

08 October 2020

Heritage Council of NSW  
Locked Bag 5020  
Parramatta  
NSW 2124

Dear Sir/Madam

**Subject Submission – Notice of intention to consider listing on State Heritage Register**  
**Property: MLC Building, North Sydney**

We refer to your Notice of Intention to consider the listing of the MLC Building, North Sydney (**MLC Building**) and its curtilage on the State Heritage Register under the *Heritage Act, 1977*.

As the owner of the MLC Building, we **strongly object** to it being listed on the State Heritage Register for several reasons, including that:

- the item does not satisfy the yardstick of having significance to the State pursuant to section 4A of the Heritage Act with previous heritage studies only noting its significance to the North Sydney area;
- a listing will cause undue financial hardship to the owner of the MLC Building because the financial outlay required to conserve the MLC Building will result in a replica of the original item with all heritage significance being lost;
- a listing will render the item incapable of both reasonable and economic use. Specifically, the costs of the conservation works will require a rental return 40% above market rent to ensure that the MLC Building remains a viable commercial investment. This is unlikely to be achieved for a B-grade asset in a strong-performing North Sydney market; and
- the Heritage Council considered whether to list the MLC Building on the State Heritage Register in circa 2013 as part of the Thematic Listing Program for that year. The Heritage Council decided not to pursue listing the MLC Building as being of State heritage significance. The owner has since relied upon that decision and has embarked on a lengthy and costly process with respect to the redevelopment of the site.

Accordingly, for the reasons set out above and detailed below, the Heritage Council should decide to not make a recommendation to the Minister that the MLC Building be listed on the State Heritage Register.

You will note that several of the consultants' reports referenced in this submission have not been annexed because they contain commercially sensitive information. However, if the Heritage Council requires a copy of any of the referenced reports these can be provided on a commercial-in-confidence basis.

**1. The MLC Building is not of State Heritage significance**

We accept that at the time of the initial listing in circa 1989 the MLC Building was assessed and found to be an item of local heritage significance on the basis set out in the statement of significance because of its significance to the local area. However, the MLC Building has never been regarded as having "*significance to the State*" which is the relevant yardstick in s4A of the *Heritage Act, 1977*.

A review of the North Sydney heritage studies undertaken over the years (including the North Sydney Heritage study, 1981 Latona Masterman; North Sydney Heritage Study Review, 1989 Conybeare Morrison; and the North Sydney heritage Study Review, 1993 Godden Mackay) make it clear that the significance of the MLC Building was the change it brought to the North Sydney area. For example:

- the 1981 Heritage Study described the MLC Building as being "*the first multi-storey commercial building constructed outside the Sydney CBD, which established the contemporary office function **for North Sydney***" [emphasis added]; and
- the 1993 Heritage Review described the MLC Building as "*the vanguard of commercial high rise in North Sydney*" with its construction reviving talk of North Sydney as a twin-city to Sydney.

Further, since the original decision to list the MLC Building as having local heritage significance, circumstances have materially changed, including:

- a) the condition of the remaining original fabric of the MLC Building has deteriorated and requires replacement for it to continue to be used for commercial office accommodation at an estimated cost of \$212 million. A copy of the costings prepared by WT Partnership that show the breakdown of these costs may be found at Annexure "A" to this submission<sup>1</sup>;
- b) the original fabric of the MLC Building has been significantly altered from its original form, including:
  - i. changes to the internal fit out and finishes;
  - ii. removal of the goods lifts;
  - iii. redesign of the lobby including its vertical subdivision;
  - iv. removal of the bridge from Miller Street;
  - v. division and repurposing of various rooms;
  - vi. replacement of ceiling fabric and light fittings;
  - vii. removal of internal sliding glass on the entirety of the curtain walls;
  - viii. significant changes to a achieve fire-rating upgrade and the introduction of new services;
  - ix. alterations to the main entrance with the removal of the former stairs from Street level to level 1 and the building no longer being accessed from the lower ground floor;
  - x. opening-up of the forecourt;
  - xi. removal of rock garden to the landscaped area;
  - xii. addition of intrusive awnings over the footpaths on the side and rear streets; and
  - xiii. extensive refurbishment of the building's interior in 2013 which has led to an almost complete strip-out of the original fabric on all floors.

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<sup>1</sup> The costings prepared by WT Partnership have increased from the DA figure as a consequence of both time and a change to scope relating to structural integrity.

- c) the building's context has changed dramatically from the time of its initial construction and has further changed since its local heritage listing in circa 1989, adversely impacting on its significance by obliterating its former "landmark" quality in the North Sydney CBD;
- d) the exterior of the building has reached the end of its useful life, despite having been the subject of repair and refurbishment throughout the years, including a major works program of repairs and refurbishments of the curtain wall and roof membrane in the 1990s;
- e) facade audits undertaken by Core Project Consulting carried out in 2016 and 2017 found a raft of elements requiring repair or replacement including key elements such as:
  - i. windows;
  - ii. the aluminium curtain wall;
  - iii. the roofing;
  - iv. the side wall tiling;
  - v. waterproofing; and
  - vi. drainage;
- f) it is apparent from the detailed analysis undertaken by our experts that conservation of the building will involve:
  - i. replacement of all lifts;
  - ii. replacement of all building services;
  - iii. replacement of end wall glazed ceramic tiles;
  - iv. replacement of the entire curtain wall façade; and
  - v. replacement of the entire building's fire rating system.

In summary, this involves stripping the building back to its structural frame and then rebuilding the MLC Building as a facsimile of the original with new materials and technology.

The owner also notes that the Heritage Council considered whether to list the MLC Building on the State heritage register in circa 2013 as part of the Thematic Listing Program for that year. The Heritage Council decided not to list the MLC Building as being of State heritage significance (this was confirmed in the Minutes of Heritage Council dated August 2020). The owner has since relied upon that decision and has embarked on a lengthy and costly process with respect to the redevelopment of the site. See paragraph 2 below for more information on this matter.

The matters outlined above indicate that the building ought not be regarded as having significance to the State.

## **2. Conservation of the MLC Building could not be achieved without causing undue financial hardship to the owner**

For the purposes of section 33(2)(d) of the Heritage Act, conservation of the MLC Building cannot be achieved without causing undue financial hardship to the owner of the MLC Building on the basis that:

- a) the MLC Building is the owner's only real property asset;
- b) a listing on the State heritage register is likely to result in a 40% loss in value of the building;
- c) the conservation works that will be required to be undertaken to the MLC Building will cost approximately \$212M which the owner will need to obtain funding to undertake. The rental return for a B-grade building in North Sydney (estimated between \$600-\$775) that will be able to be received following the conservation works will not be at a level capable of servicing the funding costs; and
- d) the funds expended by the owner to date on the proposed redevelopment of the site since the Heritage Council's decision in 2013 not to recommend State heritage listing for the building (approximately \$5M to-date) are sunk costs that the owner will not be able to recover other than through rental received which will be insufficient to cover those costs in addition to the funding costs identified above; and
- e) the listing will bring the owner additional financial obligations to meet the minimum maintenance standards as required by the Heritage Act and its regulations. In order to meet those obligations, the owner will be required to:
  - achieve reasonable weather protection for the building – as indicated in more detail below this will mean works to replace the roof, curtain wall and windows will need to be undertaken; and
  - achieve a reasonable level of protection for the building against fire – this will mean the works to replace the fire rating and services will need to be undertaken.

#### **MLC Building is the owner's only asset**

The MLC Building is owned by the 105 Miller Street North Sydney Trust (the registered proprietor is IOF Custodian Pty Limited as trustee for the 105 Miller Street North Sydney Trust) (**Trust**). The Trust structure is analogous to a corporate landowner in which shareholders own shares.

In the same way that shareholders in a company are entitled to trade their shares or receive dividends on those shares, the unit holders in the Trust can trade their units for value and are entitled to receive distributions of profit from the Trust. The unit holders, like shareholders, cannot be required to contribute any funds to the Trust which must operate for the benefit of the unit holders to which the trustee owes fiduciary duties. Therefore, there is no recourse to the unit holders for money to conserve the MLC Building and the unit holders have no liability to creditors of the Trust.

The MLC Building is the **only asset** of the Trust. As the MLC Building is the Trust's only asset, the ownership structure is clearly distinguishable from the ownership structure considered in the decision of ***Millers Point Community Association Incorporated v Property NSW [2017] NSWLEC 92 (Sirius Decision)***. In that case, the owner was Property NSW and it held a very substantial number of assets of which the Sirius building was a very small component.

Section 5 of the *Property NSW Act, 2006* identifies Property NSW as a statutory body representing the Crown, subject to the control and direction of the Minister (s6) with a CEO (s7) and staffed by public servants (s7A). It is clear from Schedule 1 of the Property NSW Act that Property NSW is the entity holding a considerable amount of properties with its key function being to hold property for the government and its agencies (s11(a)).

The ownership structure in the Sirius Decision can be contrasted to that of the Trust ownership structure in which the owner holds a single property and has no right to call for an injection of funds from elsewhere.

### **Extensive conservation works required to the MLC Building**

In considering the impact on the owner, it is important to appreciate that the effect of the listing will be to require retention and conservation of the MLC Building, since s63 of the Heritage Act operates as a prohibition on demolition of that building unless the building constitutes a danger to the users or occupiers of the building.

In order to conserve the MLC Building for State heritage purposes, considerable works will need to be undertaken to both the façade and services. This will involve stripping the building back to its structural frame and then rebuilding the MLC Building as a facsimile of the original with new materials and technology. Except for the original steel beams which are capable of being re-used, the balance of the original fabric comprising the MLC Building (including both the glazed curtain wall and tiled façade) will need to be replaced as part of the required conservation works.

The estimated cost to the owner of the conservation works to both the façade and services is \$212M, including \$142.8M for the total trade costs for these items (see Annexure "A" for details of these costings). Accordingly, a vast amount of money will be required to be spent upgrading the MLC Building which will result in a fake replica of the original item. The financial outlay from this spend will result in a hardship to us, the owner, that is undue because the conserved building will have lost nearly all its original fabric and therefore heritage significance.

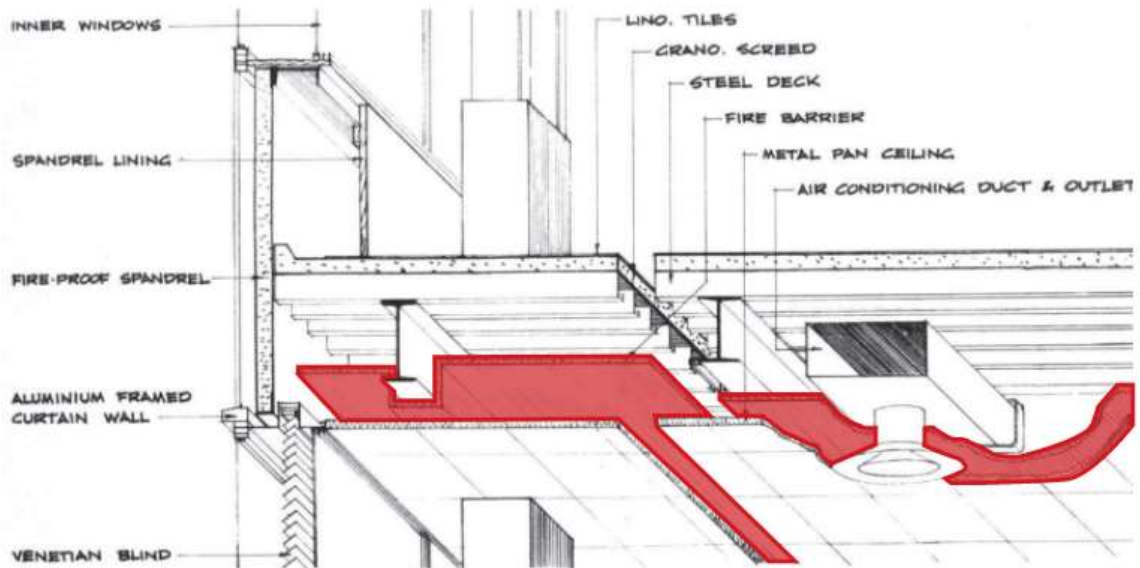
With respect to the conservation works to the façade, Bates Smart has advised that these will comprise the following works:

- a) replacement of the entire original external fabric of the building due to corrosion and waterproofing issues;
- b) replacement of the entire original glazed curtain wall with a replica due to serious deficiencies including leaking glazing gaskets and deteriorated & corroded aluminium framing; and
- c) replacement of the end original masonry walls due to deteriorations in the glazed masonry from water and movement. Since 1999 regular checking of the masonry walls is required with all loose tiles having to be mechanically fixed to the façade.

As the primary heritage value of the MLC Building is as an early example of a modular glazed curtain wall, this would be lost, as the curtain wall would be replaced with a highly expensive replica. WT Partnership has calculated the total cost of the façade works to be \$21.8M for the total trade costs alone.

We have further been advised by our consultant team that the conservation works required to the services of the building are extensive as they all (mechanical, electrical, hydraulic, communications etc.) need to be replaced because they are at the end of their design life and would not meet current commercial leasing standards for performance. Due to the light steel floor construction combining and concealing fire barriers and services (see typical floor section showing the intertwining issues in Figure 1 below), the fire/service upgrades would require the building to be stripped back to its structural frame, and consequent removal of nearly all remaining internal heritage fabric.

The conservation works required to ensure the services of the MLC Building are brought up to code include upgrades to fire rating and additional lateral stability for earthquake loading. These issues cannot be resolved with retention of the existing building fabric and will require major interventions to primary elements of the structure. WT Partnership has calculated the total cost of these works to be \$121M for the total trade costs alone.



**Figure 1: Typical section showing intertwining of structure, fire protection and services (Bates Smart).**

**Conservation works will result in the building no longer being a viable commercial investment**

In order to fund the conservation works, we have been advised by Ethos Urban (Economics) that we would have to achieve a rental return at 50%-100% **above market** rent to ensure that the MLC Building remains a viable commercial investment with an acceptable annual rate of return to the owner. We have been further advised that we would require a rental return in the order of 40% over the market rent to just breakeven. These rental returns are considered unlikely to be achieved for the MLC Building (even after the conservation works have been undertaken) in the current or future markets as the building would be considered a B grade asset when compared with modern Class A-grade buildings.

Research undertaken by our consultants from early 2020 indicated that the prevailing passing market rent in North Sydney was in the order of \$760/m<sup>2</sup> NLA (based on net face rent from Knight Frank and PCA). Rental return for a B-grade building in North Sydney is estimated between \$600-\$775/m<sup>2</sup>). We have been advised that even after the conservation works are undertaken the MLC Building is likely to achieve rents in line with secondary grade stock (i.e. B-grade) under a best-case scenario, reflecting the lower quality structural aspects of the building. These rental levels, combined with the significant amount of new commercial office floorspace (i.e. 1 Denison, 100 Mount Street and the future Victoria Cross Over-station Development) highlights the strong competition in the market in which the MLC Building competes.

Further, the above figures do not include the financing of the works. Based on the financial metrics likely to be required, securing finance for the asset is likely to be very challenging.

Accordingly, any decision to list the MLC Building on the State heritage register will have serious implications to the owner and the long-term viability of the MLC Building because conservation cannot be achieved.

**Heritage listing will result in loss in value of building**

As at 31 December 2019, the MLC Building was independently valued by Cushman & Wakefield at \$263M. If the building were to be State heritage listed and the required conservation works be undertaken to the building (assuming a reasonable market rent could be obtained which is unlikely for the reasons outlined below), we have been advised that the valuation of the MLC Building would be reduced by approximately 40%. This alone has significant financial implications to the owner in circumstances where the MLC Building is the only asset of the Trust.

**Sunk DA costs**

In 2017, we resolved to investigate redevelopment options for the site. We subsequently briefed approximately 30 consulting firms to provide specialist advice over a three-year period resulting in the

lodgement of a redevelopment proposal with North Sydney Council in July 2020. We have expended considerable funds (approximately \$5M) in pursuing this DA which will be sunk costs if the MLC Building is listed as being of State heritage significance by virtue of s63 of the Heritage Act.

All these costs were incurred after the 2013 decision by the Heritage Council not to list the MLC Building on the State register.

### **Costs of minimum standards for maintenance and repair**

The listing of the MLC Building on the State heritage register will bring with it the obligation for the owner to meet minimum maintenance and repair standards under section 118(1) of the Heritage Act. To-date the Owner has maintained the building in accordance with its obligations as a commercial landlord. Part 3 Division 1 of *Heritage Regulation, 2012* sets out the minimum maintenance and repair standards of a State listed item and these include:

- a) a requirement for an owner to achieve a reasonable level of protection for the building against damage or deterioration due to weather. This includes minimum maintenance obligations with respect to the roof, windows, drainage, etc and any components which might be at risk of damage or dislodgment by high winds; and
- b) a requirement for an owner to ensure that a fire system or components of that system, if present, must be maintained and repaired to the standard necessary to ensure a reasonable level of protection for the building damage or destruction by fire.

In order to be able to comply with the minimum maintenance and repair standards under the Heritage Act it would require the owner to spend \$21.8M to fix the façade or to board up the windows and leave the building unoccupied.

Accordingly, should the MLC Building be listed on the State Heritage register, the owner will automatically be required to undertake upgrades to the MLC Building to satisfy the minimum maintenance and repair obligations regardless of the cost to the owner or it will be in breach of the Heritage Act.

For the reasons outlined above, when the financial impact to the owner of conserving the building is weighed against the heritage significance of the building either now or in its state following the carrying out of the conservation works identified as being necessary for the building to be able to be used for commercial office use (or indeed any other use of the building) it is demonstrably clear that the listing of the MLC Building on the State heritage register will cause undue financial hardship to the owner.

### **3. The MLC Building should not be listed as it will render the item incapable of economic use**

It is the owner's submission that the listing of the MLC Building will render that item incapable of economic use for the following reasons:

- a) the MLC Building has reached the end of the building's useable life at circa 60years (compared to typical average of c40-50years) and no longer responds to the North Sydney market and objectives;
- b) the costs of undertaking the conservation works required for the MLC Building should it be listed are exorbitant at \$212M which the Trust will need to obtain funding to undertake;
- c) the rental return that will be able to be received following the conservation works will not be at a level capable of servicing the funding costs;
- d) even with the conservation works, the MLC Building will be considered a B-grade commercial office building as compared to the increasing A and premium-grade commercial office buildings available in North Sydney – this impacts negatively on the rent which will be paid for the space, makes it impossible to attract premium tenants likely to be prepared to take the whole building or large parts of it, making it more likely that a large number of smaller tenancies will have to

be attracted to the building, accommodated with internal partitioning capable of separating tenancies and then managed by the owner and will have a material impact on the long-term viability of the building;

- e) there are internal constraints with the existing floor plate configuration of the MLC Building that mean that leasing the MLC Building is compromised and will be priced by tenants at below passing market rent;
- f) the Miller Street frontage is subject to major flood damage which will not be addressed as part of the conservation works and will result in potential ongoing issues for the 10 tenancies on this frontage.

With respect to the matters raised in 3(a) to (d) (inclusive), these issues have already been addressed in detail in Part 2 of this submission. With respect to the matter raised in 3(e) and 3(f), we address these matters in more detail below.

### **Existing Building – Inherent Internal Constraints**

The existing building floorplate configuration has inherent constraints from a commercial leasing and investment perspective.

From a commercial lease perspective, the floorplate is compromised in two ways;

- a) low floor-to-ceiling heights; and
- b) a configuration contrary to modern expectations in terms of length, width and separation.

The maximum floor-to-ceiling height that could be achieved with a typical design would be 2.5m, whereas modern buildings and expectations require 2.7m. This constraint is driven by the structural system of the existing building and cannot be resolved within the existing building fabric.

The floorplates in commercial buildings constructed today are designed to connect people; whereas the current floorplate for the MLC Building separates people and teams. The Miller Street wing is 100m long by 17m wide with the core centrally located, and thus the northern and southern portions of the floorplate are disconnected. This is further exacerbated by the Denison Street wing being disconnected from the 'primary' Miller Street wing by the core. The resulting configuration creates three distinct and separate pods disconnected from each other and thus limits its desirability for contemporary leasing purposes.

The consequence of these inherent internal constraints is a leasing product that is compromised and will be priced by prospective tenants at below passing market rent.

### **Miller Street Flooding issue will remain**

The Miller Street frontage is subject to major flood damage every time there is a 1:20 year flood event. Flooding of the Miller Street frontage occurs every 2 years (on average) with the last flood event occurring in November 2018 causing approximately \$266,000 worth of damage. This has potential implications for the re-letting of these premises.

We have been advised that one of the reasons that the Miller Street frontage is susceptible to flooding is that the height of the surveyed levels of the kerb line adjacent to the boundary of the MLC Building and the height of the lobby entrance at RL6.2.2 are both below the minimum building floor level of the 1%AEP level, in this instance RL63.5<sup>2</sup>.

Given the level difference between 1%AEP and the kerb line, we have been advised by our consultants that the risk of flooding cannot be resolved without significant intervention by public authorities with respect to network capacity and existing road levels, or significant changes to levels and introduction of stormwater treatment as part of a redevelopment of the building. Changes to the floor level of the lobby entrance to ensure a minimum building floor level of RL63.5 cannot be accommodated with retention of the existing form and building fabric.

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<sup>2</sup> (City of Sydney, 2014, p. 13)



#### **4. The MLC Building should not be listed as it will render the item incapable of reasonable use**

The term “reasonable use” as referred to in section 33(2)(c) of the Heritage Act should be interpreted by reference to the planning (including social and economic) framework existing at the time of the listing decision for that item. It is the owner’s submission that the listing of the MLC Building will render that item incapable of reasonable use for the following reasons:

- a) the current planning framework for the North Sydney area envisages increased height and densities for buildings in the North Sydney area – a State heritage listing of the item will mean that any uptake in development potential cannot be achieved;
- b) the conservation works that will be required to be undertaken will not address significant underlying infrastructure and public domain issues concerning the MLC Building.

##### **Current planning framework for the North Sydney Area**

The existing building is a significant underutilisation of the site’s development potential based on a compliant building envelope, and relative to the surrounding context and comparative city centre densities.

A commercial CBD core with excellent transport access, such as the MLC Building should expect Floor Space Ratio’s (FSRs) of over 12:1. The City of Sydney FSR’s range from 13.75-22:1. In North Sydney, the recent major developments 1 Denison, 100 Mount, 177 Pacific Highway and Victoria Cross all have FSRs ranging between 13:1 and 19:1. The MLC Building has an FSR of just 4.3:1.

A State heritage listing of the item will mean that any uptake in development potential to increase the FSR cannot be achieved and will place the owners of the MLC Building at a commercial disadvantage in trying to re-lease the building once the current tenant vacates in 2021. Further, any listing will result in the lost opportunity to leverage Victoria Cross Metro station and surrounding high-rise developments and evolution of the North Sydney CBD in line with key strategic planning objectives in the Greater Sydney Region Plan and the Eastern City and North District Plans.

##### **Miller Street frontage flood issues will remain**

As advised in part 3 above, the Miller Street frontage is subject to major flood damage every time there is a 1:20 year flood event, with the last event occurring in November 2018 resulting in \$266,000 worth of damage. The ‘semi-submerged’ tenancies on the ground floor along Miller Street do not provide street activation due to being disconnected from Miller Street. As a result, it attracts low class retail tenancies and fails to positively contribute to the North Sydney public domain. This issue cannot be addressed with retention of built form and fabric.

##### **Public Domain – Denison Street issue will remain**

The Victoria Cross Over Station Development for Sydney Metro sits immediately adjacent to the MLC Building’s northern boundary, loading and parking vehicular access points on Denison Street. The current Denison Street vehicular access to the MLC Building now causes a major pedestrian/vehicle conflict with the Metro exit from Victoria Cross Station.

Pedestrian modelling by Sydney Metro<sup>3</sup> indicates that ~6,947 pedestrians will exit onto Denison Street in the morning peak period, creating a conflict with the existing vehicular access to the building which is located to the south of the Victoria Cross Metro pedestrian crossing. This conflict and pedestrian safety issue cannot be resolved without major works that cannot be accommodated with should the building be listed as a State heritage item.

In addition, approximately 50% of the Denison Street frontage houses ‘back of house’ (loading dock, sub-station, carpark entry, miscellaneous service connections, etc) elements. While this was appropriate for Denison Street in the 1950’s when it was a service lane it is now the main north-south pedestrian

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<sup>3</sup> (Jacobs, 2016, p. 185)

spine through North Sydney as nominated in the North Sydney Public Domain Plan, and as such is nominated to have active street frontages.

## 5. Conclusion

In summary, the MLC Building should not be listed on the State heritage register because:

- the item is of local heritage significance only and does not satisfy the yardstick of having "*significance to the State*" pursuant to section 4A of the Heritage Act;
- the listing of the item will cause undue financial hardship to the owner, because the financial outlay in the amount of \$212M that will be required to be spent upgrading the MLC Building will result in a fake replica of the original item and its heritage significance will be lost;
- the rental return that will be able to be received following the conservation works will not be at a level capable of servicing the funding costs resulting in an item that is incapable of economic use;
- even with the conservation works, the MLC Building will be considered a B-grade commercial office building as compared to the increasing A and premium-grade commercial office buildings available in North Sydney which will have a material impact on the long-term viability of the building; and
- the conservation works will not allow any uptake in the site's development potential nor will it address the significant infrastructure and public domain issues concerning the MLC Building resulting in an item that is incapable of reasonable use.

Therefore, in accordance with its obligations under s33 of the Heritage Act, the Heritage Council should decide not to make a recommendation to the Minister that the MLC Building be listed on the State heritage register because not only will it cause undue financial hardship to the owner but it will also render the item incapable of both reasonable and economic use.

Yours sincerely,



Andrew Murray  
Company Secretary, IOF Custodian Pty Ltd

## **Annexure A – WTP Refurbishment Cost Plan**

# 105 MILLER STREET

## REFURBISHMENT ORDER OF COSTS

05 October 2020

Code	Description	Quantity	Unit	Rate	Total
PRELIMINARY BUDGET ESTIMATE FOR 105 MILLER STREET NORTH SYDNEY REFURBISHMENT OPTION FOR INVESTA OCTOBER 2020					
	GROSS FLOOR AREA OF EXISTING MLC	48,180	m2		
<b><u>DESIGN &amp; CONSTRUCT REFURBISHMENT</u></b>					
<b><u>DEMOLITION</u></b>					
	SITWORKS				880,000
	SCAFFOLDING				4,492,030
	DEMOLITION				8,901,490
	HAZARDOUS MATERIAL REMOVAL				505,926
	FACADE REMOVAL				3,323,560
				<i>Sub-total</i>	<b>18,103,006</b>
<b><u>BASEMENT</u></b>					
	BULK EXCAVATION & RETENTION SYSTEM				Nil
	SUBSTRUCTURE	4,577	m2	505.49	2,313,640
	COLUMNS	4,577	m2	39.33	180,000
	UPPER FLOORS	4,577	m2	0.00	Excluded
	STAIRCASES	4,577	m2	0.00	Excluded
	EXTERNAL WALLS	4,577	m2	0.00	Excluded
	INTERNAL WALLS	4,577	m2	177.16	810,850
	INTERNAL DOORS	4,577	m2	16.53	75,650
	WALL FINISHES	4,577	m2	23.45	107,310
	FLOOR FINISHES	4,577	m2	15.40	70,490
	CEILING FINISHES	4,577	m2	14.23	65,130
	FITMENTS	4,577	m2	3.28	15,000
	HYDRAULIC SERVICES	4,577	m2	160.00	732,320
	FIRE PROTECTION	4,577	m2	65.00	297,505
	ELECTRICAL SERVICES	4,577	m2	70.00	320,390

105 MILLER STREET  
105 MILLER STREET - REFURB OPTION



Code	Description	Quantity	Unit	Rate	Total
	MECHANICAL SERVICES	4,577	m2	77.00	352,429
	VERTICAL TRANSPORTATION	4,577	m2		Included
	BWIC	4,577	m2	11.16	51,079
	<i>Sub-total</i>	<b>4,577</b>	<b>m2</b>	<b>1,178</b>	<b>5,391,793</b>
<b><u>MAIN TOWER (LEVELS LOWER GROUND - 15)</u></b>					
	COLUMNS	43,603	m2	138.81	6,052,500
	UPPER FLOORS	43,603	m2	369.26	16,100,845
	STAIRCASES	43,603	m2	99.19	4,325,000
	ROOF	43,603	m2	15.02	654,810
	EXTERNAL WALLS & DOORS	43,603	m2	500.17	21,808,967
	INTERNAL WALLS	43,603	m2	69.25	3,019,300
	INTERNAL DOORS	43,603	m2	17.48	762,200
	WALL FINISHES	43,603	m2	28.38	1,237,255
	FLOOR FINISHES	43,603	m2	69.91	3,048,430
	CEILING FINISHES	43,603	m2	85.54	3,729,610
	FITMENTS	43,603	m2	31.15	1,358,250
	HYDRAULIC SERVICES	43,603	m2	162.57	7,088,400
	FIRE PROTECTION	43,603	m2	89.72	3,912,100
	ELECTRICAL SERVICES	43,603	m2	347.65	15,158,445
	MECHANICAL SERVICES	43,603	m2	377.77	16,472,000
	VERTICAL TRANSPORTATION	43,603	m2	111.00	4,840,000
	BWIC	43,603	m2	32.66	1,424,128
	<i>Sub-total</i>	<b>43,603</b>	<b>m2</b>	<b>2,546</b>	<b>110,992,240</b>
<b><u>EXTERNAL WORKS &amp; SERVICES</u></b>					
	FOOTPATHS, LANDSCAPING & PLANTING				5,776,002
	EXTERNAL SERVICES				3,102,000
	<i>Sub-total</i>				<b>8,878,002</b>
<b>TOTAL TRADE COSTS EXCLUDING GST</b>					<b>143,365,041</b>
HEAD CONTRACTORS DESIGN & PROFESSIONAL FEES - 6%					8,601,902
PRELIMINARIES & SUPERVISION - 22%					33,432,728

Code	Description	Quantity	Unit	Rate	Total
	MARGIN/OVERHEAD - 5.25%				9,733,483
	<i>Sub-total</i>				195,133,154
	RISK CONTINGENCY - 2%				3,902,663
	<b>TOTAL FOR DESIGN &amp; CONSTRUCTION REFURBISHMENT</b>				<b>199,035,817</b>
	<b><u>INVESTA DIRECT COSTS</u></b>				
	ESCALATION				Excluded
	STATUTORY FEES & CHARGES - 1%				1,990,358
	DESIGN & PROJECT MANAGEMENT FEES - 8%				11,628,432
	<i>Sub-total</i>				13,618,790
	<b>TOTAL PROJECT COSTS</b>	<b>48,180</b>	<b>m2</b>	<b>4,414</b>	<b>212,654,607</b>
	CONTINGENCY (CONSTRUCTION & DESIGN)				Excluded
	<b>TOTAL PROJECT COSTS - OCTOBER 2020</b>	<b>48,180</b>	<b>m2</b>	<b>4,414</b>	<b>212,654,607</b>
<b>TOTAL COST</b>					<b>212,654,607</b>

Code	Description	Quantity	Unit	Rate	Total
<b><u>SITWORKS</u></b>					
<b><u>Site Preparation</u></b>					
1/A	Allowance for disconnection of all major services in preparation for demolition	1	Item	50,000.00	50,000
1/B	Erection of B Class Hoarding to perimeter of site in preparation for demolition	332	m	2,500.00	830,000
1/C	Temporary Services Diversion or the like	1	Item		Excluded
<b>Total SITWORKS</b>					<b>880,000</b>
<b><u>SCAFFOLDING</u></b>					
<b><u>Scaffolding</u></b>					
1/D	Allowance for external demolition scaffolding to perimeter of tower	19,473	m2	110.00	2,142,030
<b><u>General</u></b>					
1/E	Demolition craneage	12	mths	150,000.00	1,800,000
1/F	Traffic & Pedestrian Control	12	mths	25,000.00	300,000
1/G	Noise Monitoring & Vibration Reports	1	Item	250,000.00	250,000
<b>Total SCAFFOLDING</b>					<b>4,492,030</b>
<b><u>DEMOLITION</u></b>					
<b><u>Internal Finishes</u></b>					
<b><u>Internal Wall</u></b>					
1/H	Demolish masonry walls	15,678	m2	25.00	391,950
1/J	Demolish plasterboard walls	2,110	m2	25.00	52,750
1/K	Demolish glazed partitions	347	m2	25.00	8,675
<b><u>Internal Door</u></b>					
1/L	Remove single door	523	No	150.00	78,450
1/M	Remove leaf and half door	14	No	200.00	2,800
1/N	Remove double door	131	No	200.00	26,200
1/P	Remove glazed single door	8	No	150.00	1,200
1/Q	Remove sliding door	3	No	250.00	750
<b><u>Wall Finishes</u></b>					
1/R	Remove wall lining to core, assume 3m high	4,943	m2	25.00	123,575
<b><u>Floor Finishes</u></b>					



Code	Description	Quantity	Unit	Rate	Total
2/A	Remove carpet to core	505	m2	20.00	10,100
2/B	Remove tiling to amenities	745	m2	50.00	37,250
2/C	Remove non static vinyl to comms	90	m2	35.00	3,150
2/D	Allow for removal of carpet tiles to office space	22,073	m2	20.00	441,460
2/E	Allow for removal of carpet tiles to lift lobby	1,094	m2	20.00	21,880
2/F	Remove flooring to childcare	587	m2	35.00	20,545
2/G	Remove flooring to meeting/project rooms	164	m2	20.00	3,280
2/H	Remove flooring to conference room	611	m2	20.00	12,220
2/J	Remove flooring to retail tenancy	2,209	m2	50.00	110,450
2/K	Remove flooring to entry/waiting/reception area	193	m2	50.00	9,650
2/L	Remove flooring to kitchen	15	m2	50.00	750
2/M	Remove flooring to circulation	332	m2	20.00	6,640
2/N	Remove flooring to store/BOH	618	m2	20.00	12,360
2/P	Remove flooring to Squash Courts	182	m2	50.00	9,100
<i><u>Ceiling Finishes</u></i>					
2/Q	Allow for removal of ceiling tile to office space	22,073	m2	15.00	331,095
2/R	Allow for removal of plasterboard ceiling	6,332	m2	15.00	94,980
2/S	Allow for removal of moisture resistant plasterboard ceiling	760	m2	15.00	11,400
<i><u>Fixtures &amp; Fitments</u></i>					
2/T	Remove reception joinery	15	m	50.00	750
2/U	Remove joinery bench to retail tenancy	10	m	50.00	500
2/V	Remove kitchen joinery	9	m	50.00	450
2/W	Remove vanity unit	131	m	50.00	6,550
2/X	Remove toilet / shower partitions	159	No	75.00	11,925
2/Y	Remove hand basin	101	No	50.00	5,050
2/Z	Remove WCs	154	No	50.00	7,700
2/AA	Remove urinals	42	No	50.00	2,100
2/AB	Remove shower	10	No	50.00	500
2/AC	Remove sink	1	No	50.00	50
2/AD	Allow for removal of miscellaneous metalwork to plant area	1	Item	5,000.00	5,000

General

Code	Description	Quantity	Unit	Rate	Total
3/A	Allow for removal of retail and commercial tenancy fitout not shown on drawings or included above	24,282	m2		Excluded
	<b>Structure</b>				
3/B	Demolish inter-tenancy stairs 1, from Ground Floor to Level 2 [34m2]	9	mrise	1,500.00	13,500
3/C	Demolish inter-tenancy stairs 2, from Level 2 to Level 11 [12m2]	33	mrise	1,500.00	49,500
3/D	Demolish inter-tenancy stairs 3, from Level 3 to Level 12 [14m2]	33	mrise	1,500.00	49,500
3/E	Demolish suspended concrete slab and expose steel beams	40,980	m2	100.00	4,098,000
	Removal of concrete encasement to columns included in the cost of column strengthening in new works		Note		
	<b>Services</b>				
3/F	Demolish services to Basement floor	4,577	m2	65.00	297,505
3/G	Demolish services to Lower Ground floor	6,636	m2	50.00	331,800
3/H	Demolish services to Ground floor	5,977	m2	50.00	298,850
3/J	Demolish services to Level 1-12, excluding Level 6 plant room	28,100	m2	50.00	1,405,000
3/K	Demolish services to Level 6 plant room & L13-15	2,892	m2	50.00	144,600
3/L	Demolish existing lifts from Basement to Level 13	7	No	50,000.00	350,000
<b>Total DEMOLITION</b>					<b>8,901,490</b>

**HAZARDOUS MATERIAL REMOVAL**

Hazardous Material Removal

Coffey Asbestos & hardous Materials Re-Inspection dated 27 March 2018

Refer to Section 6.1 for Actions for Asbestos Materials

Refer to Appendix B for Register & Estimated Quantities

Note: Due to total demolition of 105 Miller Street, Treatment to surfaces after removal of Asbestos is EXCLUDED

Friable Asbestos

3/M	Basement AHU room, black CAF material in storage cabinet, gasket	1	m2		
3/N	Basement AHU room, pink CAF material in storage cabinet, gasket	1	m2		

Code	Description	Quantity	Unit	Rate	Total
4/A	Basement AHU room, grey CAF material in storage cabinet, gasket	1	m2		
4/B	Basement archive room, two high level pipe elbows, insulation	3	m2		
4/C	Basement archive room, high level to beam in centre of room, sprayed insulation	3	m		
4/D	Basement AHU room, metal bilt wormwald brothers' fire door	2	no		
4/E	Basement diesel tank room fire door single	2	no		
4/F	Basement boiler and chiller room, 16" CAF gaskets to chiller 2	2	units		
4/G	Basement generator room, 12" CAF gaskets to generator 3 exhaust	1	unit		
<u>Cost to remove above friable asbestos</u>					
4/H	Provisional Allowance for encapsulation, showers etc	1	Item	50,000.00	50,000.00
4/J	Labour (licensed asbestos contractor)	136	hr	140.00	19,040.00
4/K	PPE/Consumables/Decontamination unit/Tools (assumed allowance per person/day)	21	No	500.00	10,500.00
4/L	Disposal of ACM (extra over on normal demolished materials)	4	t	475.00	1,900.00
4/M	Assessor supervision incl sampling	7	day	1,800.00	12,600.00
4/N	Air monitoring	7	day	750.00	5,250.00
4/P	Waste classification report (assumed 1 per location/room)	4	no	750.00	3,000.00
4/Q	Clearance certificate (assumed 1 per location/room)	4	no	400.00	1,600.00
<u>Non-friable Asbestos</u>					
4/R	Level 15 external floor lining at top of southern stairwell	265	m2		
4/S	Level 13 south plant room penetrations cement pipe sleeve	4	units		
4/T	Level 13 blue fins panels, compressed cement sheet (26 x 5m2)	130	m2		
4/U	Level 13 water tank over southern stairwell, asbestos moulded cement	2	tanks		
4/V	Level 6 plant room top of HDB6-CB supply box, asbestos mastic sealant	1	m2		
4/W	Level 6 external blue fin panels, compressed cement sheet (8 x 5m2)	40	m2		

Cost to remove above non-friable asbestos

Code	Description	Quantity	Unit	Rate	Total
5/A	Provisional Allowance for encapsulation, showers etc	1	Item	100,000.00	100,000
5/B	Labour (licensed asbestos contractor)	576	hr	140.00	80,640.00
5/C	PPE/Consumables/Decontamination unit/Tools (assumed allowance per person/day)	72	No	500.00	36,000.00
5/D	Disposal of ACM (extra over on normal demolished materials)	110	t	475.00	52,250.00
5/E	Hygienist	156	hr	175.00	27,300.00
5/F	Air monitoring	20	day	750.00	14,625.00
5/G	Waste classification report (assumed 1 per location/room)	6	no	750.00	4,500.00
5/H	Clearance certificate (assumed 1 per location/room)	6	no	400.00	2,400.00

Synthetic Mineral Fibres (SMF)

L14 hydrant room, insulation wrap to hydrant pump

L13 AHU room to pipework, insulation

L13 AHU room within A/C ducting, insulation

L13 plant room, pillow insulation

L13 plant room riser, pillow insulation

L12 plant room at base of electrical riser and top of columns, pillow insulation

L6 plant room to pipework, insulation

Basement archive room to pipework SW corner, insulation

Basement AHU room to pipework, insulation

Basement AHU room to diesel pump exhausts, insulation

Basement boiler and chiller room, boilers 1 and 2, insulation

Basement boiler and chiller room, boilers 1 and 2 flues, insulation

Basement generator room to standby generators 1-3, pillow insulation

Basement generator room to standby generator exhausts, insulation

PCBs

Capacitors in fluorescent light fittings throughout the building

Ozone depleting substances

Code	Description	Quantity	Unit	Rate	Total
	Lower ground carparking - Mitsubishi, Email Air, National, Gree and Alcair Air Conditionings - Air conditioning units with suspected ODS refrigerant gas type				
	sub-total				421,605
6/A	Provisional Allowance for Additional Inspections & Identified Areas in addition to Coffey Report	0.20	%	421,605	84,321
<b>Total HAZARDOUS MATERIAL REMOVAL</b>					<b>505,926</b>
<b><u>FACADE REMOVAL</u></b>					
<b><u>Facade</u></b>					
<b><u>Tiled area</u></b>					
6/B	Glazed terracotta tile	5,352	m2	75.00	401,400
6/C	Reinforced concrete shear walls	5,352	m2	200.00	1,070,400
6/D	Steel mesh reinforcing	5,352	m2	15.00	80,280
6/E	Metal shelf angles for additional support (at two-floor intervals)	593	m	35.00	20,755
<b><u>Glazing</u></b>					
6/F	Shopfront to Lower Ground and Ground Floor	744	m2	100.00	74,400
6/G	Extra over for single glazed door	16	No	250.00	4,000
6/H	Extra over for double glazed door	9	No	250.00	2,250
6/J	Extra over for automatic glazed door	6	No	250.00	1,500
6/K	Aluminium framed clear glazing to typical floors	5,424	m2	100.00	542,400
6/L	Opaque spandrel panel to typical floors	901	m2	200.00	180,200
<b><u>Aluminium panel</u></b>					
6/M	Corrugated aluminium panels	3,463	m2	75.00	259,725
6/N	Aluminium composite panels above Ground Floor retail shops and main entrance	284	m2	75.00	21,300
<b><u>Awning</u></b>					
6/P	Steel framed with metal sheet roof and perimeter clad in composite panelling consisting of aluminium and plywood	77	m2	350.00	26,950
<b><u>Screen</u></b>					
6/Q	To Level 6 plant area	304	m2	100.00	30,400
<b><u>Door</u></b>					
6/R	Roller doors to carpark entrance & truck load [4 no.]	67	m2	100.00	6,700

Code	Description	Quantity	Unit	Rate	Total
7/A	Single door	15	No	150.00	2,250
7/B	Double door	2	No	200.00	400
	<u>Roof</u>				
7/C	Steel roof to plant rooms on Level 6 and 13	2,393	m2	250.00	598,250
<b>Total FACADE REMOVAL</b>					<b>3,323,560</b>
	<u>SUBSTRUCTURE</u>				
7/D	Allow for investigation of existing foundations	1	Item	100,000.00	100,000
7/E	Allow for foundation strengthening (scope not defined)	6,149	m2	360.00	2,213,640
<b>Total SUBSTRUCTURE</b>					<b>2,313,640</b>
	<u>COLUMNS</u>				
7/F	Allow for investigation of existing column, included in Main Tower section	1	Item		Incl
7/G	Allow for column strengthening (scope not defined, assume 10% column need strengthening)	9	No	20,000.00	180,000
<b>Total COLUMNS</b>					<b>180,000</b>
	<u>INTERNAL WALLS</u>				
7/H	Allow for masonry walls	3,032	m2	250.00	758,000
7/J	Allow for plasterboard walls	302	m2	175.00	52,850
<b>Total INTERNAL WALLS</b>					<b>810,850</b>
	<u>INTERNAL DOORS</u>				
7/K	Allow for single door	43	No	1,100.00	47,300
7/L	Allow for leaf and half door	2	No	1,350.00	2,700
7/M	Allow for double door	11	No	1,650.00	18,150
7/N	Allow for sliding door	3	No	2,500.00	7,500
<b>Total INTERNAL DOORS</b>					<b>75,650</b>
	<u>WALL FINISHES</u>				
7/P	Allow for wall lining to core, assume 3m high	122	m2	45.00	5,490
7/Q	Allow for painting to wall lining	122	m2	15.00	1,830

Code	Description	Quantity	Unit	Rate	Total
8/A	Allow for painting to plasterboard wall	603	m2	15.00	9,045
8/B	Allow for painting to masonry wall	6,063	m2	15.00	90,945
<b>Total WALL FINISHES</b>					<b>107,310</b>
<b><u>FLOOR FINISHES</u></b>					
8/C	Allow for carpet tiles to lift lobby	65	m2	85.00	5,525
8/D	Allow for finishes to Squash Courts	182	m2		Excluded
8/E	Allow for re-seal the concrete floor	4,331	m2	15.00	64,965
<b>Total FLOOR FINISHES</b>					<b>70,490</b>
<b><u>CEILING FINISHES</u></b>					
8/F	Allow for plasterboard ceiling to Lift Lobby Assume no ceiling finishes to other areas	65	m2	115.00	7,475
8/G	Allow for insulation to areas under retail tenancy	887	m2	65.00	57,655
<b>Total CEILING FINISHES</b>					<b>65,130</b>
<b><u>FITMENTS</u></b>					
8/H	Allow for misc metalwork to Basement	1	Item	15,000.00	15,000
<b>Total FITMENTS</b>					<b>15,000</b>
<b><u>HYDRAULIC SERVICES</u></b>					
8/J	Allow for Hydraulic Services	4,577	m2	160.00	732,320
<b>Total HYDRAULIC SERVICES</b>					<b>732,320</b>
<b><u>FIRE PROTECTION</u></b>					
8/K	Allow for Fire Protection	4,577	m2	65.00	297,505

Code	Description	Quantity	Unit	Rate	Total
<b>Total FIRE PROTECTION</b>					<b>297,505</b>
<b><u>ELECTRICAL SERVICES</u></b>					
9/A	Allow for Electrical Services	4,577	m2	70.00	320,390
<b>Total ELECTRICAL SERVICES</b>					<b>320,390</b>
<b><u>MECHANICAL SERVICES</u></b>					
9/B	Allow for Mechanical Services	4,577	m2	77.00	352,429
<b>Total MECHANICAL SERVICES</b>					<b>352,429</b>
<b><u>COLUMNS</u></b>					
<b><u>Column Strengthening</u></b>					
9/C	Allow for investigation of existing column	1	Item	100,000.00	100,000
9/D	Allow for column strengthening (scope not defined, assume 10% of existing columns need strengthening)	82	No	20,000.00	1,640,000
<b><u>Lateral Strengthening Steelwork</u></b>					
9/E	Allow for steelwork to resist all of the design lateral load	250	t	15,000.00	3,750,000
9/F	Allow for connections	38	t	15,000.00	562,500
<b>Total COLUMNS</b>					<b>6,052,500</b>
<b><u>UPPER FLOORS</u></b>					
<b><u>Rebuild Concrete Slab</u></b>					
9/G	Allowance for testing and investigation of existing steel beams	1	Item	50,000.00	50,000
9/H	Fire protection of steel beams, assumed vermiculate spray	27,323	m2	115.00	3,142,145
9/J	Shear studs welded to existing beams to provide composite action between the beam and slab	40,980	m2	15.00	614,700
9/K	120mm thick bondek slab on existing steel beams with 40mm midspan ponding allowance (effective slab thickness to be 140mm)	40,980	m2	300.00	12,294,000
<b>Total UPPER FLOORS</b>					<b>16,100,845</b>
<b><u>STAIRCASES</u></b>					
9/L	Assume no changes to existing fire stairs	1	Item		Excluded



Code	Description	Quantity	Unit	Rate	Total
<u>Inter-tenancy Stairs</u>					
10/A	Allow for inter-tenancy stairs 1, from Ground Floor to Level 2	2	floor	200,000.00	400,000
10/B	Allow for inter-tenancy stairs 2, from Level 2 to Level 11	10	floor	150,000.00	1,500,000
10/C	Allow for inter-tenancy stairs 3, from Level 3 to Level 12	10	floor	150,000.00	1,500,000
<u>Balustrade</u>					
10/D	Allow for glazed balustrade around stair void	370	m	2,500.00	925,000
<b>Total STAIRCASES</b>					<b>4,325,000</b>
<u>ROOF</u>					
Roof slab included in Upper Floors		Note			
10/E	Allow for waterproofing and surface treatment to roof area	1,679	m2	90.00	151,110
10/F	Allowance for paving or equal to roof	1,679	m2	300.00	503,700
<b>Total ROOF</b>					<b>654,810</b>
<u>EXTERNAL WALLS &amp; DOORS</u>					
<u>Facade Restoration</u>					
<u>Tiled area</u>					
10/G	Glazed terracotta tile	5,352	m2	350.00	1,873,200
10/H	Reinforced concrete shear walls	5,352	m2	476.00	2,547,552
10/J	Steel mesh reinforcing	5,352	m2	35.00	187,320
10/K	Metal shelf angles for additional support (at two-floor intervals)	593	m	85.00	50,405
<u>Glazing</u>					
10/L	Shopfront to Lower Ground and Ground Floor	744	m2	1,500.00	1,116,000
10/M	Extra over for single glazed door	16	No	1,000.00	16,000
10/N	Extra over for double glazed door	9	No	2,000.00	18,000
10/P	Extra over for automatic glazed door	6	No	5,000.00	30,000
<u>Aluminium panel</u>					
10/Q	Aluminium composite panels above Ground Floor retail shops and main entrance	284	m2	850.00	241,400
<u>Awning</u>					

Code	Description	Quantity	Unit	Rate	Total
11/A	Steel framed with metal sheet roof and perimeter clad in composite panelling consisting of aluminium and plywood <u>Screen</u>	77	m2	2,500.00	192,500
11/B	To Level 6 plant area <u>Door</u>	304	m2	1,100.00	334,400
11/C	Roller doors to carpark entrance & truck load [4 no.]	67	m2	500.00	33,500
11/D	Single door	15	No	1,100.00	16,500
11/E	Double door <u>Replication of Existing Curtain Wall</u> <u>Spandrel</u>	2	No	1,650.00	3,300
11/F	Fire rated aluminium/steel framed front spandrel panel, approx 1500mm high overall, consisting of 2 layers fyrecheck, including all necessary fixings, flashings etc	4,498	m2	410.00	1,844,180
11/G	Steel/Aluminium framed box section to internal face, approx 600mm high, complete with secondary framing for internal lining	1,737	m2	170.00	295,290
11/H	Corrugated Spandrel Cladding to centre section, approx 4000 x 1500mm, including subframe fixed to backing fyrecheck panel complete with all necessary fixings, flashings and extruded aluminium cappings	2,850	m2	850.00	2,422,500
11/J	Spandrel Cladding to ends, approx 2000 x 1500mm, consisting of opaque glazed section and corrugated spandrel cladding centre section, including subframe fixed to backing fyrecheck panel complete with all necessary fixings, flashings and extruded aluminium cappings <u>Glazing</u>	1,648	m2	850.00	1,400,800
11/K	External Framed Glazing sections, approx 6000 x 2000m in size, with mullions every 900mm, fixed between spandrels, complete with all necessary fixings, flashings and extruded aluminium cappings	5,424	m2	650.00	3,525,600
11/L	Internal Framed Glazing sections, approx 6000 x 2000m in size, with mullions every 900mm, complete with hinges to access blind cavity, fixed between spandrel and internal finished ceiling, complete with all necessary fixings, flashings and aluminium trims	5,424	m2	600.00	3,254,400
11/M	150mm Wide top capping to spandrel panel, to enable glazed section to be fixed	2,712	m	100.00	271,200
11/N	150mm Wide Extruded Aluminium soffit reveal, to enable glazed section to be fixed and incorporating blind pelmet	2,712	m	200.00	542,400
11/P	Perforated metal blinds to windows, mounted within recessed pelmet, with approx 2000mm drop	5,424	m2	150.00	813,600

Code	Description	Quantity	Unit	Rate	Total
12/A	Allowance for adaption and extended hire for external facade scaffolding to perimeter of tower	19,473	m2	40.00	778,920
<b>Total EXTERNAL WALLS &amp; DOORS</b>					<b>21,808,967</b>
<b><u>INTERNAL WALLS</u></b>					
12/B	Allow for masonry walls	12,647	m2	200.00	2,529,400
12/C	Allow for plasterboard walls	1,808	m2	175.00	316,400
12/D	Allow for glazed partitions	347	m2	500.00	173,500
<b>Total INTERNAL WALLS</b>					<b>3,019,300</b>
<b><u>INTERNAL DOORS</u></b>					
12/E	Allow for single door	480	No	1,100.00	528,000
12/F	Allow for leaf and half door	12	No	1,350.00	16,200
12/G	Allow for double door	120	No	1,650.00	198,000
12/H	Allow for glazed single door	8	No	2,500.00	20,000
<b>Total INTERNAL DOORS</b>					<b>762,200</b>
<b><u>WALL FINISHES</u></b>					
12/J	Allow for wall lining to core, assume 3m high	4,821	m2	120.00	578,520
12/K	Allow for painting to wall lining	4,821	m2	15.00	72,315
12/L	Allow for painting to plasterboard wall	2,941	m2	15.00	44,115
12/M	Allow for painting to masonry wall	12,647	m2	15.00	189,705
12/N	Allow for wall tiling to amenities, assume 2.7m high	1,763	m2	200.00	352,600
<b>Total WALL FINISHES</b>					<b>1,237,255</b>
<b><u>FLOOR FINISHES</u></b>					
12/P	Allow for carpet to core	505	m2	85.00	42,925
12/Q	Allow for tiling to amenities	745	m2	200.00	149,000
12/R	Allow for non static vinyl to comms	90	m2	140.00	12,600
12/S	Allow for carpet tiles to office space	22,073	m2	85.00	1,876,205
12/T	Allow for stone tiles to lift lobby	1,030	m2	400.00	412,000
12/U	Allow for flooring to childcare	587	m2	130.00	76,310

Code	Description	Quantity	Unit	Rate	Total
13/A	Allow for flooring to meeting/project rooms	164	m2	85.00	13,940
13/B	Allow for flooring to conference room	611	m2	85.00	51,935
13/C	Assume no floor finishes to retail tenancy	2,209	m2		Excl
13/D	Allow for flooring to entry/waiting/reception area	193	m2	400.00	77,200
13/E	Extra over for rugs / feature finishes	1	Item	50,000.00	50,000
13/F	Allow for flooring to kitchen	15	m2	140.00	2,100
13/G	Allow for flooring to circulation	332	m2	70.00	23,240
13/H	Allow for flooring to store/BOH	618	m2	70.00	43,260
13/J	Allow for floor sealer to carpark, plant rooms	5,061	m2	15.00	75,915
13/K	Allow for floor tiles / pavers to Ground Floor terrace	406	m2	300.00	121,800
13/L	Allow for entry mat	2	No	10,000.00	20,000
<b>Total FLOOR FINISHES</b>					<b>3,048,430</b>
<b><u>CEILING FINISHES</u></b>					
13/M	Allow for ceiling tile to office space	22,073	m2	70.00	1,545,110
13/N	Allow for plasterboard ceiling	3,029	m2	115.00	348,335
13/P	Allow for moisture resistant plasterboard ceiling	760	m2	120.00	91,200
13/Q	Allow for feature ceiling finishes to lobby	1,030	m2	450.00	463,500
13/R	Assume no ceiling to retail tenancy	2,209	m2		Excl
13/S	Allow for access panel (provision of 1 panel per 10m2)	2,690	No	400.00	1,076,000
13/T	Allow for insulation to area above carpark	3,161	m2	65.00	205,465
<b>Total CEILING FINISHES</b>					<b>3,729,610</b>
<b><u>FITMENTS</u></b>					
13/U	Allow for reception joinery	15	m	4,000.00	60,000
13/V	Allow for joinery bench to retail tenancy	10	m	1,500.00	15,000
13/W	Allow for kitchen joinery	9	m	2,200.00	19,800
13/X	Allow for vanity unit	131	m	1,500.00	196,500
13/Y	Allow for toilet / shower partitions	159	No	1,800.00	286,200
13/Z	Allow for toilet roll holder	154	No	150.00	23,100
13/AA	Allow for robe hook	159	No	50.00	7,950

Code	Description	Quantity	Unit	Rate	Total
14/A	Allow for soap dispenser	101	No	200.00	20,200
14/B	Allow for grab rail	35	No	1,000.00	35,000
14/C	Allow for hand dryer	63	No	1,500.00	94,500
14/D	Allow for mirror	1	Item	50,000.00	50,000
14/E	Allow for miscellaneous metalwork to plant area	1	Item	50,000.00	50,000
14/F	Allow for security turnstiles	1	Item	500,000.00	500,000
<b>Total FITMENTS</b>					<b>1,358,250</b>

**HYDRAULIC SERVICES**

**Sanitary Fixtures**

Supply only, installation cost included in Hydraulic Services below

14/G	Allow for hand basin	101	No	1,000.00	101,000
14/H	Allow for WCs	154	No	1,400.00	215,600
14/J	Allow for urinals	42	No	1,350.00	56,700
14/K	Allow for shower	10	No	400.00	4,000
14/L	Allow for sink	1	No	700.00	700
14/M	Allow for mixer to hand basin	101	No	1,200.00	121,200
14/N	Allow for mixer to sink	1	No	400.00	400

**Hydraulic Services**

14/P	LG carpark/loading	3,161	m2	160.00	505,760
14/Q	Retail	2,209	m2	160.00	353,440
14/R	Foyer/Lobby	1,222	m2	160.00	195,520
14/S	Childcare	887	m2	160.00	141,920
14/T	Amenities	745	m2	160.00	119,200
14/U	Commercial	22,073	m2	160.00	3,531,680
14/V	Lifts/Stairs	2,527	m2	160.00	404,320
14/W	Plant/BOH	8,356	m2	160.00	1,336,960

**Total HYDRAULIC SERVICES**      **7,088,400**

**FIRE PROTECTION**

14/X	LG carpark/loading	3,161	m2	95.00	300,295
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Code	Description	Quantity	Unit	Rate	Total
15/A	Retail	2,209	m2	95.00	209,855
15/B	Foyer/Lobby	1,222	m2	95.00	116,090
15/C	Childcare	887	m2	95.00	84,265
15/D	Amenities	745	m2	95.00	70,775
15/E	Commercial	22,073	m2	95.00	2,096,935
15/F	Lifts/Stairs	2,527	m2	95.00	240,065
15/G	Plant/BOH	8,356	m2	95.00	793,820
<b>Total FIRE PROTECTION</b>					<b>3,912,100</b>
<b><u>ELECTRICAL SERVICES</u></b>					
15/H	LG carpark/loading	3,161	m2	225.00	711,225
15/J	Retail	2,209	m2	380.00	839,420
15/K	Foyer/Lobby	1,222	m2	380.00	464,360
15/L	Childcare	887	m2	380.00	337,060
15/M	Amenities	745	m2	380.00	283,100
15/N	Commercial	22,073	m2	380.00	8,387,740
15/P	Lifts/Stairs	2,527	m2	380.00	960,260
15/Q	Plant/BOH	8,356	m2	380.00	3,175,280
<b>Total ELECTRICAL SERVICES</b>					<b>15,158,445</b>
<b><u>MECHANICAL SERVICES</u></b>					
15/R	LG carpark/loading	3,161	m2	400.00	1,264,400
15/S	Retail	2,209	m2	400.00	883,600
15/T	Foyer/Lobby	1,222	m2	400.00	488,800
15/U	Childcare	887	m2	400.00	354,800
15/V	Amenities	745	m2	400.00	298,000
15/W	Commercial	22,073	m2	400.00	8,829,200
15/X	Lifts/Stairs	2,527	m2	400.00	1,010,800
15/Y	Plant/BOH	8,356	m2	400.00	3,342,400
<b>Total MECHANICAL SERVICES</b>					<b>16,472,000</b>
<b><u>VERTICAL TRANSPORTATION</u></b>					

Code	Description	Quantity	Unit	Rate	Total
16/A	Allow for new Goods lift, from basement to Level 13, serving 16 floors	1	No	720,000.00	720,000
16/B	Allow for new Passenger lift, from basement to Level 13, serving 16 floors	6	No	640,000.00	3,840,000
16/C	Allow for lift car finishes	7	No	40,000.00	280,000
<b>Total VERTICAL TRANSPORTATION</b>					<b>4,840,000</b>
<b>FOOTPATHS, LANDSCAPING &amp; PLANTING</b>					
<b>Reconfiguration of Miller Street Falls, Cross Falls and Paving</b>					
Note: Due to extensive flooding, Miller Street colonnade requires a flood study and amendment to prevent flooding of Miller St ground floor					
16/D	Provisional Allowance for Miller Street Reconfiguration	1,460	m2	1,000.00	1,460,000
16/E	Extra for Flood management measures	1	Item	150,000.00	150,000
<b>Paving</b>					
16/F	Paving 600mm x 400mm Bruce Rock Granite - P1	2,946	m2	650.00	1,914,887
16/G	Paving 400mm x 150mm Bruce Rock Granite - P2	1,528	m2	450.00	687,425
16/H	Concrete banding - P3	238	m2	1,000.00	237,970
<b>Low Walls</b>					
16/J	Precast concrete & timber seating wall - W1	51	m	5,000.00	256,500
16/K	Precast concrete low wall - W2	40	m	5,000.00	200,000
<b>Street scape furniture</b>					
16/L	3800mm x 600mm Custom timber bench seat - S1	7	No	10,000.00	70,000
<b>Landscaping &amp; Planting</b>					
16/M	Garden bed	184	m2	1,500.00	276,000
16/N	Lawn	198	m2	100.00	19,830
16/P	Planter	102	m2	1,500.00	153,390
16/Q	Allowance for new trees	25	No	4,000.00	100,000
<b>Public Art</b>					
16/R	Provision of Public art pavilion	1	Item		Excluded
16/S	Allowance for all associated builderswork for Public Artwork	1	Item	250,000.00	250,000
<b>Total FOOTPATHS, LANDSCAPING &amp; PLANTING</b>					<b>5,776,002</b>

Code	Description	Quantity	Unit	Rate	Total
<b><u>EXTERNAL SERVICES</u></b>					
<b>External Services</b>					
<u>Sewer</u>					
17/A	Allowance for sewer connections	1	Item	25,000.00	25,000
<u>Stormwater</u>					
17/B	Allowance for stormwater connections	1	Item	25,000.00	25,000
<u>Water</u>					
17/C	Allowance for water connections	1	Item	15,000.00	15,000
<u>Telstra/Comms</u>					
17/D	Allowance for communication cable connections	1	Item	15,000.00	15,000
<u>Power</u>					
17/E	Allowance for HV feed and substation works including Level 3 ASP Designer fee as per email advice received from BECA on 16/10/2019	1	Item	3,022,000.00	3,022,000
<b>Augmentation</b>					
17/F	Sewer	1	Item		Excluded
17/G	Stormwater	1	Item		Excluded
17/H	Water Supply	1	Item		Excluded
17/J	Telstra	1	Item		Excluded
<b>Total EXTERNAL SERVICES</b>					<b>3,102,000</b>