

9 September 2021

Violet Town Assisted Living Stage 1

Cost Plan 1
Revision B
Sketch Design



plancost

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Introduction

PlanCost Australia has been requested to prepare a Cost Plan based on Sketch Design documents received from Nead Architecture.

Drawings

The following drawings and specifications have been used to prepare the Cost Plan.

Drawing Numbers: SK01 - SK09 & Masterplan Report

Drawing Date: 02 August 2021

Cost Estimates

The current anticipated Total End Cost is:

	2 Bed Units	1 Bed Units
Building Works	\$1,462,090	\$530,318
External Works and Services	\$658,460	\$191,556
Contingencies, Escalation and Allowances	\$388,000	\$133,000
Fees, FFE, ITC and Other Client items	\$33,000	\$24,000
CPI and Project Risk Allowances	\$0	\$0
GST	\$254,155	\$87,887
Total End Cost	\$2,795,705	\$966,761

Refer to the attached Cost Plan 1 for details.

Should you have any questions or require anything further, please don't hesitate to contact us.

Regards,

Simon Grimes
PlanCost Australia
AIQS Member Number: 13302



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Inclusions

The Cost Plan includes allowances for the following:

- Building works
- External works
- External services
- Rainwater harvesting
- Landscaping
- Design contingencies
- Construction contingencies
- Supply authority charges
- Cost escalation up to completion of construction August, 2022
- GST

Exclusions

The Cost Plan excludes the following:

- Demolition
- Rock excavation
- Asbestos removal
- Site decontamination
- Locality allowance
- Staging costs
- Procurement method costs
- Consultants' fees
- Disbursements
- Furniture, furnishings and equipment
- IT, AV and communications equipment
- Prolongation and delay risk
- Project risk / project contingency
- Cost escalation after August, 2022
- Land purchase



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						Quantity	Rate	Total
COST COMPONENT								
Units 1 - 4						564 m ²		
Pergolas						124 m ²		
Covered porches						56 m ²		
Courtyards						28 m ²		
TOTAL BUILDING COST (TBC)						772 m²	1,894	1,462,090
External works and services for Units 1-4								658,460
NET CONSTRUCTION COST (NCC) (Feb, 2021)							2,747	2,120,550
Locality allowance								excluded
Additional costs for staging of the works								excluded
Additional costs for procurement method								excluded
Environmentally sustainable design initiatives								excluded
Design contingency						5.00%		107,000
Construction cost escalation								
Escalation rate	3.00%	Market conditions		3.00%				
Up To	Date	Months	%/Year	Weighting	Total %			
Tender	Aug, 21	6	6.00%	100%	3.00%			67,000
Completion	Aug, 22	12	6.00%	70%	4.20%			94,000
TOTAL CONTRACT SUM (TCS) (Aug, 2022)							3,094	2,388,550
Construction contingency						5.00%		120,000
TOTAL CONSTRUCTION COST (TCC) (Aug, 2022)							3,249	2,508,550
Consultants' fees								excluded
Disbursements								excluded
Management support costs								excluded
Furniture, furnishings and equipment								excluded
IT, AV and communications equipment								excluded
Land title consolidation costs								20,000
Supply authority and headworks charges						0.50%		13,000
TOTAL PROJECT COST (TPC) (Aug, 2022)							3,292	2,541,550
CPI, prolongation and delay risk								excluded
Project risk / project contingency								excluded
Goods and services tax						10.00%		254,155
TOTAL END COST (TEC) (Aug, 2022)						772 m²	3,621	2,795,705

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2-BEDROOM ELEMENTAL COST PLAN



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Fully Enclosed Covered Area	564 m ²
Unclosed Covered Area	208 m ²
GFA (FECA + UCA)	772 m²

	Quantity	Rate	Total
SUPERSTRUCTURE			
New ground level slabs and footings	855 m ²	176	150,480
Columns	Item		18,000
Upper floors	Nil		0
Internal stairs, handrails and balustrades	Nil		0
Timber and steel roof framing including Colourbond roofing, flashing, capping, insulation, sarking, gutters, valleys and downpipes	761 m ²	279	212,319
Steel framed pergolas with timber shading battens	152 m ²	464	70,528
Skylights including framing, plasterboard and paint to shaft	Item		15,000
Steel stud external walls including weathertex cladding and insulation	686 m ²	206	141,316
Aluminium framed double glazed windows	65 m ²	618	40,170
Aluminium framed double glazed sliding doors	62 m ²	773	47,926
Feature entry doors	4 No	1,545	6,180
Single solid core rear doors	4 No	824	3,296
Tilt garage doors	43 m ²	515	22,145
Sub-total SUPERSTRUCTURE		\$1289.65/m ² FECA \$942.18/m ² GFA	727,360
FITOUT			
Steel stud internal walls	306 m ²	52	15,912
Shower curtain and rail	4 No	515	2,060
Single solid core internal doors	16 No	721	11,536
One and half solid core internal doors	4 No	1,236	4,944
Plasterboard or FC sheet wall finishes and paint	1,298 m ²	62	80,476
Carpet/vinyl floor finishes	425 m ²	103	43,775
Sealed concrete slab finish to garage	139 m ²	21	2,919
Plasterboard or FC sheet ceiling lining and paint	584 m ²	93	54,312
Sub-total FITOUT		\$382.86/m ² FECA \$279.71/m ² GFA	215,934



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Fully Enclosed Covered Area	564 m ²
Unclosed Covered Area	208 m ²
GFA (FECA + UCA)	772 m²

	Quantity	Rate	Total
FITTINGS			
Joinery	Item		130,000
Kitchen and laundry appliances	Item		21,000
Sub-total FITTINGS		\$267.73/m ² FECA \$195.60/m ² GFA	151,000
SERVICES			
Sanitary fixtures	Item		42,000
Sanitary plumbing	72 fu	268	19,296
Water supply	Item		28,500
Gas connections to heating system, stove & HWS	Item		7,500
Mechanical services	Provisional		31,000
Fire detection	Item		2,500
Light and power	Item		62,000
Communication services	Item		5,500
Transportation	Nil		0
Special services	Nil		0
Attendance and sundry builder's work on engineering services	Item		6,500
Sub-total SERVICES		\$363.11/m ² FECA \$265.28/m ² GFA	204,796
Alterations	Nil		0
TOTAL BUILDING WORKS		\$2303.35/m ² FECA \$1682.76/m ² GFA	1,299,090
Preliminaries, overheads and profit	12.50%		163,000
TOTAL BUILDING COST (TBC)			1,462,090
EXTERNAL WORKS			
Site preparation including minor cut and fill	Item		31,000
Asbestos removal	Excluded		0
Concrete sleeper retaining walls	Item		18,000

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Fully Enclosed Covered Area	564 m ²
Unclosed Covered Area	208 m ²
GFA (FECA + UCA)	772 m²

	Quantity	Rate	Total
Concrete driveway including 6 no. car parks	Item		55,000
Crossovers	Item		8,000
Concrete footpaths, stairs and ramps including balustrades, tactile indicators and handrails	Item		131,000
Fences and gates	Item		28,000
External storage sheds to front entrance	Item		4,500
Landscaping	Item		75,000
Street furniture	Provisional		15,000
Sub-total EXTERNAL WORKS		\$648.05/m ² FECA \$473.45/m ² GFA	365,500
EXTERNAL SERVICES			
External stormwater	Item		57,000
Rainwater tanks including base, pumps, filters, and connections	8 No	4,120	32,960
Sewer drainage	Item		20,500
External water including meters, drink fountain and connection to existing water mains	Item		26,500
External fire	Nil		0
External gas reticulation including connection to existing mains	Item		20,500
External light and power supply including outdoor lighting, electric BBQ and connection to existing mains	Item		51,500
External communications	Item		10,000
External special services	Nil		0
Sub-total EXTERNAL SERVICES		\$388.23/m ² FECA \$283.63/m ² GFA	218,960
Preliminaries, overheads and profit on external works and services	12.50%		74,000
TOTAL SITEWORKS COST (TSC)			658,460

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1-BEDROOM COST PLAN SUMMARY



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						Quantity	Rate	Total
COST COMPONENT								
Units 5 & 6						144 m ²		
Garage						44 m ²		
Storage						7 m ²		
Pergolas/Deck						16 m ²		
Verandah						26 m ²		
TOTAL BUILDING COST (TBC)						237 m²	2,238	530,318
External works and services for Units 5 & 6								191,556
NET CONSTRUCTION COST (NCC) (Feb, 2021)							3,046	721,874
Locality allowance								excluded
Additional costs for staging of the works								excluded
Additional costs for procurement method								excluded
Environmentally sustainable design initiatives								excluded
Design contingency						5.00%		37,000
Construction cost escalation								
Escalation rate	3.00%	Market conditions		3.00%				
Up To	Date	Months	%/Year	Weighting	Total %			
Tender	Aug, 21	6	6.00%	100%	3.00%		23,000	
Completion	Aug, 22	12	6.00%	70%	4.20%		32,000	
TOTAL CONTRACT SUM (TCS) (Aug, 2022)							3,434	813,874
Construction contingency						5.00%		41,000
TOTAL CONSTRUCTION COST (TCC) (Aug, 2022)							3,607	854,874
Consultants' fees								excluded
Disbursements								excluded
Management support costs								excluded
Furniture, furnishings and equipment								excluded
IT, AV and communications equipment								excluded
Land title consolidation costs								20,000
Supply authority and headworks charges						0.50%		4,000
TOTAL PROJECT COST (TPC) (Aug, 2022)							3,708	878,874
CPI, prolongation and delay risk								excluded
Project risk / project contingency								excluded
Goods and services tax						10.00%		87,887
TOTAL END COST (TEC) (Aug, 2022)						237 m²	4,079	966,761

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1-BEDROOM ELEMENTAL COST PLAN



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Fully Enclosed Covered Area	195 m ²
Unclosed Covered Area	42 m ²
GFA (FECA + UCA)	237 m²

	Quantity	Rate	Total
SUPERSTRUCTURE			
New ground level slabs and footings	275 m ²	176	48,400
Columns	Item		7,000
Upper floors	Nil		0
Internal stairs, handrails and balustrades	Nil		0
Timber and steel roof framing including Colourbond roofing, flashing, capping, insulation, sarking, gutters, valleys and downpipes	222 m ²	279	61,938
Steel framed pergolas and verandah with timber shading battens and timber deck	126 m ²	670	84,420
Skylights over garage	Item		2,500
Steel stud external walls including weathertex cladding and insulation	175 m ²	206	36,050
Aluminium framed double glazed windows	16 m ²	618	9,888
Aluminium framed double glazed sliding doors	29 m ²	773	22,417
Feature entry doors	2 No	1,545	3,090
Tilt garage doors	31 m ²	515	15,965
Sub-total SUPERSTRUCTURE		\$1495.73/m ² FECA \$1230.67/m ² GFA	291,668
FITOUT			
Steel stud internal walls	71 m ²	52	3,692
Internal Masonry brick party wall	40 m ²	142	5,680
Shower curtain and rail	2 No	515	1,030
Single solid core internal doors	4 No	721	2,884
Internal Sliding doors	4 No	773	3,092
Plasterboard or FC sheet wall finishes and paint	317 m ²	62	19,654
Carpet/vinyl floor finishes	144 m ²	103	14,832
Sealed concrete slab finish to garage, and verandah	77 m ²	21	1,617
Plasterboard or FC sheet ceiling lining and paint	195 m ²	83	16,185
		\$352.13/m ² FECA	

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Fully Enclosed Covered Area	195 m ²
Unclosed Covered Area	42 m ²
GFA (FECA + UCA)	237 m²

	Quantity	Rate	Total
Sub-total FITOUT		\$289.73/m ² GFA	68,666
FITTINGS			
Joinery	Item		31,000
Kitchen and laundry appliances	Item		11,000
		\$215.38/m ² FECA \$177.22/m ² GFA	42,000
Sub-total FITTINGS			42,000
SERVICES			
Sanitary fixtures	Item		16,000
Sanitary plumbing	13 fu	268	3,484
Water supply	Item		10,500
Gas connections to heating system, stove & HWS	Item		4,000
Mechanical services	Provisional		10,000
Fire detection	Item		1,500
Light and power	Item		18,000
Communication services	Item		3,000
Transportation	Nil		0
Special services	Nil		0
Attendance and sundry builder's work on engineering services	Item		2,500
		\$353.76/m ² FECA \$291.07/m ² GFA	68,984
Sub-total SERVICES			68,984
Alterations	Nil		0
		\$2417.02/m ² FECA \$1988.68/m ² GFA	471,318
TOTAL BUILDING WORKS			471,318
Preliminaries, overheads and profit	12.50%		59,000
TOTAL BUILDING COST (TBC)			530,318
EXTERNAL WORKS			
Allowance for site preparation	Provisional		7,000
Asbestos removal	Excluded		0

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Fully Enclosed Covered Area	195 m ²
Unclosed Covered Area	42 m ²
GFA (FECA + UCA)	237 m²

	Quantity	Rate	Total
Concrete driveway to house	Item		2,000
External concrete footpaths with sealed finish	31 m ²	176	5,456
Steel gates	4 No	1,030	4,120
Landscaping including trees, lawns, veggie gardens and letterbox	Item		15,000
Sub-total EXTERNAL WORKS		\$172.18/m ² FECA \$141.67/m ² GFA	33,576
EXTERNAL SERVICES			
External stormwater	Item		22,500
Rainwater tanks including base, pumps, filters, and connections	4 No	4,120	16,480
Sewer drainage including connections to mains	Item		19,500
External water including meters and connection to existing water mains	Item		8,500
External fire	Nil		0
External gas reticulation including connection to existing mains	Item		9,500
External light and power supply including outdoor lighting, electric BBQ and connection to existing mains	Item		45,500
External communications	Item		14,000
External special services	Nil		0
Sub-total EXTERNAL SERVICES		\$697.33/m ² FECA \$573.76/m ² GFA	135,980
Preliminaries, overheads and profit on external works and services	12.50%		22,000
TOTAL SITEWORKS COST (TSC)			191,556