
22/1	The works contained in this Builders Quantities is for supply and installation of doors including door hardware and all sundry items associated with completing the works		Note		
22/2	Refer to the Tender Documents and Specifications for full details of materials and workmanship and include for all requirements therein in the prices for the items in this section		Note		
22/3	The document forms no part of the Contract and shall not form the basis of any claim or variation to the Contract whatsoever including any errors, omissions or anomalies in either description, quantity or method of measurement		Note		
22/4	Tenderers are to fully review all documents and make their own assessment of the full scope of works and allow accordingly within the tender sum submitted		Note		
	METHOD OF MEASUREMENT				
22/5	This Builders Quantities has been generally measured in accordance with the Australian Standard Method of Measurement of Building Works - Fifth Edition January 1990		Note		
22/6	All work has been measured net as fixed in position and all sizes stated within item descriptions are approximate only and are not to be used for ordering of materials		Note		
	RATES SHALL INCLUDE FOR:				
22/7	Priming before delivery to site		Note		
22/8	Openings for grilles, vision panels and the like including timber sub frame all round		Note		
22/9	Forming all rebates, blocking, etc. for hardware and the like		Note		
22/10	Glass and glazing to vision panels including glazing gasket, cover trims, etc.		Note		
22/11	All labours in framing, notching and fitting around projections, pipes, light fittings, hatches, grilles and similar complete with all cleats, packers, wedges and similar and all nails, screws and masonry anchors (unless stated otherwise) and for all labours such as rebating, grooving, chamfering, splaying, leveling, tapering, bullnosing, moulding and similar items		Note		
22/12	Rates for fixing hardware shall include for removing and refixing as required to facilitate painting		Note		
22/13	Protection of adjacent surfaces, finishes, structures, and the like that could be damaged during construction		Note		
22/14	Cleaning down on completion including removing all temporary protective coatings and coverings		Note		
	ALLOWANCES				
22/15	Allow for providing samples and prototypes as required		Item		
22/16	Allow for shop drawings as specified		Item		
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22 Doors and Door Hardware

(Continued)

22/17	Allow for testing as specified		Item		
22/18	Allow for providing warranties as required		Item		
22/19	Allow items for grills or similar		Item		
DOORS AND DOOR HARDWARE					
<u>EXTERNAL FIRE-RATED DOORS</u>					
22/20	1900 wide x 2500 high double leave fire rated metal faced solid core door comprising 45mm flush panel, hardware and installation at Fire Booster Room	1	no		
22/21	2850 wide x 2500 high 1 hour fire rated egress door (ground floor east boundary)	1	no		
<u>Roof</u>					
22/22	1000 wide x 2240 high single solid core door including 45mm metal faced flush panel and installation	1	no		
<u>EXTERNAL NON FIRE-RATED DOORS</u>					
22/23	920 wide x 2500 high single solid core door comprising 45mm flush panel, hardware and installation to BOH entrance (doors to footpath)	1	no		
<u>INTERNAL FIRE RATED DOORS</u>					
<u>Fire Staircase</u>					
22/24	920 wide x 2240 high single 1 hour fire door unit comprising pressed metal door frame, 45 mm thick flush panel, hardware and installation	44	no		
22/25	1000 wide x 2240 high single 2 hour fire door unit comprising pressed metal door frame, 45 mm thick flush panel, hardware and installation	4	no		
<u>Lobby/Corridor Doors</u>					
22/26	920 wide x 2040 high single door including frame and installation to public lift lobby	3	no		
<u>Fire Rated Doors to BOH Areas</u>					
22/27	820 wide x 2240 high single 2 hour fire rated door including hardware, frame and installation to switch room and substation	3	no		
<u>INTERNAL NON FIRE-RATED DOORS</u>					
<u>Apartment Entry Doors</u>					
22/28	870 wide x 2240 high single solid core flush entry door type including pressed metal frame, self closer hardware and installation	138	no		
<u>Apartment Internal Doors</u>					
22/29	820 wide x 2040 high single semi solid core timber doors type including frame, hardware and installation	226	no		
22/30	720 wide x 2040 high single semi solid timber doors type to toilet including frame, hardware and installation	190	no		
22/31	1600 wide x 2040 high single semi solid sliding door type L6 to L20 laundry	30	no		

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22 Doors and Door Hardware

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	<u>Laundry Doors</u>				
22/32	720 wide x 2040 high single flush panel timber doors to L21 to L23 laundry including frame, hardware and installation	6	no		
	<u>L5 Podium</u>				
22/33	820 wide x 2040 high single door including hardware, frame and installation to L5 Podium	1	no		
22/34	900 wide x 2040 high single door including hardware, frame and installation to L5 Podium	1	no		
22/35	1800 wide x 2040 high double door including hardware, frame and installation to L5 podium bike storage area	2	no		
	<u>Services Cupboard/Riser Doors</u>				
22/36	1125 wide x 2240 high double semi solid doors including frames and installation to lift lobby, hydraulic hot water riser and common corridor	115	no		
22/37	1450 wide x 2240 high double solid core non fire rated service cupboards comprising 44 mm flush panel to cleaners store	3	no		
22/38	900 wide x 2240 high single solid core fire rated service cupboards comprising 44 mm flush panel door to FIP room	3	no		
	ADDITIONAL ITEMS				
22/39	Allow for any other items deems necessary to carry out the works but not detailed in the foregoing items	1	item		

Doors and Door Hardware

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23 Carpet Floor Finish

	GENERALLY				
23/1	The works contained in this Builders Quantities is for Carpet and all sundry items associated with completing the works		Note		
23/2	Refer to the Tender Documents and Specifications for full details of materials and workmanship and include for all requirements therein in the prices for the items in this section		Note		
23/3	The document forms no part of the Contract and shall not form the basis of any claim or variation to the Contract whatsoever including any errors, omissions or anomalies in either description, quantity or method of measurement		Note		
23/4	Tenderers are to fully review all documents and make their own assessment of the full scope of works and allow accordingly within the tender sum submitted		Note		
	METHOD OF MEASUREMENT				
23/5	This Builders Quantities document has been generally measured in accordance with the Australian Standard Method of Measurement of Building Works - Fifth Edition January 1990		Note		
23/6	All work has been measured net as fixed in position and all sizes stated within item descriptions are approximate only and are not to be used for ordering of materials		Note		
	RATES SHALL INCLUDE FOR				
23/7	Prices for finishes shall be deemed to include for: temporary grounds, screeds and similar; bedding, grouting and pointing materials; cutting and/or making good around pipes, sanitary fixtures and similar; labour to internal angles; curing of finished work; cleaning down and polishing; covering, protecting and masking surfaces.		Note		
23/8	Prices for finishes shall be deemed to include for final patching, stripping and cleaning, repairs; removing door stops and other fixtures and refixing on completion; providing artificial means for drying out the substrate before installation; leveling compounds to substrate surface; setting out as specified.		Note		
23/9	Prices for finishes shall include for; cutting around columns, conduits, sleeves, floor outlets, built-in furniture and partitions etc.; replacing damaged materials; fair exposed edges not requiring a cover strip or where finishes are required to be finished up to a division strip; gripper strips at all edges not requiring a division strip as specified		Note		
23/10	Prices are also to include for all scaffolding and hoisting, preparation of bases to receive finishes, sealing and making good around pipes, sanitary fixtures, floor wastes, mirrors, light fittings, grilles and similar		Note		
23/11	Prices of skirting's shall also include for: internal and external angles, exposed ends, etc.		Note		
23/12	Rates shall include for all raking and circular cutting as may be required.		Note		

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23 Carpet Floor Finish

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23/13	Rates shall include for all necessary sealant, caulking, backing materials, timber packers and coves required to complete the installation.		Note		
23/14	Straight, circular and raking cutting, bending and folding		Note		
23/15	All ends, miters, angles and exposed edges		Note		
23/16	Priming all concealed faces before fixing		Note		
23/17	Protection of adjacent surfaces, finishes, structures, and the like that could be damaged during construction		Note		
23/18	Cleaning down on completion including removing all temporary protective coatings and coverings		Note		
	ALLOWANCES				
23/19	Allow for shop and fabrication drawings		Item		
23/20	Allow for all tests		Item		
23/21	Allow for warranties and guarantees		Item		
23/22	Allow for setting out as specified		Item		
23/23	Allow for giving notice of inspections as specified		Item		
23/24	Allow for prototypes as specified		Item		
23/25	Allow for all submissions as specified		Item		
23/26	Allow for tests as specified		Item		
23/27	Allow for spares as specified		Item		
23/28	Allow for providing maintenance instructions as specified		Item		
23/29	Allow for movement and control joints		Item		
23/30	Allow for cleaning on completion of works		Item		
23/31	Allow for protection of materials during and after construction.		Item		
	CARPET				
23/32	Broadloom Carpets in bedrooms including all necessary divider, for Level 1 to Level 20 Apartments	1,895	m2		
23/33	Broadloom Carpets in bedrooms including all necessary divider, for Level 21 to Level 23 Sub Penthouse and Penthouse Apartments	380	m2		
23/34	Allow for entry mat, 2.35m x 1.00m, including frame at ground floor garden entry	1	no		
	ADDITIONAL ITEMS				
23/35	Allow for any other items deems necessary to carry out the works but not detailed in the foregoing items	1	item		

Carpet Floor Finish

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24 Floor and Wall Tiling

	GENERALLY				
24/1	The works contained in this Builders Quantities is for supply and installation of wall and floor tiling and all sundry items associated with completing the works		Note		
24/2	Refer to the Tender Documents and Specifications for full details of materials and workmanship and include for all requirements therein in the prices for the items in this section		Note		
24/3	The document forms no part of the Contract and shall not form the basis of any claim or variation to the Contract whatsoever including any errors, omissions or anomalies in either description, quantity or method of measurement		Note		
24/4	Tenderers are to fully review all documents and make their own assessment of the full scope of works and allow accordingly within the tender sum submitted		Note		
	METHOD OF MEASUREMENT				
24/5	This Builders Quantities document has been generally measured in accordance with the Australian Standard Method of Measurement of Building Works - Fifth Edition January 1990		Note		
24/6	All work has been measured net as fixed in position and all sizes stated within item descriptions are approximate only and are not to be used for ordering of materials		Note		
	RATES SHALL INCLUDE FOR;				
24/7	Prices for finishes shall be deemed to include for: temporary grounds, screeds and similar; bedding, grouting and pointing materials; cutting and/or making good around pipes, sanitary fixtures and similar; labour to internal angles; curing of finished work; cleaning down and polishing; covering, protecting and masking surfaces.		Note		
24/8	Prices for finishes shall be deemed to include for final patching, stripping and cleaning, repairs; removing door stops and other fixtures and refixing on completion; providing artificial means for drying out the substrate before installation; leveling compounds to substrate surface; setting out as specified.		Note		
24/9	Prices for finishes shall include for; cutting around columns, conduits, sleeves, floor outlets, built-in furniture and partitions etc.; replacing damaged materials; fair exposed edges not requiring a cover strip or where finishes are required to be finished up to a division strip; gripper strips at all edges not requiring a division strip as specified		Note		
24/10	Prices are also to include for all scaffolding and hoisting, preparation of bases to receive finishes, sealing and making good around pipes, sanitary fixtures, floor wastes, mirrors, light fittings, grilles and similar		Note		
24/11	Prices for tiling also deemed to include for standard border edged, glazed edge tiles.		Note		

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24 Floor and Wall Tiling

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24/12	Prices of tiling shall also include for: preparing surfaces, treatment of base; dubbing out as required to adjust for the specified structural and nonstructural tolerances and to provide plumb or level and even surfaces for the application of the required thickness of tiling and beds; soaking tiles; metal lathing; removing and replacing damaged or defective tiles; forming, caulked and/or sealant joints around pipes, sanitary fixtures, window and door frames designed joints and similar location as required.		Note		
24/13	Skirting's described as 'fixed to wall' shall be deemed to include fixing to partition linings, block walls, joinery units, column casings, concrete elements and the like.		Note		
24/14	Prices of skirting's shall also include for: internal and external angles, exposed ends, etc.		Note		
24/15	Rates shall include for all raking and circular cutting as may be required.		Note		
24/16	Rates shall include for all necessary sealant, caulking, backing materials, timber packers and coves required to complete the installation.		Note		
24/17	Straight, circular and raking cutting, bending and folding		Note		
24/18	All ends, mitres, angles and exposed edges		Note		
24/19	All grades and types of bolts, nuts and washers including drilling in to steel, timber, etc		Note		
24/20	Priming all concealed faces before fixing		Note		
24/21	Rates for timber claddings and linings shall also include for edge strips		Note		
24/22	Protection of adjacent surfaces, finishes, structures, and the like that could be damaged during construction		Note		
24/23	Cleaning down on completion including removing all temporary protective coatings and coverings		Note		
	ALLOWANCES				
24/24	Allow for shop and fabrication drawings		Item		
24/25	Allow for all tests		Item		
24/26	Allow for warranties and guarantees		Item		
24/27	Allow for setting out as specified		Item		
24/28	Allow for giving notice of inspections as specified		Item		
24/29	Allow for prototypes as specified		Item		
24/30	Allow for all submissions as specified		Item		
24/31	Allow for tests as specified		Item		
24/32	Allow for spares as specified		Item		
24/33	Allow for providing maintenance instructions as specified		Item		
24/34	Allow for movement and control joints		Item		

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24 Floor and Wall Tiling

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24/35	Allow for cleaning on completion of works		Item		
24/36	Allow for protection of materials during and after construction.		Item		
	<u>FLOOR AND WALL TILING</u>				
	FLOOR TILING				
24/37	600 x 300 x 30 mm , Themus Stone floor tiles in honed finish in lift lobby and corridors (Supplier: Signorino)	194	m2		
24/38	600 x 300 x 20 mm , Themus Stone floor tiles in honed finish in bathroom floors (Supplier: Signorino)	180	m2		
24/39	600 x 300 x 10 mm , porcelain tiles, colour 79526, in apartment corridor (Supplier: Academy Tiles)	975	m2		
24/40	600 x 300 x 10 mm , porcelain tiles, colour 79526, in bathroom floors (Supplier: Academy Tiles)	677	m2		
24/41	600 x 300 x 10 mm , porcelain tiles, colour 79526, in laundry floors (Supplier: Academy Tiles)	148	m2		
24/42	600 x 300 x 10 mm , Themus Stone floor tiles in honed finish in lift car (Supplier: Signorino)	82	m2		
	WALL TILING				
24/43	600 x 300 x 30 mm , Themus Stone tiles in honed finish in Level 21 to Level 23 bathroom walls (Supplier: Signorino)	60	m2		
24/44	500 x 56 x 8 mm , Ceramic tiles in matt finish in Level 5 DDA bathroom walls, colour: White Glaze (Supplier: Ceramic Solutions)	28	m2		
24/45	200 x 65 x 8 mm , Ceramic tiles in matt finish in Level 1 to Level 20 bathroom walls (Supplier: Academy Tiles)	1,778	m2		
	SKIRTING				
24/46	200mm high Tiles skirting matt finish in bathroom (Supplier: Academy Tiles)	501	m		
	ADDITIONAL ITEMS				
24/47	Allow for any other items deems necessary to carry out the works but not detailed in the foregoing items	1	item		

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25 Painting

	GENERALLY				
25/1	The works contained in this Builders Quantities is for complete painting to surfaces as required and all sundry items associated with completing the works		Note		
25/2	Refer to the Tender Documents and Specifications for full details of materials and workmanship and include for all requirements therein in the prices for the items in this section		Note		
25/3	The document forms no part of the Contract and shall not form the basis of any claim or variation to the Contract whatsoever including any errors, omissions or anomalies in either description, quantity or method of measurement		Note		
25/4	Tenderers are to fully review all documents and make their own assessment of the full scope of works and allow accordingly within the tender sum submitted		Note		
	METHOD OF MEASUREMENT				
25/5	This Builders Quantities has been generally measured in accordance with the Australian Standard Method of Measurement of Building Works - Fifth Edition January 1990		Note		
25/6	All work has been measured net as fixed in position and all sizes stated within item descriptions are approximate only and are not to be used for ordering of materials		Note		
	RATES SHALL INCLUDE FOR;				
25/7	For the provision, erection and removal of scaffolding, preparation, rubbing down between coats and similar work, the protection and/or masking of floors, fittings and similar work, removing and replacing door and window furniture and removing splash and spray marks		Note		
25/8	Prices for finishes shall be deemed to include for rubbing down between coats and similar work		Note		
25/9	Prices for finishes shall be deemed to include for the protection and/or masking of floors, fittings and similar work, removing splash and spray marks		Note		
25/10	All final patching, stripping and cleaning, repairs; removing fixtures and refixing on completion; providing artificial means for drying out the substrate before application		Note		
25/11	Prepare and prime all faces before application		Note		
25/12	Cleaning down on completion including removing all temporary protective coatings and coverings		Note		
25/13	All paint systems to allow for the number of coats deemed necessary		Note		
	ALLOWANCES				
25/14	Allow for samples, colours and similar work		Item		
	PAINTING				
	<i>Prepare and apply painting system to the following surfaces including preparation all in accordance with manufacturer's instructions</i>				

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25 Painting

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	<u>PAINTING TO PLASTERBOARD</u>				
	<u>Walls</u>				
25/15	Paint to Plasterboard walls	24,019	m2		
25/16	Paint to Plasterboard lining at PC Walls and Columns	4,287	m2		
	<u>Ceiling</u>				
25/17	Paint to suspended ceilings	8,628	m2		
25/18	Paint to moisture resistant ceilings	873	m2		
25/19	Paint to access panels to apartments - assume 600x600	276	no		
25/20	Paint to access panels to corridor - assume one per apartment 600x600	138	no		
25/21	Paint to 150 x170 Pelmet	1,095	m		
25/22	Paint to bulkhead	93	m2		
25/23	Paint to acoustic ceiling at pump room	20	m2		
	<u>PAINTING TO TIMBERWORK</u>				
25/24	Paint to Timber Doors	9,509	m2		
25/25	Paint to Timber Door Frames	3,663	m		
25/26	Paint to Fire Rated Doors	227	m2		
25/27	Paint to Fire Rated Door Frames	296	m		
25/28	Paint to Timber Skirting	7,816	m		
25/29	Paint to Timber Architrave to Apartment Entry Doors and Apartment Internal Doors	3,668	m		
	<u>PAINTING TO STEEL WORK</u>				
25/30	Paint to level 23 wall and roof steel work	12	t		
25/31	Paint to Ground Floor Steel Canopy	152	m2		
25/32	Paint to Balcony Folded Steel Balustrade	4,346	m2		
25/33	Paint to Staircase Handrail	162	m		
25/34	Paint to Bollard	3	no		
	<u>PAINTING TO BLOCKWALL</u>				
25/35	Paint to blockwalls of refuse, waste and bin wash areas	95	m2		
	<u>FLOOR COATING</u>				
25/36	Protective coating and sealer for concrete floor refuse, waste and bin wash area	58	m2		
	<u>ADDITIONAL ITEMS</u>				
25/37	Allow for any other items deems necessary to carry out the works but not details in the foregoing items	1	item		

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26 Joinery

	GENERALLY				
26/1	The works contained in this Builders Quantities is for supply and installation of Joinery and all sundry items associated with completing the works		Note		
26/2	Refer to the Tender Documents and Specifications for full details of materials and workmanship and include for all requirements therein in the prices for the items in this section		Note		
26/3	The document forms no part of the Contract and shall not form the basis of any claim or variation to the Contract whatsoever including any errors, omissions or anomalies in either description, quantity or method of measurement		Note		
26/4	Tenderers are to fully review all documents and make their own assessment of the full scope of works and allow accordingly within the tender sum submitted		Note		
	METHOD OF MEASUREMENT				
26/5	This Builders Quantities document has been generally measured in accordance with the Australian Standard Method of Measurement of Building Works - Fifth Edition January 1990		Note		
26/6	All work has been measured net as fixed in position and all sizes stated within item descriptions are approximate only and are not to be used for ordering of materials		Note		
	RATES SHALL INCLUDE FOR:				
26/7	Supply, delivery, storage and installation of all joinery		Note		
26/8	All grades and types of bolts, nuts and washers and other fixings as necessary		Note		
26/9	Additional members to wall, ceiling grid or roofing framing to support fixtures, additional studs, noggings, trimmers etc.		Note		
26/10	Preparation of all surfaces as necessary prior to installation		Note		
26/11	Touching up of shop primed and galvanized surfaces damaged on site		Note		
26/12	All caulking, backing rods etc. as required by the drawings and as specified at junctions with window frames, abutments, etc. have not been measured separately but shall be included for within the rates		Note		
26/13	Protection of adjacent surfaces, finishes, structures, and the like that could be damaged during installation		Note		
26/14	Cleaning down on completion including removing all temporary protective coatings and coverings		Note		
	ALLOWANCES				
26/15	Allow for samples, prototypes, data submissions and inspections as specified	1	Item		
26/16	Allow for shop drawings as specified	1	Item		
26/17	Allow for all testing as specified	1	Item		

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26 Joinery

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26/18	Allow for warranties and guarantees as specified	1	Item		
26/19	Allow for maintenance manuals including providing training as specified	1	Item		
26/20	Allow for spare parts and materials as specified	1	Item		
26/21	Allow for protective coatings, maintaining coatings during progress of the works and for cleaning off on completion	1	Item		
26/22	Stone benchtop measured separately in Stonework		Note		
JOINERY					
<u>KITCHEN BENCH</u>					
<u>Kitchen Bench in Apartments Level 1 to Level 20</u>					
<i>Kitchen bench unit comprising White Birch Multiply-BB/BB ply and laminate joinery board with matching edging, stone benchtop (measured separately), opening for cook top and sink, kickboard, underneath cupboard including shelves and doors to Architect's specification</i>					
26/23	1700mm L x 800mm W kitchen bench unit	4	no		
26/24	2000mm L x 800mm W kitchen bench unit	30	no		
26/25	2200mm L x 800mm W kitchen bench unit	30	no		
26/26	2400mm L x 800mm W kitchen bench unit	34	no		
26/27	5000mm L x 700mm W kitchen bench unit	30	no		
<u>Kitchen Bench in Sub-Penthouse Level 21 to 22 & Penthouse Apartment Level 23</u>					
<i>Kitchen bench unit comprising White Birch Multiply-BB/BB ply and veneer face joinery board with matching edging, stone benchtop (measured separately), opening for cook top and sink, kickboard, underneath cupboard including shelves and doors to Architect's specification</i>					
26/28	3200mm L x 750mm W kitchen bench unit	4	no		
26/29	4400mm L x 750mm W kitchen bench unit	4	no		
26/30	2400mm L x 800mm W kitchen bench unit	2	no		
<u>KITCHEN OVERHEAD CUPBOARD</u>					
<u>Kitchen Overhead Cupboard in Apartments Level 1 to Level 20</u>					
<i>Kitchen overhead cupboard comprising White Birch Multiply-BB/BB ply and laminate joinery board including shelves and doors with opening for rangehood to Architect's specification</i>					
26/31	1700mm L x 800mm W overhead kitchen cupboard	4	no		
26/32	2000mm L x 800mm W overhead kitchen cupboard	30	no		
26/33	2200mm L x 800mm W overhead kitchen cupboard	30	no		
26/34	2400mm L x 800mm W overhead kitchen cupboard	34	no		

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26 Joinery

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26/35	2700mm L x 700mm W overhead kitchen cupboard <u>Kitchen Overhead Cupboard in Sub-Penthouse Level 21 to 22 & Penthouse Apartment Level 23</u> <i>Kitchen overhead cupboard comprising White Birch Multiply-BB/BB ply and veneer face joinery board to Architect's specification including shelves and doors with opening for rangehood to Architect's specification</i>	30	no		
26/36	3200mm L x 750mm W overhead kitchen cupboard	4	no		
26/37	4400mm L x 750mm W overhead kitchen cupboard	4	no		
26/38	2400mm L x 800mm W overhead kitchen cupboard <u>KITCHEN ISLAND BENCH</u> <u>Kitchen Island Bench in Apartments Level 1 to Level 20</u> <i>Kitchen Island bench unit comprising White Birch Multiply-BB/BB ply and laminate joinery board with matching edging, stone benchtop (measured separately), opening for sink, kickboard, underneath cupboard including shelves and doors to Architect's specification</i>	2	no		
26/39	1500mm L x 900mm W island bench	34	no		
26/40	2200mm L x 900mm W island bench	30	no		
26/41	2900mm L x 900mm W island bench	4	no		
26/42	3200mm L x 900mm W island bench <u>Kitchen Island Bench in Sub-Penthouse Level 21 to 22 & Penthouse Apartment Level 23</u> <i>Kitchen Island bench unit comprising White Birch Multiply-BB/BB ply and veneer face joinery board with matching edging, stone benchtop (measured separately), opening for sink, kickboard, underneath cupboard including shelves and doors to Architect's specification</i>	30	no		
26/43	3200mm L x 800mm W island bench	2	no		
26/44	3300mm L x 900mm W island bench	2	no		
26/45	3800mm L x 900mm W island bench	4	no		
26/46	4000mm L x 900mm W island bench <u>OVEN CUPBOARD</u> <u>Oven Cupboard in Sub-Penthouse Level 21 to 22 & Penthouse Apartment Level 23</u> <i>Oven Cupboard comprising White Birch Multiply-BB/BB ply and veneer face joinery board with matching edging, kickboard including shelves and door to Architect's specification</i>	2	no		
26/47	600mm L x 750mm W x 2500mm H unit	4	no		
26/48	600mm L x 850mm W x 2500mm H unit	4	no		
26/49	800mm L x 800mm W x 2500mm H unit	2	no		

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	<u>PANTRY CUPBOARD</u>				
	<u>Pantry Cupboard in Apartments Level 1 to Level 20</u>				
	<i>Pantry Cupboard comprising White Birch Multiply-BB/BB ply and laminate joinery board with matching edging, kickboard including shelves and door to Architect's specification</i>				
26/50	400mm L x 800mm W x 2500mm H unit	124	no		
26/51	500mm L x 800mm W x 2500mm H unit	4	no		
	<u>Pantry Cupboard in Sub-Penthouse Level 21 to 22 & Penthouse Apartment Level 23</u>				
	<i>Kitchen Pantry Unit comprising White Birch Multiply-BB/BB ply and veneer face joinery board with matching edging, kickboard including shelves and door to Architect's specification</i>				
26/52	400mm L x 600mm W x 2500mm H	4	no		
26/53	600mm L x 750mm W x 2500mm H	4	no		
26/54	600mm L x 850mm W x 2500mm H	4	no		
	<u>REFRIGERATOR CUPBOARD</u>				
	<u>Refrigerator Cupboard in Apartments Level 1 to Level 20</u>				
	<i>Refrigerator Cupboard comprising White Birch Multiply-BB/BB ply and laminate joinery board with matching edging, kickboard including door to Architect specification</i>				
26/55	800mm L x 800mm W x 2500mm H	98	no		
26/56	800mm L x 900mm W x 2500mm H	30	no		
	<u>Refrigerator Cupboard in Sub-Penthouse Level 21 to 22 & Penthouse Apartment Level 23</u>				
	<i>Refrigerator Cupboard comprising White Birch Multiply-BB/BB ply and veneer face joinery board with matching edging, kickboard including door to Architect's specification</i>				
26/57	800mm L x 750mm W x 2500mm H	4	no		
26/58	800mm L x 800mm W x 2500mm H	2	no		
26/59	800mm L x 850mm W x 2500mm H	4	no		
	<u>BATHROOM VANITY COUNTER</u>				
	<u>Bathroom Vanity Counter in Apartments Level 1 to Level 20</u>				
	<i>Bathroom Vanity Counter comprising White Birch Multiply-BB/BB ply and laminate joinery board with matching edging, stone benchtop (measured separately), to Architect's specification</i>				
26/60	800mm L x 500mm W vanity counter	102	no		
26/61	900mm L x 500mm W vanity counter	4	no		
26/62	1000mm L x 500mm W vanity counter	60	no		

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	<u>Bathroom Vanity Counter in Sub-Penthouse Level 21 to 22 & Penthouse Apartment Level 23</u> <i>Bathroom Vanity Counter comprising White Birch Multiply-BB/BB ply and veneer face joinery board with matching edging, stone benchtop (measured separately), to Architect's specification</i>				
26/63	800mm L x 500mm W vanity counter	8	no		
26/64	1000mm L x 500mm W vanity counter	2	no		
26/65	1100mm L x 500mm W vanity counter	8	no		
26/66	1500mm L x 500mm W vanity counter	4	no		
	<u>BATHROOM VANITY CUPBOARD</u> <u>Bathroom Vanity Cabinet in Apartments Level 1 to Level 23</u> <i>Bathroom Vanity Cupboard comprising Pre-laminate board with self-edge, including mirrored doors and cabinet behind to Architect's specification</i>				
26/67	1100mm L x 1100mm H vanity cupboard	4	no		
26/68	1800mm L x 1100mm H vanity cupboard	38	no		
26/69	1850mm L x 1100mm H vanity cupboard	4	no		
26/70	1900mm L x 1100mm H vanity cupboard	32	no		
26/71	2000mm L x 1100mm H vanity cupboard	96	no		
26/72	2100mm L x 1100mm H vanity cupboard	2	no		
26/73	2200mm L x 1100mm H vanity cupboard	4	no		
26/74	3400mm L x 1100mm H vanity cupboard	4	no		
	<u>LINEN CUPBOARD</u> <u>Linen Cupboard in Apartments Level 1 to Level 20</u> <i>Linen Cupboard comprising White Birch Multiply-BB/BB ply and laminate joinery board with matching edging, shelves and doors to Architect's specification</i>				
26/75	950mm L x 350mm W x 2500mm H unit	30	no		
26/76	600mm L x 600mm W x 2500mm H unit	4	no		
26/77	800mm L x 600mm W x 2500mm H unit	30	no		
	<u>Linen Cupboard in Sub-Penthouse Level 21 to 22 & Penthouse Apartment Level 23</u> <i>Linen Cupboard comprising White Birch Multiply-BB/BB ply and veneer face joinery board with matching edging, shelves and doors to Architect's specification</i>				
26/78	1400mm L x 300mm W x 2500mm H unit	2	no		
26/79	1200mm L x 600mm W x 2500mm H unit	2	no		

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	<u>LAUNDRY CUPBOARD</u>				
	<u>Laundry Cupboard in Apartments Level 1 to Level 20</u>				
	<i>Laundry Cupboard comprising White Birch Multiply-BB/BB ply and laminate joinery board with 500mm L x 800mm W bench with matching edging, fixed overhead shelf and doors to Architect's specification</i>				
26/80	1200mm L x 800mm W x 2500mm H unit	64	no		
26/81	1300mm L x 800mm W x 2500mm H unit	4	no		
26/82	1400mm L x 800mm W x 2500mm H unit	30	no		
26/83	1500mm L x 800mm W x 2500mm H unit	30	no		
	<u>Laundry Cupboard in Sub-Penthouse Level 21 to 22 & Penthouse Apartment Level 23</u>				
	<i>Laundry Cupboard comprising White Birch Multiply-BB/BB ply and veneer face joinery board with 500mm L x 800mm W bench with matching edging, fixed overhead shelf and doors to Architect's specification</i>				
26/84	1400mm L x 800mm W x 2500mm H unit	4	no		
26/85	1600mm L x 800mm W x 2500mm H unit	4	no		
26/86	2000mm L x 800mm W x 2500mm H unit	2	no		
	<u>STORAGE CUPBOARD</u>				
	<u>Storage Cupboard in Apartments Level 1 to Level 20</u>				
	<i>Storage Cupboard comprising White Birch Multiply-BB/BB ply and laminate joinery board with matching edging, shelves and doors to Architect's specification</i>				
26/87	900mm L x 600mm W x 2500mm H unit	4	no		
26/88	400mm L x 800mm W x 2500mm H unit	30	no		
26/89	550mm L x 800mm W x 2500mm H unit	60	no		
	<u>Storage Cupboard in Sub-Penthouse Level 21 to 22 & Penthouse Apartment Level 23</u>				
	<i>Storage Cupboard comprising White Birch Multiply-BB/BB ply and veneer face joinery board with matching edging, shelves and doors to Architect's specification</i>				
26/90	1500mm L x 500mm W x 2500mm H unit	4	no		
	<u>BEDROOM ROBE UNIT (WITHOUT CARCASS)</u>				
	<u>Bedroom Robe in Apartments Level 1 to Level 23</u>				
	<i>Bedroom Robe without carcass 'framless mirror door' wardrobe system including mirrored sliding doors, shelf and coat rail to Architect's specification</i>				
26/91	1900mm L x 600mm W x 2500mm H unit	30	no		
26/92	2000mm L x 600mm W x 2500mm H unit	30	no		

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26/93	2200mm L x 600mm W x 2500mm H unit	4	no		
26/94	2400mm L x 600mm W x 2500mm H unit	4	no		
26/95	3000mm L x 600mm W x 2500mm H unit	30	no		
26/96	2000mm L x 650mm W x 2500mm H unit	4	no		
26/97	2200mm L x 650mm W x 2500mm H unit	4	no		
26/98	2900mm L x 650mm W x 2500mm H unit	8	no		
26/99	3200mm L x 650mm W x 2500mm H unit	4	no		
	<u>BEDROOM ROBE UNIT (WITH CARCASS)</u>				
	<u>Bedroom Robe in Apartments Level 1 to Level 20</u>				
	<i>Bedroom Robe with carcass 'framless mirror door' wardrobe system, with laminate expressed end panel including mirrored sliding doors, shelves and coat rail to Architect's specification</i>				
26/100	800mm L x 650mm W x 2500mm H unit	30	no		
26/101	1300mm L x 650mm W x 2500mm H unit	30	no		
26/102	1350mm L x 650mm W x 2500mm H unit	8	no		
26/103	1400mm L x 650mm W x 2500mm H unit	8	no		
26/104	1600mm L x 650mm W x 2500mm H unit	30	no		
26/105	2000mm L x 650mm W x 2500mm H unit	30	no		
	<u>Bedroom Robe in Sub-Penthouse Level 21 to 22 & Penthouse Apartment Level 23</u>				
	<i>Bedroom Robe with carcass 'framless mirror door' wardrobe system, with veneer face expressed end panel including mirrored sliding doors, shelves and coat rail to Architect's specification</i>				
26/106	1700mm L x 650mm W x 2500mm H unit	2	no		
26/107	2000mm L x 650mm W x 2500mm H unit	4	no		
26/108	2200mm L x 650mm W x 2500mm H unit	6	no		
26/109	2400mm L x 650mm W x 2500mm H unit	4	no		
26/110	2500mm L x 650mm W x 2500mm H unit	4	no		
26/111	3000mm L x 650mm W x 2500mm H unit	2	no		

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26 Joinery

(Continued)

26/11 2	<p><i>Bedroom Robe with carcass 'framless mirror door' wardrobe system, with laminate expressed end panel including mirrored doors, shelves and coat rail to Architect's specification</i></p> <p>2200mm L x 650mm W x 2500mm H unit</p> <p><u>BEDROOM CUPBOARD (WITH CARCASS)</u></p> <p><u>Bedroom Cupboard in Apartments Level 1 to Level 20</u></p> <p><i>Bedroom Cupboard with carcass 'framless mirror door' wardrobe system, with laminate expressed end panel including mirrored doors and shelves to Architect's specification</i></p>	8	no		
26/11 3	<p>1600mm L x 400mm W x 2500mm H unit</p> <p><u>TV CREDENZA</u></p> <p><u>TV Credenza in Sub-Penthouse Level 21 to 22 & Penthouse Apartment Level 23</u></p> <p><i>TV Credenza comprising White Birch Multiply-BB/BB ply and veneer face joinery board with matching edging, shelves and doors to Architect's specification</i></p>	30	no		
26/11 4	<p>2550mm L x 450mm W unit</p>	4	no		
26/11 5	<p>3400mm L x 450mm W unit</p>	4	no		
26/11 6	<p>4200mm L x 450mm W unit</p> <p><u>ENTRY CREDENZA</u></p> <p><u>Entry Credenza in Apartments Level 1 to Level 20</u></p> <p><i>Entry Credenza comprising White Birch Multiply-BB/BB ply and laminate joinery board with matching edging, shelves and doors to Architect's specification</i></p>	2	no		
26/11 7	<p>3000mm L x 400mm W unit</p> <p><u>Entry Credenza in Sub-Penthouse Level 21 to 22 & Penthouse Apartment Level 23</u></p> <p><i>Entry Credenza comprising White Birch Multiply-BB/BB ply and veneer face joinery board with matching edging, shelves and doors to Architect's specification</i></p>	30	no		
26/11 8	<p>4500mm L x 400mm W unit</p> <p><u>CAR CABIN BATTEN BENCH</u></p>	4	no		
26/11 9	<p>500mm wide bench comprising 42mm x 42mm timber battens fixed to metal powder coat frame at ground floor lift lobby</p> <p><u>MANAGER DESK</u></p>	11	m		

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26 Joinery

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26/12 0	32mm thick HMR MDF board square edge with laminate finish desk, including overhead cupboards and shelves, and associated supports, to Architect's specification, at Ground Floor Building Manager's Office	1	no		
ADDITIONAL ITEMS					
26/12 1	Allow for any other items deems necessary to carry out the works but not detailed in the foregoing items	1	item		

Joinery

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27 Whitegoods and Appliances

	GENERALLY				
27/1	The works contained in this Builders Quantities is for supply and installation of all White Goods and Appliances and all sundry items associated with completing the works		Note		
27/2	Refer to the Tender Documents and Specifications for full details of materials and workmanship and include for all requirements therein in the prices for the items in this section		Note		
27/3	The document forms no part of the Contract and shall not form the basis of any claim or variation to the Contract whatsoever including any errors, omissions or anomalies in either description, quantity or method of measurement		Note		
27/4	Tenderers are to fully review all documents and make their own assessment of the full scope of works and allow accordingly within the tender sum submitted		Note		
	METHOD OF MEASUREMENT				
27/5	This Builders Quantities document has been generally measured in accordance with the Australian Standard Method of Measurement of Building Works - Fifth Edition January 1990		Note		
27/6	All work has been measured net as fixed in position and all sizes stated within item descriptions are approximate only and are not to be used for ordering of materials		Note		
	RATES SHALL INCLUDE FOR:				
27/7	Supply, delivery, storage and installation of all whitegoods and appliances		Note		
27/8	All grades and types of bolts, nuts and washers and other fixings as necessary		Note		
27/9	Additional members to wall, ceiling grid or roofing framing to support fixtures, additional studs, noggings, trimmers etc.		Note		
27/10	Preparation of all surfaces as necessary prior to installation		Note		
27/11	Touching up of shop primed and galvanized surfaces damaged on site		Note		
27/12	Protection of adjacent surfaces, finishes, structures, and the like that could be damaged during installation		Note		
27/13	Cleaning down on completion including removing all temporary protective coatings and coverings		Note		
	ALLOWANCES				
27/14	Allow for samples, prototypes, data submissions and inspections as specified		Item		
27/15	Allow for shop and as-built drawings as specified		Item		
27/16	Allow for all testing and commissioning as specified		Item		
27/17	Allow for warranties and guarantees as specified		Item		

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27 Whitegoods and Appliances

(Continued)

27/18	Allow for maintenance manuals including providing training as specified		Item		
27/19	Allow for spare parts and materials as specified		Item		
WHITEGOODS AND APPLIANCES					
<i>Supply and install kitchen appliances as per Architect's specification</i>					
COOKTOP					
27/20	Miele 65cm 4 burner gas Cooktop to 1st to 20th floors apartments	128	no		
27/21	Miele KM3034 Gas Hob to 21st to 23rd floors Sub Penthouses & Penthouse apartments	10	no		
OVEN					
27/22	Miele 60cm oven 56 l Oven with clock to 1st to 20th floors apartments	128	no		
27/23	Miele H2661 B Oven to 21st to 23rd floors Sub Penthouses & Penthouse apartments	10	no		
27/24	Miele H6400 BM Microwave Combination Oven to 21st to 23rd floors Sub Penthouses & Penthouse apartments	10	no		
DISHWASHER					
27/25	Miele Semi-integrated Dishwasher to 1st to 20th floors apartments	128	no		
27/26	Miele Fully-integrated Dishwasher to 21st to 23rd floors Sub Penthouses & Penthouse apartments	10	no		
RANGEHOOD					
27/27	Qasair NDCH 60 undermount Rangehood to 1st to 20th floors apartments	128	no		
27/28	Qasair NDCH 90 undermount Rangehood to 21st to 23rd floors Sub Penthouses & Penthouse apartments	10	no		
BUILDERS WORK IN CONNECTION					
27/29	Allow for forming all penetrations in slabs and walls as required including sealing and fire rating as specified.	1	item		
27/30	Allow for forming all plinths required.	1	item		
27/31	Allow for all other Builders work in connection with Whitegoods and Appliances.	1	item		
ADDITIONAL ITEMS					
27/32	Allow for any other items deems necessary to carry out the works but not detailed in the foregoing items	1	item		

Whitegoods and Appliances

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Whitegoods and Appliances

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28 Special Equipment

	GENERALLY				
28/1	The works contained in this Builders Quantities is for supply and installation of special equipment and all sundry items associated with completing the works		Note		
28/2	Refer to the Tender Documents and Specifications for full details of materials and workmanship and include for all requirements therein in the prices for the items in this section		Note		
28/3	The document forms no part of the Contract and shall not form the basis of any claim or variation to the Contract whatsoever including any errors, omissions or anomalies in either description, quantity or method of measurement		Note		
28/4	Tenderers are to fully review all documents and make their own assessment of the full scope of works and allow accordingly within the tender sum submitted		Note		
	METHOD OF MEASUREMENT				
28/5	This Builders Quantities has been generally measured in accordance with the Australian Standard Method of Measurement of Building Works - Fifth Edition January 1990		Note		
28/6	All work has been measured net as fixed in position and all sizes stated within item descriptions are approximate only and are not to be used for ordering of materials		Note		
	RATES SHALL INCLUDE FOR:				
28/7	Supply, delivery, storage and installation of all Special Equipment		Note		
28/8	All grades and types of bolts, nuts and washers and other fixings as necessary		Note		
28/9	Additional members to wall, ceiling grid or roofing framing to support fixtures, additional studs, noggings, trimmers etc.		Note		
28/10	Preparation of all surfaces as necessary prior to installation		Note		
28/11	Touching up of shop primed and galvanised surfaces damaged on site		Note		
28/12	Protection of adjacent surfaces, finishes, structures, and the like that could be damaged during installation		Note		
28/13	Cleaning down on completion including removing all temporary protective coatings and coverings		Note		
	ALLOWANCES				
28/14	Allow for samples, prototypes, data submissions and inspections as specified		Item		
28/15	Allow for shop and as-built drawings as specified		Item		
28/16	Allow for all testing and commissioning as specified		Item		
28/17	Allow for warranties and guarantees as specified		Item		
28/18	Allow for maintenance manuals including providing training as specified		Item		

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28 Special Equipment (Continued)

28/19	Allow for spare parts and materials as specified		Item		
	SPECIAL EQUIPMENT				
	CAR PARKING SYSTEM				
28/20	Allow for "WOHR-Parksafe 583" tower system with 6 parking levels, including 2 transfer cabons, 2 vertical lifts with shuttle, steel structure, system and software designed for permanent users.	2	no		
28/21	Allow for Linear Bin Conveyors	2	no		
28/22	Allow for Twin Chute System connecting all floors with chute room discharges to specification	1	Item		
	BUILDERS WORK IN CONNECTION				
28/23	Allow for taking delivery and fixing in position sundry metalworks, cleats, fixings and the like to slabs and walls as required	1	Item		
28/24	Allow for forming all plinths as required.	1	Item		
28/25	Allow for all other Builders work in connection with Special Equipment.	1	Item		
	ADDITIONAL ITEMS				
28/26	Allow for any other items deems necessary to carry out the works but not details in the foregoing items	1	item		

Special Equipment

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29 Hydraulic Services

	GENERALLY				
29/1	The works contained in this Builders Quantities is for supply and installation of Hydraulic Services and all sundry items associated with completing the works		Note		
29/2	Refer to the Tender Documents and Specifications for full details of materials and workmanship and include for all requirements therein in the prices for the items in this section		Note		
29/3	The document forms no part of the Contract and shall not form the basis of any claim or variation to the Contract whatsoever including any errors, omissions or anomalies in either description, quantity or method of measurement		Note		
29/4	Tenderers are to fully review all documents and make their own assessments of the full scope of works and allow accordingly within the tender sum submitted		Note		
	METHOD OF MEASUREMENT				
29/5	This Builders Quantities document has been generally measured in accordance with the Australian Standard Method of Measurement of Building Works - Fifth Edition January 1990		Note		
29/6	All work has been measured net as fixed in position and all sizes stated within item descriptions are approximate only and are not to be used for ordering of materials		Note		
	RATES SHALL INCLUDE FOR:				
29/7	Supply, delivery, storage and installation of all Hydraulic Services		Note		
29/8	Preparation of all surfaces as necessary prior to installation		Note		
29/9	Touching up of shop primed and galvanized surfaces damaged on site		Note		
29/10	Protection of adjacent surfaces, finishes, structures, and the like that could be damaged during installation		Note		
29/11	Cleaning down on completion including removing all temporary protective coatings and coverings		Note		
29/12	Excavation, backfill and penetrations		Note		
29/13	Metering including Authority fees		Note		
29/14	Authority connections		Note		
	ALLOWANCES				
29/15	Allow for samples, prototypes, data submissions and inspections as specified		Item		
29/16	Allow for shop and as-built drawings as specified		Item		
29/17	Allow for all testing and commissioning as specified		Item		
29/18	Allow for warranties and guarantees as specified		Item		
29/19	Allow for maintenance manuals including providing training as specified		Item		

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29 Hydraulic Services

(Continued)

29/20	Allow for spare parts and materials as specified		Item		
	HYDRAULIC SERVICES				
	<u>SANITARY FIXTURES</u>				
	<i>Allow for the following hydraulic services including tap ware, sanitary plumbing and water supply</i>				
29/21	Brodware Hallo Wall Set with backplate in Durobrite Chrome finish Basin Outlet	192	no		
29/22	Reece 400 x 410mm Kado Aspect Solid Wash Basin	192	no		
29/23	Brodware City Plus Shower Rose & Arm with Durobrite Chrome finish	194	no		
29/24	Brodware Halo Wall Taps with backplate Shower Mixer with Durobrite Chrome finish	194	no		
29/25	900mm long Stormtech Linear Shower Grate with Stainless Steel grad 304 finish	194	no		
29/26	Reece Kado Lux BTW Pan White with concealed Hideaway & Inwall Cistern BTW in white finish WC & Cistern	188	no		
29/27	Reece ideaway & Rect. BTN/PLT WC buttons with Chrome finish	188	no		
29/28	1700mmL x 800mmW x 550mmD Reece Roca Virginia Freestanding Bath white ceramic finish, in Sub-Penthouse & Penthouse bathroom	10	no		
29/29	Brodware City Stik Bath Mixer with Durobrite Chrome finish floor mounted, Sub-Penthouse and Penthouse bathrooms	10	no		
29/30	Reece Trapscrew Grate Square Floor Waste with Chrome finish in Laundry	138	no		
29/31	Franke Ariane Sink with Stainless Steel finish Laundry Trough	138	no		
29/32	Reece Posh Solus Sink Mixer with Chrome finish at Laundry	138	no		
29/33	Dorf Clark Industries Stainless Steel Cleaner's Sink including Britex Wall Sink set with upswept swivel spout	1	no		
29/34	Reece wall mounted Washing Machine Stop Taps in chrome finish	138	no		
29/35	Allow for tundish for washing machines	138	no		
29/36	Reece AFA Cubeline single bowl 415 U/M Kitchen stainless steel sink	128	no		
29/37	Reece AFA Cubeline Double Bowl 820 U/M Kitchen stainless steel sink	10	no		
29/38	Brodware City Stik Kitchen Sink Mixer with Durobrite Chrome finish	138	no		
	<u>UNDERGROUND RAINWATER TANK</u>				
29/39	Allow for 20,000 litre underground break tank including pump, size 3000mm x 3000mm x 2500 high	1	no		
	<u>GREASE ARRESTOR</u>				
29/40	Allow for grease arrestor, size 1100mm x 2250mm	1	no		
	<u>RETAIL- HYDRAULIC</u>				

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29 Hydraulic Services

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29/41	Allow for grease interceptor for retail	1	item		
29/42	Allow for 1no. cold water point to each retail tenancy	1	no		
29/43	Allow for 1no. waste point to each retail tenancy	1	no		
29/44	Allow for 1no. trade waste point to each retail tenancy	1	no		
29/45	Allow for 1no. cold water point to retail amenity	1	no		
29/46	Allow for 1no. waste point to retail amenity	1	no		
	<u>ROOF DRAINAGE</u>				
29/47	Allow for PVC roof drainage including all rainwater/stormwater pits cast into slab, pipework to be installed under slab and run to main service riser to connect to stormwater drainage system	325	m		
	<u>STORMWATER DRAINAGE</u>				
29/48	Allow for PVC stormwater drainage to main service riser from roof to level one, with connections to each floor as necessary and include all associated works connecting and discharging to the authority stormwater system	1	Item		
	<u>OTHERS</u>				
29/49	Allow for central hot water system	1	item		
29/50	Allow for hot water reticulation	1	item		
29/51	Allow for cold water reticulation	1	item		
29/52	Allow for recycled rainwater to common area toilets	1	item		
29/53	Allow for gas services to retail tenancy and central plant only	1	item		
	BUILDERS WORK IN CONNECTION				
29/54	Allow for forming all penetrations in slabs, beams, roof and walls as required including sealing and fire rating as specified.	1	item		
29/55	Allow for trimmed openings in suspended and plasterboard ceilings	1	item		
29/56	Allow for removal and replacement of ceiling tiles during commissioning	1	item		
29/57	Allow for forming all plinths as required.	1	Item		
29/58	Allow for signage to all enclosures containing water meters and gas meters	1	Item		
29/59	Allow for all other Builders work in connection with Hydraulic Services.	1	Item		
	ADDITIONAL ITEMS				
29/60	Allow for any other items deems necessary to carry out the works but not details in the foregoing items	1	item		

Hydraulic Services

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30 Electrical Services

	GENERALLY				
30/1	The works contained in this Builders Quantities is for supply and installation of Electrical Services and all sundry items associated with completing the works		Note		
30/2	Refer to the Tender Documents and Specifications for full details of materials and workmanship and include for all requirements therein in the prices for the items in this section		Note		
30/3	The document forms no part of the Contract and shall not form the basis of any claim or variation to the Contract whatsoever including any errors, omissions or anomalies in either description, quantity or method of measurement		Note		
30/4	Tenderers are to fully review all documents and make their own assessment of the full scope of works and allow accordingly within the tender sum submitted		Note		
	METHOD OF MEASUREMENT				
30/5	This Builders Quantities document has been generally measured in accordance with the Australian Standard Method of Measurement of Building Works - Fifth Edition January 1990		Note		
30/6	All work has been measured net as fixed in position and all sizes stated within item descriptions are approximate only and are not to be used for ordering of materials		Note		
	RATES SHALL INCLUDE FOR:				
30/7	Supply, delivery, storage and installation of all Electrical Services		Note		
30/8	Preparation of all surfaces as necessary prior to installation		Note		
30/9	Touching up of shop primed and galvanized surfaces damaged on site		Note		
30/10	Protection of adjacent surfaces, finishes, structures, and the like that could be damaged during installation		Note		
30/11	Cleaning down on completion including removing all temporary protective coatings and coverings		Note		
	ALLOWANCES				
30/12	Allow for samples, prototypes, data submissions and inspections as specified		Item		
30/13	Allow for shop and as-built drawings as specified		Item		
30/14	Allow for all testing and commissioning as specified		Item		
30/15	Allow for warranties and guarantees as specified		Item		
30/16	Allow for maintenance manuals including providing training as specified		Item		
30/17	Allow for spare parts and materials as specified		Item		
	ELECTRICAL SERVICES				
30/18	Allow for the Electrical Services and Lightings as Specified including security services	1	item		
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30 Electrical Services

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	BUILDERS WORK IN CONNECTION				
30/19	Allow for forming all penetrations in slabs and walls as required including sealing and fire rating as specified.	1	item		
30/20	Allow for forming all plinths and kerbs required.	1	item		
30/21	Allow for all other Builders work in connection with Electrical Services.	1	item		
	ADDITIONAL ITEMS				
30/22	Allow for any other items deems necessary to carry out the works but not details in the foregoing items	1	item		

Electrical Services

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31 Mechanical Services

	GENERALLY				
31/1	The works contained in this Builders Quantities is for supply and installation of Mechanical Services and all sundry items associated with completing the works		Note		
31/2	Refer to the Tender Documents and Specifications for full details of materials and workmanship and include for all requirements therein in the prices for the items in this section		Note		
31/3	The document forms no part of the Contract and shall not form the basis of any claim or variation to the Contract whatsoever including any errors, omissions or anomalies in either description, quantity or method of measurement		Note		
31/4	Tenderers are to fully review all documents and make their own assessment of the full scope of works and allow accordingly within the tender sum submitted		Note		
	METHOD OF MEASUREMENT				
31/5	This Builders Quantities document has been generally measured in accordance with the Australian Standard Method of Measurement of Building Works - Fifth Edition January 1990		Note		
31/6	All work has been measured net as fixed in position and all sizes stated within item descriptions are approximate only and are not to be used for ordering of materials		Note		
	RATES SHALL INCLUDE FOR:				
31/7	Supply, delivery, storage and installation of all Mechanical Services		Note		
31/8	Preparation of all surfaces as necessary prior to installation		Note		
31/9	Touching up of shop primed and galvanized surfaces damaged on site		Note		
31/10	Protection of adjacent surfaces, finishes, structures, and the like that could be damaged during installation		Note		
31/11	Cleaning down on completion including removing all temporary protective coatings and coverings		Note		
	ALLOWANCES				
31/12	Allow for samples, prototypes, data submissions and inspections as specified		Item		
31/13	Allow for shop and as-built drawings as specified		Item		
31/14	Allow for all testing and commissioning as specified		Item		
31/15	Allow for warranties and guarantees as specified		Item		
31/16	Allow for maintenance manuals including providing training as specified		Item		
31/17	Allow for spare parts and materials as specified		Item		
	MECHANICAL SERVICES				
31/18	Allow for the Mechanical Services as Specified	1	Item		

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31 Mechanical Services

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	BUILDERS WORK IN CONNECTION				
31/19	Allow for forming all penetrations in slabs, roof, ceiling and walls as required including sealing and fire rating as specified.	1	Item		
31/20	Allow for cutting, patching, trimming and making good of the building penetrations and ceilings for the installation of ductwork, pipework, grills and etc.	1	Item		
31/21	Allow for ceiling access panels for access to equipment	1	Item		
31/22	Allow for forming all plinths and kerbs required.	1	Item		
31/23	Allow for provision of temporary construction power and lighting as necessary during the course of the project including metering, regular testing and maintenance and removal prior to practical completion	1	Item		
31/24	Allow for all other Builders work in connection with Mechanical Services.	1	Item		
	ADDITIONAL ITEMS				
31/25	Allow for any other items deems necessary to carry out the works but not details in the foregoing items	1	Item		

Mechanical Services

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32 Fire Protection Services

	GENERALLY				
32/1	The works contained in this Builders Quantities is for supply and installation of Fire Services and all sundry items associated with completing the works		Note		
32/2	Refer to the Tender Documents and Specifications for full details of materials and workmanship and include for all requirements therein in the prices for the items in this section		Note		
32/3	The document forms no part of the Contract and shall not form the basis of any claim or variation to the Contract whatsoever including any errors, omissions or anomalies in either description, quantity or method of measurement		Note		
32/4	Tenderers are to fully review all documents and make their own assessment of the full scope of works and allow accordingly within the tender sum submitted		Note		
	METHOD OF MEASUREMENT				
32/5	This Builders Quantities document has been generally measured in accordance with the Australian Standard Method of Measurement of Building Works - Fifth Edition January 1990		Note		
32/6	All work has been measured net as fixed in position and all sizes stated within item descriptions are approximate only and are not to be used for ordering of materials		Note		
	RATES SHALL INCLUDE FOR:				
32/7	Supply, delivery, storage and installation of all Fire Services		Note		
32/8	Preparation of all surfaces as necessary prior to installation		Note		
32/9	Touching up of shop primed and galvanized surfaces damaged on site		Note		
32/10	Protection of adjacent surfaces, finishes, structures, and the like that could be damaged during installation		Note		
32/11	Cleaning down on completion including removing all temporary protective coatings and coverings		Note		
	ALLOWANCES				
32/12	Allow for samples, prototypes, data submissions and inspections as specified		Item		
32/13	Allow for shop and as-built drawings as specified		Item		
32/14	Allow for all testing and commissioning as specified		Item		
32/15	Allow for warranties and guarantees as specified		Item		
32/16	Allow for maintenance manuals including providing training as specified		Item		
32/17	Allow for spare parts and materials as specified		Item		
	FIRE PROTECTION SERVICES				
32/18	Allow for the Fire Services as Specified	1	Item		

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32 Fire Protection Services

(Continued)

	BUILDERS WORK IN CONNECTION				
32/19	Allow for forming all penetrations in slabs, beams, roof and walls as required including sealing and fire rating as specified.	1	Item		
32/20	Allow for drilling all holes in plasterboard ceiling, ceiling tiles, etc. for below ceiling sprinklers.	1	Item		
32/21	Allow for removal or replacement of ceiling tiles during commissioning	1	Item		
32/22	Allow for forming all plinths and kerbs as required.	1	Item		
32/23	Allow for hydrants and hose reel cabinets as required	1	Item		
32/24	Allow for brigade booster cupboard as required	1	Item		
32/25	Allow for all other Builders work in connection with Fire Services.	1	Item		
	ADDITIONAL ITEMS				
32/26	Allow for any other items deems necessary to carry out the works but not details in the foregoing items	1	item		

Fire Protection Services

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33 Vertical Transportation Services

	GENERALLY				
33/1	The works contained in this Builders Quantities is for supply and installation of Vertical Transport Services and all sundry items associated with completing the works		Note		
33/2	Refer to the Tender Documents and Specifications for full details of materials and workmanship and include for all requirements therein in the prices for the items in this section		Note		
33/3	The document forms no part of the Contract and shall not form the basis of any claim or variation to the Contract whatsoever including any errors, omissions or anomalies in either description, quantity or method of measurement		Note		
33/4	Tenderers are to fully review all documents and make their own assessment of the full scope of works and allow accordingly within the tender sum submitted		Note		
	METHOD OF MEASUREMENT				
33/5	This Builders Quantities document has been generally measured in accordance with the Australian Standard Method of Measurement of Building Works - Fifth Edition January 1990		Note		
33/6	All work has been measured net as fixed in position and all sizes stated within item descriptions are approximate only and are not to be used for ordering of materials		Note		
	RATES SHALL INCLUDE FOR:				
33/7	Supply, delivery, storage and installation of all Vertical Transport Services		Note		
33/8	Preparation of all surfaces as necessary prior to installation		Note		
33/9	Touching up of shop primed and galvanized surfaces damaged on site		Note		
33/10	Protection of adjacent surfaces, finishes, structures, and the like that could be damaged during installation		Note		
33/11	Cleaning down on completion including removing all temporary protective coatings and coverings		Note		
	ALLOWANCES				
33/12	Allow for samples, prototypes, data submissions and inspections as specified		Item		
33/13	Allow for shop and as-built drawings as specified		Item		
33/14	Allow for all testing and commissioning as specified		Item		
33/15	Allow for warranties and guarantees as specified		Item		
33/16	Allow for maintenance manuals including providing training as specified		Item		
33/17	Allow for spare parts and materials as specified		Item		
	VERTICAL TRANSPORTATION SERVICES				
	<u>LIFTS</u>				
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33 Vertical Transportation Services (Continued)

33/18	Allow for the following lifts in accordance with the Tender Document and Development Brief		Note		
33/19	Passenger lifts - A Grade 17 passenger 2.5m/s speed lifts with center parting landing doors and overhead lift motor room, servicing 23 floors above main lobby and roof. <u>Allow for lift car fit out</u>	2	no		
33/20	Passenger lifts - lift car fitout as specified BUILDERS WORK IN CONNECTION	2	no		
33/21	Allow for forming all penetrations in slabs and walls as required including sealing and fire rating as specified.	1	Item		
33/22	Allow for drainage to base of lift shaft	1	Item		
33/23	Allow for forming all plinths as required.	1	Item		
33/24	Allow for all other Builders work in connection with Vertical Transport Services. ADDITIONAL ITEMS	1	Item		
33/25	Allow for any other items deems necessary to carry out the works but not details in the foregoing items	1	item		

Vertical Transportation Services

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34 External Works

	GENERALLY				
34/1	The works contained in this Builders Quantities is for External works and all sundry items associated with completing the works		Note		
34/2	Refer to the Tender Documents and Specifications for full details of materials and workmanship and include for all requirements therein in the prices for the items in this section		Note		
34/3	The document forms no part of the Contract and shall not form the basis of any claim or variation to the Contract whatsoever including any errors, omissions or anomalies in either description, quantity or method of measurement		Note		
34/4	Tenderers are to fully review all documents and make their own assessment of the full scope of works and allow accordingly within the tender sum submitted		Note		
	METHOD OF MEASUREMENT		Note		
34/5	This Builders Quantities has been generally measured in accordance with the Australian Standard Method of Measurement of Building Works - Fifth Edition January 1990		Note		
34/6	All work has been measured net as fixed in position and all sizes stated within item descriptions are approximate only and are not to be used for ordering of materials		Note		
	RATES SHALL INCLUDE FOR				
34/7	Price rates for sub-base and road base material shall include the supply and loading (where applicable), hauling, spreading, watering, compacting and final preparation to line and level. Prices shall include all specified test (CBR, Sieve analysis, Proctor, etc) to achieve the compaction required.		Note		
34/8	Price rates for all materials included in roads, pavings, etc. shall include compacting and making good up to kerbs, channel, manholes and the like.		Note		
34/9	Price rates for kerbs, crossovers and pavements are to include for any surface excavation and / or filling over the site to correct levels, sub-grade compaction and all beds, membranes and finishes as detailed		Note		
34/10	Prices will be deemed to include all plant, labour, supervision, materials transport, all temporary works, erection, maintenance, taxes and duties		Note		
34/11	Any costs that may be incurred by employing an alternative method to that assumed and previously described.		Note		
34/12	All filling has been measured net as equal to the volume required to be filled and no allowance has been made for any decrease in bulk due to compaction.		Note		
34/13	Prices for proof rolling shall include for excavating and removal of unsuitable material and filling resultant cavities with approved backfill including compaction to the required standards		Note		

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34 External Works

(Continued)

34/14	All dimensions and areas stated are approximate only and the Contractor must examine the existing structures to ascertain the full extent of work involved		Note		
	ALLOWANCES				
34/15	Allow for all site investigations as specified	1	Item		
34/16	Allow for all submissions as specified	1	Item		
34/17	Allow for keeping records as specified	1	Item		
34/18	Allow for providing samples as specified	1	Item		
34/19	Allow for all required testing as specified	1	Item		
34/20	Allow for all setting out as specified	1	Item		
34/21	Allow for checking existing site levels as required	1	Item		
34/22	Allow to protect and support existing services, structures and works in and adjacent to the site	1	Item		
34/23	Allow all costs for preventing spillage of material from the site as required	1	Item		
34/24	Allow for erosion, contamination and sedimentation control as specified	1	Item		
34/25	Allow for keeping groundworks free of surface water by pumping or other means as specified	1	Item		
34/26	Allow for all requirements of Authorities including obtaining all required permits and paying all fees as specified	1	Item		
34/27	Allow for implementing a recycling/reuse programme as specified	1	Item		
34/28	Allow for maintaining access and egress as required	1	Item		
34/29	Allow for providing all necessary temporary hoardings, screens, tarpaulins, covers, dust sheets, etc and for all necessary protective and security measures for the safety of the public and all other persons on or adjacent to the site of the works as required	1	Item		
34/30	Allow for removing, supporting, protecting, disconnecting, sealing or diverting any existing services, drains, etc. encountered during excavations, making good any damage done and for properly filling any resultant cavities with approved compacted fill as specified	1	Item		
34/31	Allow for the removal of all in-ground obstructions including additional excavation and backfilling as required and specified	1	Item		
	EXTERNAL WORKS				
	<u>LANDSCAPING</u>				
34/32	4800mm L x 4000mm H Fytowall Vertical Garden Wall at the North Garden Entry, comprising modular frame and plants fixed to wall	1	item		
34/33	300mm wide Stainless Steel Garden Wall drip tray	8	m		
	<u>CROSSOVERS</u>				

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34 External Works

(Continued)

34/34	Allow to build new bitumen crossover at drive way entry <u>KERBS & GUTTERS</u>	29	m2		
34/35	Allow for new concrete kerb <u>STONE PAVING</u>	26	m		
34/36	Stone paving in front of retail area <u>STONE FLOORING</u>	46	m2		
34/37	1200 x 600 x 20 mm, Grigio Basaltina floor tiles at Garden Entry (Supplier: Artedomus) <u>PAINTED LINE MARKING</u>	19	m2		
34/38	Painted line marking at shared pedestrian walkaway	62	m2		
34/39	Painted line marking for car waiting bays, (5000mm x 2500mm per car space) <u>SPECIAL WALL AND CEILING FEATURE</u>	2	No		
34/40	Mural to Architect's specification at driveway east boundary wall and ceiling <u>BOLLARD</u>	1	item		
34/41	Provide bollard to protect walls, structure, storage cages, services and pedestrian thoroughfares <u>REAR GATE</u>	1	item		
34/42	Allow for 4150 wide x 2000 high powdercoated aluminium picketed fence and gates including hardware and installation to ROW at south boundary <u>EXTERNAL SERVICES</u>	1	no		
34/43	Allow for any necessary external services connections including reinstating surfaces and facilities ADDITIONAL ITEMS	1	item		
34/44	Allow for any other items deems necessary to carry out the works but not details in the foregoing items	1	item		

External Works

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External Works

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35 Balcony, Terrace and Podium Garden

	GENERALLY				
35/1	The works contained in this Builders Quantities is for Roof Top Garden Works and all sundry items associated with completing the works		Note		
35/2	Refer to the Tender Documents and Specifications for full details of materials and workmanship and include for all requirements therein in the prices for the items in this section		Note		
35/3	The document forms no part of the Contract and shall not form the basis of any claim or variation to the Contract whatsoever including any errors, omissions or anomalies in either description, quantity or method of measurement		Note		
35/4	Tenderers are to fully review all documents and make their own assessment of the full scope of works and allow accordingly within the tender sum submitted		Note		
	METHOD OF MEASUREMENT		Note		
35/5	This Builders Quantities has been generally measured in accordance with the Australian Standard Method of Measurement of Building Works - Fifth Edition January 1990		Note		
35/6	Tenderers are to fully review all documents and make their own assessment of the full scope of works and allow accordingly within the tender sum submitted		Note		
	RATES SHALL INCLUDE FOR				
35/7	Refer to each individual trade package for this section		Note		
	ALLOWANCES				
35/8	Refer to each individual trade package for this section		Note		
	BALCONY, TERRACE AND PODIUM GARDEN				
	<u>1ST TO 22ND FLOOR BALCONIES</u>				
	<u>METAL WRAP BALCONY</u>				
35/9	Custom folded steel balustrade unit with 2no. upturn sides and base. Pre fabricated and finished off site, mechanically fixed to balcony slab. Painted as per architects specification	2,173	m2		
	<u>GLAZED BALUSTRADE</u>				
35/10	1450mm high glazed balustrade at balcony, comprises of 12mm toughened clear glass with associated aluminium support and fixing	558	m		
	<u>CONCRETE PAVER AT BALCONY</u>				
35/11	500mm x 500mm x 38mm thick Arc Stone Manhattan Concrete Paver with Etch finish laid on paver support at balcony, including Aquavision natural look penetrative sealer	1,104	m2		
	<u>HAND RAIL AT BALCONY</u>				
35/12	50mm dia. stainless steel tube handrail with offset bracket plana fixed and interlinked to glass in accordance with BCA requirements	558	m		
	<u>LANDSCAPING</u>				

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35 Balcony, Terrace and Podium Garden

(Continued)

35/13	Allow for soft landscape at 1st to 22nd floor balcony, comprising custom metal planter box including plants, soil, and other associated works for planting [141 balconies] <u>6TH & 23RD FLOOR TERRACES</u> <u>CONCRETE PAVER AT TERRACES</u>	1	item		
35/14	500mm x 500mm x 38mm thick Arc Stone Manhattan Concrete Paver with Etch finish laid on paver support at balcony, including Aquavision natural look penetrative sealer <u>PLANTER BOX</u>	239	m2		
35/15	Planter box consisting of 600 x 180 mm precast panel, 920 x 130 mm reinforced, core filled block work, and 400 x 385 mm concrete inbuilt planter <u>GLAZED BALUSTRADE</u>	99	m		
35/16	385mm high glazed balustrade at terrace, comprises of frameless, clear toughened, heat soaked safety glass with channel support fixed over planter wall <u>PRIVACY SCREEN</u>	99	m		
35/17	1600 mm Steel frame wrapped both sides with folded steel including painting to architect specification <u>LANDSCAPING</u>	19	m2		
35/18	Allow for soft landscape at 6th floor terrace East Facing planterbox including plants, soil, geofabric lining, subsoil drainage and automatic irrigation system	1	item		
35/19	Allow for soft landscape at 6th floor terrace South Facing planterbox including plants, soil, geofabric lining, subsoil drainage and automatic irrigation system	1	item		
35/20	Allow for soft landscape at 23rd floor terrace North Facing planterbox including plants, soil, geofabric lining, subsoil drainage and automatic irrigation system	1	item		
35/21	Allow for soft landscape at 23rd floor terrace South Facing planterbox including plants, soil, geofabric lining, subsoil drainage and automatic irrigation system <u>5TH FLOOR PODIUM GARDEN</u> <u>CONCRETE PAVER AT PODIUM GARDEN</u>	1	item		
35/22	500mm x 500mm x 38mm thick Arc Stone Manhattan Concrete Paver with Etch finish laid on paver support at balcony, including Aquavision natural look penetrative sealer <u>PLANTER BOX</u>	68	m2		
35/23	Planter box consisting of 600 x 200 mm precast panel, 760 x 190 mm reinforced, core filled block work, 338 x 380 mm concrete inbuilt planter, 570 x 200 mm folded metal planter insert with drainage holes, powder coated in black, fixed on rubber legs, and 200 x 170 mm concrete upstand	42	m		

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35 Balcony, Terrace and Podium Garden

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	<u>GLAZED BALUSTRADE</u>				
35/24	385mm high glazed balustrade at terrace, comprises of frameless, clear toughened, heat soaked safety glass with channel support fixed over planter wall	42	m		
	<u>LANDSCAPING</u>				
35/25	Allow for soft landscape at planterbox including plants, soil, geofabric lining, subsoil drainage and automatic irrigation system	1	item		
35/26	Allow for soft landscape at Powdercoated Metal Planter Box including planterbox, plants, soil and drainage	2	no		
	<u>PAVILION POD</u>				
35/27	3700mm x 5600mm x 3520mm high powdercoated steel pavilion pod with timber frame and batten ceiling, and profile steel wall including painting	1	no		
35/28	4000mm x 5600mm x 3520mm high powdercoated steel pavilion pod with timber frame and batten ceiling, and profile steel wall including painting	2	no		
	<u>PODIUM SOFFIT</u>				
35/29	Composite Aluminium Panels fixed to subframe at soffit at podium	214	m2		
35/30	Thermal insulation board fixed to Podium soffit	214	m2		
	<u>JOINERY</u>				
35/31	5000mm L x 700mm W Stainless Steel BBQ Hob/Bench	2	no		
	<u>EQUIPMENTS</u>				
35/32	Inbuilt 5 Burner Gas BBQ	2	no		
35/33	Haiku 84 Ceiling Fan	3	no		
	<u>HYDRAULIC SERVICES</u>				
35/34	Allow for gas services to BBQ facilities	1	item		
35/35	Allow for BWIC	1	item		
	<u>ELECTRICAL SERVICES</u>				
35/36	Allow for electrical service to Podium Garden	1	item		
35/37	Allow for BWIC	1	item		
	<u>FIRE SERVICES</u>				
35/38	Allow for fire services to Podium Garden	1	item		
35/39	Allow for BWIC	1	item		
	ADDITIONAL ITEMS				
35/40	Allow for any other items deems necessary to carry out the works but not details in the foregoing items	1	item		

Balcony, Terrace and Podium Garden

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36 Assumptions

	<u>ASSUMPTIONS</u>				
36/1	Ground works - allow for 500mm excavation across site				
36/2	Concrete - The drawing for the roof level lacks detail it is assumed that the works are reinforced concrete, with the plant room post tensioned.				
36/3	Concrete - In the absence of detail all in situ concrete work is reinforced.				
36/4	Reinforcement - assumptions made against bar reinforcement ratio in ground beams and slabs.				
36/5	Doors - assume door sizes as noted in the description				
36/6	No allowance for working space has been included in any of the groundworks description, therefore no provision for backfill of such space.				
36/7	Ground anchors (not allowed)				
36/8	In the absence of detail, monolithic finish allowed all concrete surfaces				
36/9	Structural steel – as advised, structural steel is measured in l/m as opposed to t due to no details available. Connections and design development contingencies have been allowed for based on the total length.				
36/10	BOH blockwall - not painted unless otherwise indicated				
36/11	Doors - assume door sizes as noted in the description				
36/12	Doors - assume Fire Booster and Egress door external fire rated doors to be 2500mm high				
36/13	Metal work - assume s.s skirting to lift car walls				
36/14	Ceiling finishes – Assume 2no. access panels to apartments and 1no. access panel per apartment in corridor				

Assumptions

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37 EXCLUSIONS:

EXCLUSIONS:

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Masonry	46	0
Stonework	51	0
Structural Steel	55	0
Metalwork	60	0
Woodwork	63	0
Glazing	67	0
Partitions and Wall Linings	73	0
Roofing	76	0
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Facade	83	0
Doors and Door Hardware	87	0
Carpet Floor Finish	90	0
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