

Chatswood Chase

Annexure Part X Category One Costs

	Per Unit	Rate \$ (excl. GST)	Notes
1.1 Demolish & remove			
Rates vary depending on scope of works - quotation will be provided to Tenant for approval prior to works being undertaken	each	POA	
1.2 Building Works			
Core hole in suspended slab up to 100 dia & 200mm thick	each	\$397	No allowance for set out / scanning, inverted / angled drilling or protection to adjacent areas. No allowance for structural review or any bracing / strengthening to the structure should this be required
Any protection works required to adjacent areas and below core hole location			
Scanning services	item	\$500	Rate limited to small tenancy / area only i.e. <2hours for 1 scanner. Large areas / Tenancies to be POA
Chasing slab up to 25mm wide and max 25mm deep (subject to engineer approval)	per metre	\$90	No allowance for services scanning or engineers approval within this rate
Bins for rubbish removal (6 cubic metre speciality / Fashion usage)	m ²	\$15	Note this is a m2 rate based on the GLA of tenancy. Rate allows for MPX to provided bins for tenant construction waste only. Tenant merchandise packaging and other recyclable waste not to be placed in MPX bins, this waste is to be removed from site by the tenant
Bins for rubbish removal (6 cubic metre In-Line Food usage)	m ²	\$15	Note this is a m2 rate based on the GLA of tenancy. Rate allows for MPX to provided bins for tenant construction waste only. Tenant merchandise packaging and other recyclable waste not to be placed in MPX bins, this waste is to be removed from site by the tenant
Bins for rubbish removal (6 cubic metre Restaurants usage)	m ²	\$15	Note this is a m2 rate based on the GLA of tenancy. Rate allows for MPX to provided bins for tenant construction waste only. Tenant merchandise packaging and other recyclable waste not to be placed in MPX bins, this waste is to be removed from site by the tenant

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	Per Unit	Rate \$ (excl. GST)	Notes
Bins for rubbish removal (6 cubic metre Kiosk usage)	m ²	\$15	Note this is a m2 rate based on the GLA of tenancy. Rate allows for MPX to provided bins for tenant construction waste only. Tenant merchandise packaging and other recyclable waste not to be placed in MPX bins, this waste is to be removed from site by the tenant
Bins for rubbish removal (6 cubic metre Mini Major usage)	m ²	\$15	Note this is a m2 rate based on the GLA of tenancy. Rate allows for MPX to provided bins for tenant construction waste only. Tenant merchandise packaging and other recyclable waste not to be placed in MPX bins, this waste is to be removed from site by the tenant
Bins for rubbish removal (6 cubic metre Office Tenant usage)	m ²	N/A	
Temporary Power Board, connection to tenancy mains (for the duration of fit out works only)	per tenancy	POA	
Equipment hire – Scissor lift	per day	\$800	Up to 8m working height. Larger Scissor Lifts and specialist access requirements to be POA
Ceiling – 13mm thick suspended flush plasterboard ceiling	m ²	\$74	No allowance for seismic controls or bridging over large service ducts. No allowance for access panels
Ceiling – Suspended drop in acoustic tile ceiling (vinyl faced plasterboard tiles)	m ²	\$81	No allowance for seismic controls or bridging over large services. No allowance for specific acoustic performance criteria
Bulkhead including framing to ceiling not exceeding 250mm high	m	\$247	
Bulkhead including framing to ceiling greater than 250mm high - not exceeding 500 high	m	\$300	
Acoustic Treatment to tenancies with No ceilings	m ²	POA	

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	Per Unit	Rate \$ (excl. GST)	Notes
Workstation supply and install (1800mm (w) and 1500mm (w) desks - sit / stand specification)	Per unit	\$1,500	Allowance is for Standard BOH specification, i.e. white melamine. Rate excludes any services / soft wiring/other furniture i.e. chairs or pedestals rate is for supply of workstation table only.
Workstation install only	Per unit	\$460	Allowance is for placement and assembly or workstation only excluding any services installations
1.3 Walls			
13mm plaster board fixed to stud wall	m ²	\$70	No allowance framing, noggins, fire rating or acoustic performance i.e. insulation
13mm plaster board direct stick	m ²	\$70	No allowance framing, noggins, fire rating or acoustic performance i.e. insulation
13mm plaster board including furring channels fixed precast or block wall	m ²	\$120	No allowance for fire rated or acoustic performance i.e. insulation
Supply & Install fire rated plasterboard / FC sheeting etc.	m2	\$105	No allowance framing, noggins, fire rating or acoustic performance i.e. insulation
Walls 90mm metal stud – up to 3m high – 0.55mm BMT at 600mm cc	m ²	\$75	No allowance for sheeting insulation or noggins within this rate
Walls 90mm metal stud – 3m to 5m high – 0.55mm BMT at 600mm cc	m ²	\$75	No allowance for sheeting insulation or noggins within this rate
Walls 90mm thick partition stud walls incl. 13mm plasterboard both sides	m ²	\$130	no allowance for noggins, fire rating or acoustic performance i.e. insulation
Additional bracing to walls where no ceiling	item	POA	

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	Per Unit	Rate \$ (excl. GST)	Notes
140 Block Wall hollow core to 3600mm excluding wall stiffeners	m ²	\$260	No Allowance for standing of doors, mastic sealant, lintels, bond beams or reestablishment
140 Block Wall hollow core to 6000mm excluding wall stiffeners	m ²	\$305	Scaffolding Excluded - POA No Allowance for standing of doors, mastic sealant, lintels, bond beams or reestablishment
190 Block Wall hollow core	m ²	\$289	No Allowance for standing of doors, mastic sealant, lintels, bond beams or reestablishment
140 Block Wall core filled to 3500mm	m ²	\$400	No Allowance for standing of doors, mastic sealant, lintels, bond beams or reestablishment
190 Block Wall core filled to 3500mm	m ²	\$440	No Allowance for standing of doors, mastic sealant, lintels, bond beams or reestablishment
140 Block Wall over 3500mm high incl, steel stiffening mullions as required	m ²	\$445	Scaffolding Excluded - POA No Allowance for standing of doors, mastic sealant, lintels, bond beams or reestablishment Rate assumes localised core fill at stiffeners i.e. not the entire wall .
190 Block Wall over 3500mm high incl, steel stiffening mullions as required	m ²	\$420	Scaffolding Excluded - POA No Allowance for standing of doors, mastic sealant, lintels, bond beams or reestablishment
Block layer re-establish to area	no	\$1,616	Allowance for Bricklayer logistics to remobilise plant and equipment and materials to site location should works be instructed out of sequence.
Supply and install vertical IT wall capping at lease line to standard detail	-	POA	
Primed structural steelwork	m2	\$92	Finish only: Epoxy primer containing zinc phosphate to Internal Visible Steelwork PRN: C06 DFT: 75 µm (nominal)

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	Per Unit	Rate \$ (excl. GST)	Notes
Security mesh to single side metal stud wall – F52 Mesh allowed	m ²	\$439	
Supply and install internal glazing (as specified)	m2	POA	
1.4 Paint			
Specific paint finish to walls, ceilings & bulkheads (standard Dulux colours, including sealer & two finished coats) (<20/sqm) (<3000mm in height)	m ²	\$22	
Specific paint finish to walls, ceilings & bulkheads (standard Dulux colours, including sealer & two finished coats) (>20/sqm) (<3000mm in height)	m ²	\$17	
Specific paint finish to walls, ceilings & bulkheads (standard Dulux colours, including sealer & two finished coats) (>20/sqm) (>3000mm in height)	m ²	\$22	Rate excludes scaffold, scissor lift or other specialised access
Specific paint finish to walls, ceilings & bulkheads (standard Dulux colours, including sealer & two finished coats) (<20/sqm) (>3000mm in height)	m ²	\$26	Rate excludes scaffold, scissor lift or other specialised access
Door Painting (single Leaf)	no	\$207	Allowance for painting single leaf door and frame
1.5 Doors			
Rates vary depending on scope of works - quotation will be provided to Tenant for approval prior to works being undertaken	-		
Single hinged hollow core door incl. frame (excl. hardware & paint)	each	\$1,300	No allowance for solid, fire rated or acoustically rated door.
Single glazed doors to external tenancy to landlord design. BCA Section J compliant.	each	POA	
Pair of glazed doors to external tenancy to landlord design. BCA Section J compliant	each	POA	
1.6 Floors			
Floor prep to suit vinyl (ardit 1mm - 3mm self-levelling screed)	m ²	\$61	
Floor prep to suit vinyl (ardit 3mm -5mm skim coat)	m ²	\$64	
Pull up existing mall tiles (incl. screed but excl. out of hrs, dust control, noise & vibration control, scabbling & floor levelling)	m ²	\$30	In sequence with demolition works, minimum of 500m2
Supply & install porcelain mall tiling including screed, installed whilst main floor being laid	m ²	N/A	

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	Per Unit	Rate \$ (excl. GST)	Notes
Supply and install porcelain mall tiling including screed, installed post completion of main floor (during normal hours).	m ²	N/A	
Supply and lay stone mall tile, installed whilst floor main floor being laid	m ²	\$581	(FL-412) 600 x 600 x 20mm thick stone floor tiling to match existing (Perlato Svevo Limestone, Beige colour) including epoxy grout, joints, honed finish, seal, all as specified. Minimum quantity 500m2
Supply and lay stone mall tile, installed post completion of main floor (during normal hours).	m ²	\$650	(FL-412) 600 x 600 x 20mm thick stone floor tiling to match existing (Perlato Svevo Limestone, Beige colour) including epoxy grout, joints, honed finish, seal, all as specified. Minimum quantity 500m2
Floor Scanning (mobilisation & reporting)	-	\$601	Rate limited to small tenancy / area only i.e. <2hours for 1 scanner. Large areas / Tenancies to be POA
Floor Scanning	-	\$601	Rate limited to small tenancy / area only i.e. <2hours for 1 scanner. Large areas / Tenancies to be POA
Specified carpet - based on specification - quotation to be provided to Tenant for approval prior to works being undertaken	m ²	POA	
Concrete floor topping in tenancy up to 50mm thick (+/- 10mm over 3m) – (unreinforced)	per 20kg Bag	\$87	
Floor tiling completed (supply rate of \$75/m2)	m2	\$223	600mm x 300mm x 10mm porcelain tile (cementitious grout)
Polished Concrete – based on specification - quotation to be provided to Tenant for approval prior to works being undertaken	m2	POA	
Mall Ingos			
Floor tiling completed out of sequence from mall finishes (during normal hours)	m ²	N/A	
Stone tiling completed out of sequence from mall finishes (during normal hours)	m ²	\$641	(FL-412) 600 x 600 x 20mm thick stone floor tiling to match existing (Perlato Svevo Limestone, Beige colour) including epoxy grout, joints, honed finish, seal, all as specified. Minimum quantity 500m2
Cutting of existing mall tiles beyond lease line	per metre	\$76	
Assumed no cutting & removal of existing mall tile for the outgo, if required cost is per metre	m ²	\$93	

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	Per Unit	Rate \$ (excl. GST)	Notes
1.7 Roof			
Trim roof penetration (less than 500mm x 500mm)	each	\$869	Rate excludes the removal of purlins or purlin trimmers - These works would be required to be POA.
Trim roof penetration (greater than 500mm x 500mm)	each	\$1,159	Rate excludes the removal of purlins or purlin trimmers - These works would be required to be POA.
Concrete roof screed to existing concrete deck	per 20kg Bag	\$87	Please note this is a per 20kg Bag Rate for supply and install of topping and not a m2 rate
1.8 Hydraulics			
Sewer Works – slab on Ground including all excavation & backfill as required & re-install slab			
Relocate 100 dia sewer rise point prior to 2 nd fix, up to 3m from design location (no allowance for removal of slab or make good)	per point	POA	
Additional 100 dia sewer point less than 1000mm from last (assumes prior to slab construction)	per point	POA	
Additional 100 dia sewer point more than 1000mm from last (up to 6m assumes prior to slab construction)	per point	\$1,880	Excavate, relocate, install, backfill, test. Exclude saw cut, removal, make good. Rate also excludes the disposal of spoil and assumes backfill
Cap & Make Good Redundant Drain Points,	per point	\$601	Excavate, relocate, install, backfill, test. Exclude saw cut, removal, make good. Rate also excludes the disposal of spoil and assumes backfill
Sewer Works – suspended slab			
Relocate 100 dia sewer rise point prior to 2 nd fix, up to 3m from design location (includes core hole)	per point	\$1,174	
Additional 100 dia sewer point less than 1000mm from last	per point	\$674	
Additional 100 dia sewer point more than 1000mm from last (up to 6m)	per point	\$1,213	
Supply and install additional 50mm sink waste point	per point	\$650	
Greasy Waste/Trade Waste Works – slab on ground			
Locate base point prior to install	per point	\$822	

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	Per Unit	Rate \$ (excl. GST)	Notes
Additional point less than 1000mm from last	per point	POA	
Additional point more than 1000mm from last (up to 6m)	per point	POA	
Bucket trap floor waste	per point	\$923	Excavate, relocate, install, backfill, test. Exclude saw cut, removal , make good. Rate also excludes the disposal of spoil and assumes backfill
Grease Interceptor Trap (capacity 1000lt) with all associated works	Per pit	POA	
Suspended Slab			
Relocate base point prior to install	per point	\$949	
Additional point less than 1000mm from last	per point	\$754	
Additional Tundish point including up to 3m pipe run of 50 dia pipe work (includes core hole)	per point	\$1,466	
Additional point more than 1000mm from last (up to 6m)	per point	\$1,702	
Bucket Trap Floor Waste.	per point	\$923	
Water Works			
Confirmation of location of first point within tenancy	per point	\$328	
Relocate in-ceiling 20 dia water point prior up to 10m from design location	per point	\$895	
Accessories			
Additional Water Meter (addressable / connected BMS)	each	\$959	
Stainless Steel bucket trap	each	\$1,036	
Cut penetration & install deck tight	each	\$634	
Cut and flash roof penetration (less than 500 x 500)	each	\$929	
Cut and flash roof penetration (greater than 500 x 500 to max 1000 x1000)	each	\$996	

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	Per Unit	Rate \$ (excl. GST)	Notes
Additional Vent	each	\$827	
Gas Works			
Relocate base point prior to install (within 3000mm)	per point	\$266	
Additional point less than 1000 from last	per point	\$276	
Suspended Copper pipe including supports - 25mm	per point	POA	
Suspended Copper pipe including supports – 65mm	per point	POA	
Suspended Copper pipe including supports – 80mm	per point	POA	
Miscellaneous items			
Fire Collar to core holes	each	\$123	
Supply & install of additional floor waste during construction	each	\$634	
Supply & install of additional sink waste during construction	each	\$609	
Supply & install of tundish and drain (within 1m of drain)	each	\$689	
Cap and make good redundant drain points	per point	POA	
Additional Work relating to Hydraulic	per hour		
1.9 Electrical			
New Tenancy sub main cabling			
Supply, install, commission and test 1x2C+E 16mm orange PVC/PVC cable (excludes terminations)	per metre	\$31	
Supply, install, commission and test 1x2C+E 25mm orange PVC/PVC cable (excludes terminations)	per metre	\$35	
Supply, install, commission and test 1x4C+E 16mm XPLE cable (excludes terminations)	per metre	\$50	
Supply, install, commission and test 1x4C+E 25mm XPLE cable (excludes terminations)	per metre	\$69	
Supply, install, commission and test 1 x 4C+E 35mm XPLE cable (excludes terminations)	per metre	\$89	
Supply, install, commission and test 1x4C+E 50mm XPLE cable (excludes terminations)	per metre	\$115	

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	Per Unit	Rate \$ (excl. GST)	Notes
Supply, install, commission and test 4x1C+E 50mm XPLE cable (excludes terminations)	per metre	\$112	
Supply, install, commission and test 4x1C+E 70mm XPLE cable (excludes terminations)	per metre	\$149	
Supply, install, commission and test 4x1C+E 95mm XPLE cable (excludes terminations)	per metre	\$188	
Supply, install, commission and test 4x1C+E 120mm XPLE cable (excludes terminations)	per metre	\$225	
Supply, install, commission and test 4x1C+E 150mm XPLE cable (excludes terminations)	per metre	\$278	
Power Upgrades			
1 phase 80 Amp to 1 phase 100 Amp	per Tenancy	n/a	
1 phase 80 Amp to 3 phase 80 Amp	per Tenancy	\$3,924	
1 phase 80 Amp to 3 phase 100 Amp	per Tenancy	POA	
3 phase 100 Amp to 3 phase 140Amp	per Tenancy	POA	
Switchboards			
Relocate existing switchboard up to 160 Amps within 10m of the nominated point (tenancy board) Prior to power on & excluding upgrade using existing cabling.	each	\$1,686	Rate assumes existing cable tail is long enough and no additional cable supports required
Relocate existing switchboard up to 160 Amps between 10m and 30m of the nominated point (tenancy board) Prior to power on & excluding upgrade using existing cabling.	each	\$2,071	Rate assumes existing cable tail is long enough and no additional cable supports required
Supply, Install, commission and test 36 pole tenancy DB c/w RCD circuit breaker (single phase)	each	\$8,509	
Supply, Install, commission and test 48 pole tenancy DB c/w RCD circuit breaker (three phase)	each	\$9,373	
Supply, Install, commission and test 18 pole 63A switchboard c/w isolator (single phase)	each	\$4,806	
Supply, Install, commission and test 18 pole 63A switchboard c/w isolator (three phase)	each	\$5,122	
Supply, Install, commission and test 36 pole 80A switchboard c/w isolator (three phase)	each	\$6,071	

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	Per Unit	Rate \$ (excl. GST)	Notes
Supply, Install, commission and test 36 pole 100A switchboard c/w isolator (three phase)	each	\$6,159	
Supply, Install, commission and test 36 pole 160A switchboard c/w isolator (three phase)	each	\$6,608	
Supply, Install, commission and test 36 pole 200A switchboard c/w isolator (three phase)	each	\$7,113	
Supply & Install of switchboard support structure	each	\$824	Support structure for fixing tenancy DB off wall should an inter-tenancy wall be inadequate. (Unit rate, per DB)
Meters			
Supply, Install, commission and test 1 phase meter (embedded network)	each	\$743	
Supply, Install, commission and test 3 phase meter (embedded network)	each	\$851	
Lighting			
Supply & installation of LED edge lit exit light	each	\$800	
Supply & installation of LED spitfire emergency light	each	\$559	
Relocate exit light / spitfire within 10m of base build location	each	\$183	
Communications – Data & Phone			
Relocation of communication points (within 10m radius, subject to available cable length)	each	\$480	
Additional communication points	-	\$657	
Core Hole including fire seal electrical penetrations	each	\$691	
Patching of phone lines from MDF to IDF	per Tenancy	POA	
Additional Work relating to Electrical	per hour		
1.10 Mechanical			
Tenancy Air Conditioning (all rates to be inclusive of commissioning & as built drawings)			
Supply and install 600mm x 600mm standard square, white powder coated, aluminium supply air grille including 4 metres of flexible duct, spigots and similar (Excludes commissioning)	each	\$794	
Supply and install 600mm x 600mm standard square, white powder coated, aluminium return air grille including 4 metres of flexible duct, spigots and similar (Excludes commissioning)	each	\$871	

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	Per Unit	Rate \$ (excl. GST)	Notes
Hang diffusers from structure where no tenancy ceiling point	each	\$307	
Ceiling ventilation transfer grille (600x600 egg crate grille only)	each	\$419	
Relocate supply air diffuser (c/w existing flex, duct on original spigot, maximum 3m duct work, excludes rebalancing)	each	\$496	
Relocate return air diffuser (c/w existing flex, duct on original spigot, maximum 3m duct work, excludes rebalancing)	each	\$496	
Relocate thermostat	each	\$563 with cabling change \$379 with no cabling change	
Additional new thermostat (during fit out construction only)	each	\$1,081	
1 slot supply air linear type ceiling diffuser (1200 H Long) and plenum including flex ductwork up to 5m	each	\$860	
2 slot supply air linear type ceiling diffuser (excludes blanking plate, plenum and flex ductwork). MAX 1200mm long	m	\$551	
3 slot supply air linear type ceiling diffuser (excludes blanking plate, plenum and flex ductwork). MAX 1200mm long	m	\$606	
Concealed linear slot diffuser (continuous) Flowline flangeless– Nailor		\$728	
Supply & install Tundish from Split A/C System to agreed Drainage Point. (based upon 12m max run)		By hydraulics	
Tenancy Air Conditioning (continued)			
New pop cut into rigid duct, including make good to insulation	each	\$292	
Supply and install Standard rectangular ductwork including, bends, transitions and supports - 0 - 300mm (max dimension)	m ²	\$408	
Supply and install Standard rectangular ductwork including, bends, transitions and supports - 325 - 750mm (max dimension)	m ²	\$419	
Supply and install Standard rectangular ductwork including, bends, transitions and supports - 775 - 1390mm (max dimension)	m ²	\$480	

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	Per Unit	Rate \$ (excl. GST)	Notes
Supply and install Standard rectangular ductwork including, bends, transitions and supports - 1400 - 2145mm (max dimension)	m ²	\$507	
Supply and install Standard rectangular ductwork including, bends, transitions and supports - 2150 - 3000mm (max dimension)	m ²	\$534	
Additional flex spiro ductwork (open ceiling design)	per metre	\$209	Rate based on the assumption of Assume 250mm diameter flex spiro
Supply and install 600 x 600 return air grille (Face only)	each	\$402	No allowance for cutting of penetration / adjustment of wall framing
Supply and install grille to door	each	\$435	No allowance for cutting of penetration in door
Balancing of supply and return air . MIN 4 outlets	per outlet	\$176	
Additional Work relating to Mechanical	per hour	\$169	
Tenancy Exhaust Systems			
Supply and Install Kitchen Exhaust System to landlord Engineer design to suit tenant fit out design requirements (up to 4500 l/s including fan, electrical,, VSD, filter plenum and 6m of ductwork)	-	POA	
Hang and connect canopy supplied by Tenant to landlord Engineer design to suit tenants fit out design requirements	-	POA	
Rebalancing of exhaust system	-	POA	
Make up Air Systems			
Supply and install make up air System to landlord Engineer design to suit tenant fit out design requirements (up to 4000 l/s including fan, electrical,, VSD, filter plenum and 6m of ductwork)		POA	
Penetrations			
Roof penetrations incl. flashings up to 350mm square or dia	each	\$1,432	
Roof penetrations incl. flashings up to 800mm square or dia	each	\$2,863	
Roof penetrations incl. flashings up to 800mm square or dia (max 1000 mm square or dia)	each	\$4,105	

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	Per Unit	Rate \$ (excl. GST)	Notes
Supply and install dectites to pipework up to 100mm2 (per pipe)	each	\$605	
Supply and Install condenser platform 1000 x 600mm wide for refrigeration &/or split system (assumes brackets fixed to wall to support condenser)	each	POA	
75mm thick insulation retrofitted to underside of soffit for tenancies with no ceiling and high level services	m ²	\$98	Rate applicable to areas >20m2
75mm thick insulation retrofitted to underside of soffit for tenancies with No ceiling, assumed out of sequence from other insulation work, assumed some services will be in the way but no feature ceiling or joinery in the way	m ²	\$138	Rate applicable to areas >20m2
Exclusions to Mechanical works:			
a) Specialist Building works;			Reasonable additional costs incurred – mechanical rates as specified do not include these exclusion items – the cost of these exclusions will be POA
b) Modifications or additions to other services;			
c) Use of craneage and other equipment;			
d) Night Shift; and			
e) Other ancillary costs not provided for above			
f) Amplification of systems to suit tenant fit out design			
Qualifications			
Rates are based on free and unrestricted access to complete works			
1.11 Fire			
Sprinkler System			
System drain down and re-charge, locally	each	\$994	Allowance is for 1 Per maximum 10 Sprinkler Heads
Drain down and re-charge, system drain down	each	\$1,114	Allowance is for 1 Per maximum 10 Sprinkler Heads
Sprinkler Heads – relocate existing head incl design, commissioning & required pipework	each	\$524	Allowance to relocate within 2.0m of original location
Sprinkler Heads - Cap off existing	each	\$240	Excludes removal & disposal of redundant pipework

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Sprinkler Heads - Additional head (Concealed space) including required pipework	each	\$415	Allowance is based on 3.0m pipe/bends have equiv. pipe length of 1.5m
Sprinkler Heads - Additional head normal (chrome) including required pipework	each	\$645	Allowance is based on 3.0m pipe/bends have equiv. pipe length of 1.5m
Sprinkler Heads - Additional high temp head (bronze) including required pipework	each	\$606	Kitchen exhaust duct 141 deg sprinkler / excludes elevator box
Sprinkler Heads - Additional low temperature head Cool room. incl required pipework	each	\$695	Allowance is for ordinary Hazard K8.0 Sprinkler Only
Sprinkler Heads - Additional low temperature head Freezer. Include required pipework	each	\$695	Allowance is for ordinary Hazard K8.0 Sprinkler Only
Sprinkler Heads - Additional head fitted to canopy / hood including required pipework	each	\$860	Allowance is for Stainless Steel Head & Escutcheon
Sprinkler Heads - Additional flush mounted including required pipework	each	\$650	Allowance is for White Finish Only
Supply and install new concealed space sprinkler head before ceiling installation including 5m of range pipe and dropper	each	\$590	
Supply and install of chrome droppers for fat fryers	each	\$794	Allowance is for Stainless steel pipe/head & Galv. Guard
Remove an existing sprinkler head	each	\$415	Allowance is to remove up to a maximum 3.0m pipe (25 to 50m)
Exposed sprinkler head on pipework	each	\$441	Excludes finish painting
Relocate exposed sprinkler head on pipework	each	\$496	Excludes finish painting
Flush plate sprinkler heads (standard colours, black, white, chrome). EXCLUDES THE HEAD. Flush plate only	each	\$110	Plate Only
Flush plate sprinkler head (non-standard colour – specialised)	each	\$POA	
Supply and Install Fire Suppression System to engineers' requirements	-	\$POA	
Additional Work relating to Sprinkler System	per hour		
Smoke Detectors			

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	Per Unit	Rate \$ (excl. GST)	Notes
Supply and Install of new smoke detector during construction including 10m of cabling	each	\$452	White Finish Only
Supply and install of thermal detector	each	\$419	
Relocate an existing smoke detector within 10m of base build location	each	\$298	
Smoke detection isolation	each	\$474	
Famco bracket for concealed space detectors	each	\$469	
Additional Work relating to fire detection and alarm system	per hour		
Reprogram FIP	Item	\$1,704	
EWIS			
Additional speaker for occupant warning system (above ceiling) including 10m cabling	each	\$342	Allowance for standard white finish only
Additional speaker for occupant warning system (ceiling mounted) 10m incl cabling	each	\$393	Allowance for 100mm ceiling speaker
Relocate an existing speaker within 10m of base build location	Each	\$298	
Supply and install new standard IP rated horn	Each	\$452	
Unit rate for 1 off re-programme after system modifications	each	\$1,704	Rate reduced
Accessories			
2.5kg dry extinguishers (supply and install)	each	\$320	Allowance for standard steel / powder coating Only
3.5kg 5B(E) Carbon Dioxide c/w hook & signage	each	\$394	Allowance for standard steel / powder coating Only
4.5kg 60B(E) Chemical c/w hook & signage	each	\$342	Allowance for standard steel / powder coating Only
7l Wet Chemical c/w hook & signage	each	\$331	Allowance for standard steel / powder coating Only

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	Per Unit	Rate \$ (excl. GST)	Notes
Additional Fire Hose Reel (FHR) and bracket including 10m of pipework	each	\$2,282	Dependant on location and proximity to mains
Additional Fire Hydrant including 3m of pipework	each	\$2,778	
Additional Fire Blanket	each	\$232	
Relocation of Fire Hose Reel including 10m of pipework	each	\$1,985	
Relocation of Fire Hydrant including 10m of pipework	each	\$2,875	
Flow Switch – Wired	each	\$1,139	Includes 24V DC solenoid test assembly / by pass
DN 15 stop valve - lock shut	each	\$639	
1.12 Security			
Monitoring if tenant fit out contractors if required – normal hourly rate (Monday – Friday 7.00am – 7.00pm)	per hour	\$84	
Monitoring if tenant fit out contractors if required – public holidays hourly rate (7.00am – 7.00pm)	per hour	\$120	
Monitoring if tenant fit out contractors if required – hourly rate (Saturday & Sunday 7.00am – 7.00pm)	per hour	\$120	
1.13 Labour Rates			
Where an hourly rate applies, the maximum cost of the works will be the hourly rate specified above multiplied by the number of hours (or part thereof) taken to complete the works. However, the hourly rates specified in this schedule do not contain any component for overtime. The tenant will be advised of any overtime charge if and when appropriate and will be liable for any overtime charges."			
Bricklayer (normal time)	per hour	\$138	
Bricklayer (night time)	per hour	\$193	
Carpenter (normal time)	per hour	\$138	
Carpenter (night works)	per hour	\$193	

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Annexure Part X Category One Costs

	Per Unit	Rate \$ (excl. GST)	Notes
Electrician (normal time)	per hour	\$178	
Electrician (night works)	per hour	\$238	
Labourer (normal time)	per hour	\$115	
Labourer (night works)	per hour	\$161	
Plumber (normal time)	per hour	\$178	
Plumber (night works)	per hour	\$238	
Mechanical Services Tradesman (normal time)	per hour	\$161	
Mechanical Services Tradesman (night works)	per hour	\$225	
Sprinkler Fitter (normal time)	per hour	\$173	
Sprinkler Fitter (night works)	per hour	\$242	
Trade Design -			
2.1 Services Engineer (Subcontractor) - fees per tenancy include Mechanical, Fire, Electrical & Hydraulic (one service review only)			
Speciality Tenancies <400m2 (includes hydraulics, mechanical, electrical, fire)	per hour	\$240	Hourly Rate is for service review by the subcontractors which are not included in above CAT 1 rates. Service Subcontractor Design review are charged on an hourly basis for the initial and any subsequent design / coordination reviews. Note rates not applicable to novated project consultants these are to be captured in a separate rate.
Monitoring off tenant fit out contractors if req – public holidays hourly rate (7.00am – 7.00pm)	per hour	\$240	

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Annexure Part X Category One Costs

	Per Unit	Rate \$ (excl. GST)	Notes
Speciality Kiosk (hydraulic & electrical)	per hour	\$240	Hourly Rate is for service review by the subcontractors which are not included in above CAT 1 rates. Service Subcontractor Design review are charged on an hourly basis for the initial and any subsequent design / coordination reviews. Note rates not applicable to novated project consultants these are to be captured in a separate rate.
Food Kiosk (includes hydraulics, mechanical, electrical, fire)	per hour	\$240	Hourly Rate is for service review by the subcontractors which are not included in above CAT 1 rates. Service Subcontractor Design review are charged on an hourly basis for the initial and any subsequent design / coordination reviews. Note rates not applicable to novated project consultants these are to be captured in a separate rate.
Food specialty, non-restaurant (includes hydraulics, mechanical, electrical, fire)	per hour	\$240	Hourly Rate is for service review by the subcontractors which are not included in above CAT 1 rates. Service Subcontractor Design review are charged on an hourly basis for the initial and any subsequent design / coordination reviews. Note rates not applicable to novated project consultants these are to be captured in a separate rate.
Restaurants (includes hydraulics, mechanical, electrical, fire)	per hour	\$240	Hourly Rate is for service review by the subcontractors which are not included in above CAT 1 rates. Service Subcontractor Design review are charged on an hourly basis for the initial and any subsequent design / coordination reviews. Note rates not applicable to novated project consultants these are to be captured in a separate rate.

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Annexure Part X Category One Costs

	Per Unit	Rate \$ (excl. GST)	Notes
Office Tenancies (includes hydraulics, mechanical, electrical, fire)	per hour	\$240	Hourly Rate is for service review by the subcontractors which are not included in above CAT 1 rates. Service Subcontractor Design review are charged on an hourly basis for the initial and any subsequent design / coordination reviews. Note rates not applicable to novated project consultants these are to be captured in a separate rate.
Multiple Service Reviews as required will be charged at an hourly rate per service discipline	per hour	\$240	Hourly Rate is for service review by the subcontractors which are not included in above CAT 1 rates. Service Subcontractor Design review are charged on an hourly basis for the initial and any subsequent design / coordination reviews. Note rates not applicable to novated project consultants these are to be captured in a separate rate.
Mechanical Contractor as built Shop drawing	per hour	\$202	
Hydraulic Contractor as built Shop drawing	per hour	\$202	
Fire Contractor as built shop drawings	per hour	\$202	
Electrical Contractor as built shop drawings	per hour	\$202	
Other Project Consultant fees for designing, reviews and inspections	per hour	POA	Rate and Fee discussions are ongoing for Novated Project Consultants
2.2 Building Surveyor			
Kiosks	Per Tenancy	\$1,400	
Food Tenancy (non-restaurants)	Per Tenancy	\$2,500	
Specialty Tenancy <400m2	Per Tenancy	\$2,500	
Restaurant	Per Tenancy	\$4,000	
Office Tenancy	Per Tenancy	\$5,000	
2.3 Structural Engineer			

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Annexure Part X Category One Costs

	Per Unit	Rate \$ (excl. GST)	Notes
Initial design review to consider core holes, slab chasing, tenant specific point loads such as safes and specialty equipment. Additional structural design works required following the initial review will be charged at hourly rates.	per hour	tbc	Rate and Fee discussions are ongoing for Novated Project Consultants
Shopfront design review (Tenant to provide shopfront structural drawings and calculations). Standard laterally / horizontally loaded shopfront from slab to steel roof above. Non-standard shopfronts may attract additional review fees which will be charged at hourly rates.	per hour	tbc	Rate and Fee discussions are ongoing for Novated Project Consultants
Structural Engineer – additional design services	per hour	tbc	Rate and Fee discussions are ongoing for Novated Project Consultants
Fire Engineering – Senior Fire engineer review / advice and report	per hour	tbc	Rate and Fee discussions are ongoing for Novated Project Consultants
Design Review Fee	per Tenancy	tbc	Rate and Fee discussions are ongoing for Novated Project Consultants
Survey Fee	per Tenancy	tbc	Rate and Fee discussions are ongoing for Novated Project Consultants
Other Project Consultant fees for designing, reviews and inspections	per hour		Rate and Fee discussions are ongoing for Novated Project Consultants
2.4 Hoardings			
The below rates relate to new hoardings only. Relocated hoardings to be priced separately based on labour costs and installation.			
Melamine hoarding (up to 5m high), on TITAN impact system including removal and make good. Excludes graphics	per metre	\$990	Titan or Similar
Melamine hoarding (2.4m high), on TITAN impact system including removal and make good. Excludes graphics	per metre	\$510	Titan or Similar
Melamine hoarding (1.2m high), on TITAN impact system including removal and make good. Excludes graphics	per metre	\$250	Titan or Similar
Hire after First Month (from Installation)	m2	POA	

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Annexure Part X Category One Costs

	Per Unit	Rate \$ (excl. GST)	Notes
Sandwich panel hoarding (up to 5m high), incl removal and make good. Excl graphics	per metre	\$1,289	
Sandwich panel hoarding (2.4m high), incl removal and make good. Excl. graphics	per metre	\$670	
Sandwich panel hoarding (1.2m high), incl removal and make good. Excl. graphics	per metre	\$330	
Hire after First Month (from Installation)	m2	POA	
Single sliding door to hoarding including Digi-Lock	No.	\$2,666	
Double sliding door to hoarding including Digi-Lock	No.	\$3,999	
Single hinged door to hoarding including Digi-Lock	No.	\$1,969	
Double hinged door to hoarding including Digi-Lock	No.	\$3,358	
Graphic Skin to all panels of hoarding	No.	POA	
2.5 Notes:			
Rates			
The rates set out in this schedule 1 are fixed.			
Hourly Rates			
Where an hourly rate applies, the maximum cost of the works will be the hourly rate specified above multiplied by the number of hours (or part thereof) taken to complete the works.			
All rates must include:			
· Costs to supply & install			
· All required inspections & certification			
· Preliminaries, profit and margin			
· All required commissioning. Drafting of Shop drawings as per services engineer hourly rate			
· Updating of As-builts as per Subcontractor hourly rate			
Clarifications			

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Annexure Part X Category One Costs

	Per Unit	Rate \$ (excl. GST)	Notes
Rates are based on the Chatswood Chase Main Works, and are Project specific.			
All rates are to exclude GST			
All rates are based on being carried out concurrent with other work under contract including phases of design, shop drawing, procurement etc. Additional costs may apply for out of sequence work or work to new areas in which the trade did not previously establish in.			
Subcontractor Services Design reviews and advice of overall tenancies are not included in the above rates - refer to separate hourly rate for subcontractor design reviews			
Project consultants design reviews and advice are not included in the above rates - refer to separate hourly rate for consultant design reviews. These rates will be used with an addition of MPX OH&P			
The above Category 1 rate are for addition of scope only and not applicable for any credits / scope deletions / reductions. Valuation of any omission will be valued under clause 40 of the Contract.			
All rates exclude any design or construction works associated with the amplification and/or modification of systems to accommodate the tenant proposed changes. These will be ascertained and priced on application where applicable			
The above Category 1 rates include general access for install up to 3m from platform ladder, However rates exclude any specific EWP or scaffolding or other specialised access to carry out the works. This will be ascertained and priced on application where applicable			
The above Category 1 Rates are based on the assumption that MPX will have free access beneath the tenancy to complete core holes, underslung services etc. Should access be hindered and require additional works (e.g. out of hours, additional return visits due to unavailability) these will be priced at time of Application			

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Annexure Part X Category One Costs

	Per Unit	Rate \$ (excl. GST)	Notes
All rates allow for works to be undertaken during approved normal site hours unless explicitly nominated otherwise. I.e. the above rates do not include for out of hours or night shift works			
The above Category 1 rates exclude working in confined spaces or in the presence of hazardous material			
The above Category 1 rates exclude any design, supply or installation of seismic restraints			
The above Category 1 rates exclude any required authority approvals and certifications			
The above rates do not apply to the level 3 commercial tenancies			