

Annexure 18

COST OF WORKS SCHEDULE

Cost of Works Schedule

Chadstone | The Market Pavilion

DATE: 8 September 2022

1. Works

	Per Unit	Trade ex GST
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	\$753.00
Chasing slab up to 25mm wide and max 25mm deep (subject to engineer approval)	per metre	\$247.00
Bins for rubbish removal per bin (all tenancy categories)	per tenancy	\$1,048.00
Temporary Power Board, connection to tenancy mains (for the duration of fitout works only) (all tenancy categories)	per tenancy	\$2,500.00
Equipment hire – Scissor lift	per day	\$377.00
Ceiling – 13 thick suspended flush plasterboard ceiling	m2	\$145.00
Ceiling – Suspended drop in acoustic tile ceiling (vinyl faced plasterboard tiles)	Per meter	\$105.00
Bulkhead including framing to ceiling not exceeding 250mm high	Per meter	\$126.00
Bulkhead including framing to ceiling greater than 250mm high and not exceeding 500 high	m2	\$126.00
Acoustic Treatment to tenancies with No ceilings	m2	\$104.00
1.3 Walls		
13mm plaster board fixed to stud wall	m2	\$53.00
13mm plaster board direct stick	m2	\$67.00
13mm plaster board including furring channels fixed precast or block wall	m2	\$92.00
Walls 90mm metal stud – up to 3m high – 0.55mm BMT at 600mm cc	m2	\$59.00
Walls 90mm metal stud – 3m to 5m high – 0.55mm BMT at 600mm cc	m2	\$67.00
Walls 90mm thick partition stud walls incl. 13mm plasterboard both sides	m2	\$168.00
140 Block Wall hollow core to 3600mm excluding wall stiffeners	m2	\$258.00
140 Block Wall hollow core to 6000mm excluding wall stiffeners	m2	\$266.00

190 Block Wall hollow core	m2	\$301.00
140 Block Wall core filled to 3500mm	m2	\$412.00
190 Block Wall core filled to 3500mm	m2	\$454.00
140 Block Wall over 3500mm high incl, steel stiffening mullions as required	EO per lm	\$224.00
190 Block Wall over 3500mm high incl, steel stiffening mullions as required	EO per lm	\$224.00
Supply and install vertical IT wall capping at lease line to standard detail	-	-
Primed structural steelwork	Per tonne	\$15,373.00
Security mesh to single side metal stud wall – F52 Mesh allowed	m2	\$70.00
1.4 Paint		
Specific paint finish to walls, ceilings & bulkheads (standard dulux colours, incl. sealer & two finished coats)	m2	\$24.00
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	\$769.00
Single glazed doors to external tenancy to landlord design	each	\$1,613.00
1.6 Floors		
Floor prep to suit vinyl (ardit 1mm - 3mm self-levelling screed)	m2	\$43.00
Floor prep to suit vinyl (ardit 3mm -5mm skim coat)	m2	\$66.00
Pull up existing mall tiles (incl. screed but excl. out of hrs, dust control, noise & vibration control, scabbling & floor levelling)	m2	\$108.00
Supply and install porcelain mall tiling including screed, installed whilst main floor being laid,	m2	\$339.00
Supply and install porcelain mall tiling including screed, installed post completion of main floor (during normal hours).	m2	\$339.00
Supply and lay stone mall tile, installed whilst floor main floor being laid	m2	\$436.00
Supply and lay stone mall tile, installed post completion of main floor (during normal hours).	m2	\$660.00
Floor Scanning (mobilisation & reporting)	each	\$800.00
Concrete floor topping in tenancy up to 50mm thick (+/- 10mm over 3m) – (unreinforced)	m2	\$109.00
Mall Ingos		
Porcelain tiling completed out of sequence from mall finishes (during	m2	\$430.00

normal hours)		
Stone tiling completed out of sequence from mall finishes (during normal hours)	m2	\$527.00
Cutting of existing mall tiles beyond lease line	per metre	\$132.00
Assumed no cutting & removal of existing mall tile for the outgo, if required cost is per metre	m2	\$99.00
1.7 Roof		
Trim roof penetration (less than 500mm x 500mm)	each	POA
Trim roof penetration (greater than 500mm x 500mm)	each	POA
Specified roof screed to existing concrete deck	-	\$104.00
1.8 Hydraulics		
Sewer Works – Slab on Ground including all excavation & backfill as required		
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	\$1,306.00
Additional 100 dia sewer point less than 1000mm from last (assumes prior to slab construction)	per point	\$734.00
Additional 100 dia sewer point more than 1000mm from last (up to 6m assumes prior to slab construction)	per point	\$2,208.00
Additional 100 dia sewer point less than 1000mm from last (to existing slab on ground or post slab construction)	per point	\$1,006.00
Additional 100 dia sewer point more than 1000mm from last (to existing slab on ground or post slab construction)	per point	\$3,843.00
Additional concrete cutting to slab	m	\$84.00
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	\$1,565.00
Additional 100 dia sewer point less than 1000mm from last	per point	\$1,058.00
Additional 100 dia sewer point more than 1000mm from last (up to 6m)	per point	\$2,236.00
Greasy Waste / Trade Waste Works – Slab on Ground		
locate base point prior to install	per point	POA
Additional point less than 1000mm from last	per point	\$880.00
Additional point more than 1000mm from last (up to 6m)	per point	\$2,557.00
Suspended Slab		
Relocate base point prior to install	per point	POA
Additional point less than 1000mm from last	per point	\$847.00
Extended beyond base	-	

Additional Tundish point including up to 3m pipe run of 50 dia pipe work (includes core hole)	per point	\$4,495.00
Water Works		
Confirmation of location of first point within tenancy	per point	\$366.00
Relocate in-ceiling 20 dia water point prior up to 10m from design location	per point	\$1,277.00
Accessories		
Additional Water Meter (addressable / connected BMS)	each	\$1,398.00
Stainless Steel bucket trap	each	\$1,328.00
Cut penetration & install deck tight	each	POA
Cut and flash roof penetration (less than 500 x 500)	each	POA
Cut and flash roof penetration (greater than 500 x 500 to max 1000 x1000)	each	POA
Additional Vent	point	POA
Gas Works		POA
Relocate base point prior to install (within 3000mm)	per point	POA
Additional point less than 1000 from last	per point	POA
Suspended Copper pipe including supports - 25mm	per metre	POA
Suspended Copper pipe including supports – 65mm	per metre	POA
Suspended Copper pipe including supports – 80mm	per metre	POA
Miscellaneous items		
Fire Collar to Hole Cores	each	\$168.00
Supply & install of additional floor waste during construction	each	\$1,090.00
Supply & Install of additional sink waste during construction	each	\$1,118.00
Supply & Install of tundish and drain (within 1m of drain)	each	\$1,230.00
Cap and make good redundant drain points	per point	\$349.00
Additional Work relating to Hydraulic	per hour	\$179.00
Core Hole to suspended slab for tenant refrigeration works	each	\$323.00
1.9 Electrical		
New tenancy sub main cabling		
Supply and install 1x2C+E 16mm orange PVC/PVC cable (excludes terminations)	per meter	\$43.00
Supply and install 1x2C+E 25mm orange PVC/PVC cable (excludes terminations)	per meter	\$52.00
Supply and install 1x4C+E 16mm XPLE cable (excludes terminations)	per meter	\$62.00
Supply and install 1x4C+E 25mm XPLE cable (excludes terminations)	per meter	\$83.00
Supply and install 1 x 4C+E 35mm XPLE cable (excludes terminations)	per meter	\$106.00

Supply and install 1x4C+E 50mm XPLE cable (excludes terminations)	per meter	\$137.00
Supply and install 4x1C+E 50mm XPLE cable (excludes terminations)	per meter	\$204.00
Supply and install 4x1C+E 70mm XPLE cable (excludes terminations)	per meter	\$261.00
Supply and install 4x1C+E 95mm XPLE cable (excludes terminations)	per meter	\$335.00
Supply and install 4x1C+E 120mm XPLE cable (excludes terminations)	per meter	\$392.00
Supply and install 4x1C+E 150mm XPLE cable (excludes terminations)	per meter	\$460.00
Power Upgrades		
1 phase 80 Amp to 1 phase 100 Amp	per tenancy	\$2,026.00
1 phase 80 Amp to 3 phase 80 Amp	per tenancy	\$4,487.00
1 phase 80 Amp to 3 phase 100 Amp	per tenancy	\$7,445.00
3 phase 100 Amp to 3 phase 140Amp	per tenancy	\$7,924.00
Switchboards		
Relocate existing switchboard up to 160 Amps within 10m of the nominated point (tenancy board)	Each	\$1,398.00
Supply & Install certify 36 pole tenancy DB c/w RCD circuit breaker (single phase)	each	\$1,613.00
Supply & Install certify 48 pole tenancy DB c/w RCD circuit breaker (three phase)	each	\$3,102.00
Supply and install 18 pole 63A switchboard c/w isolator (single phase)	each	\$1,613.00
Supply and install 18 pole 63A switchboard c/w isolator (three phase)	each	\$2,043.00
Supply and install 36 pole 80A switchboard c/w isolator (three phase)	each	\$1,935.00
Supply and install 36 pole 100A switchboard c/w isolator (three phase)	each	\$2,446.00
Supply and install 36 pole 160A switchboard c/w isolator (three phase)	each	\$3,102.00
Supply and install 36 pole 200A switchboard c/w isolator (three phase)	each	\$3,717.00
Meters		
Supply and install 1 phase meter (embedded network)	each	POA
Supply and install 3 phase meter (embedded network)	each	POA
Lighting		
Supply & installation of LED edge lit exit light (monitored)	each	\$651.00
Supply & installation of LED spitfire emergency light (monitored)	each	\$689.00
Communications - Data & Phone		
Relocation of communication points (within 10m radius, subject to available cable length)	each	\$376.00
Additional communication points	meter	\$215.00
Core Hole including fire seal electrical penetrations	each	\$323.00
Additional Work relating to Electrical	per hour	\$170.00

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	\$876.00
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	\$860.00
Hang diffusers from structure where no tenancy ceiling point	each	\$280.00
Ceiling ventilation transfer grille (600x600 egg crate grille only)	each	\$517.00
Relocate supply air diffuser (c/w existing flex , duct on original spigot, maximum 3m duct work, excludes rebalancing)	each	\$624.00
Relocate return air diffuser (c/w existing flex , duct on original spigot, maximum 3m duct work, excludes rebalancing)	each	\$624.00
Relocate thermostat	each	\$1,011.00
Additional new thermostat (during fitout construction only)	each	\$1,548.00
1 slot supply air linear type ceiling diffuser (1200 H Long) and plenum including flex ductwork up to 5m	-	POA
2 slot supply air linear type ceiling diffuser (excludes blanking plate, plenum and flex ductwork)	m	POA
3 slot supply air linear type ceiling diffuser (excludes blanking plate, plenum and flex ductwork)	m	POA
Concealed linear slot diffuser (continuous) Flowline flangless– Nailor	-	POA
Linear slot relief air (inactive slots)	-	
New pop cut into rigid duct	each	N/A
Supply and install Standard rectangular ductwork including, bends, transitions and supports - 0 - 300mm (max dimension)	m2	\$409.00
Supply and install Standard rectangular ductwork including, bends, transitions and supports - 325 - 750mm (max dimension)	m2	\$419.00
Supply and install Standard rectangular ductwork including, bends, transitions and supports - 775 - 1390mm (max dimension)	m2	\$559.00
Supply and install Standard rectangular ductwork including, bends, transitions and supports - 1400 - 2145mm (max dimension)	m2	\$962.00
Supply and install Standard rectangular ductwork including, bends, transitions and supports - 2150 - 3000mm (max dimension)	m2	\$1,102.00
Additional flex spiro ductwork (open ceiling design)	per meter	\$70.00
Supply and install 600 x 600 return air grille (Face only)	each	\$559.00
Supply and install grille to door	each	\$301.00
Balancing of supply and return air	per outlet	\$129.00
Additional Work relating to Mechanical	per hour	\$183.00

Supply and install Tundish from split A/C system to agreed drainage point based upon 12m max run – maximum 4 bends allowed, 25mm PVC not lagged	No	\$1,188.00
Supply and install Tundish from split A/C system to agreed drainage point based upon 12m max run – maximum 4 bends allowed, 25mm PVC lagged	No	\$1,467.00
Supply and install Tundish from split A/C system to agreed drainage point based upon 12m max run – maximum 4 bends allowed, 25mm PVC copper lagged 19mm armaflex	No	\$1,957.00
Tenancy Exhaust Systems		
Supply and Install Kitchen Exhaust System (incl fan and associated ductworks) to landlord engineer design to suit tenant fitout design. Provide a connection point within the tenancy for connection by tenant	Up to 5,000l/sec which includes fan, electrical, VSD & 6m of Duct -	\$12,214.00
Hang and connect canopy supplied by Tenant to landlord Engineer design to suite tenants fitout design requirements	-	\$1,183.00
Supply and Install Toilet Exhaust System (incl fan and associated ductworks) to landlord engineer design to suit tenant fitout design. Provide a connection point within the tenancy for connection by tenant		\$10,411.00
Rebalancing of exhaust system	Per hour	\$199.00
Make up air systems		
Supply and Install make up air System to landlord Engineer design to suite tenant fitout design requirements	-	\$11,992.00
Penetrations		
Roof penetrations incl. flashings up to 350mm square or dia	each	POA
Roof penetrations incl. flashings up to 800mm square or dia	each	POA
Roof penetrations incl. flashings up to 800mm square or dia (maximum 1000 mm square or dia)	each	POA
Supply and Install decktites to pipework up to 100mm ² (per pipe)	each	\$349.00
Supply and Install condenser platform 1000 x 600mm wide for refrigeration &/or split system (assumes brackets fixed to wall to support condenser)	each	\$973.00
75mm thick insulation retrofitted to underside of soffit for tenancies with No ceiling	m ²	\$105.00
Exclusions to Mechanical works:		

<p>(a) Specialist Building works;)</p> <p>(b) Modifications or additions to other services;)</p> <p>(c) Use of crane and other equipment;)</p> <p>(d) Night Shift; and)</p> <p>(e) Other ancillary costs not provided for above.)</p>	<p>Reasonable additional costs incurred – mechanical rates as specified <u>do</u> <u>not</u> include these exclusion items – the cost of these exclusions will be as quoted</p>	
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	\$774.00
Drain down and re-charge, system drain down	each	\$774.00
Sprinkler Heads - Relocate existing head including design, commissioning	each	\$349.00

& required pipework		
Sprinkler Heads - Cap off existing	each	\$161.00
Sprinkler Heads - Additional head (Concealed space) including required pipework	each	\$302.00
Sprinkler Heads - Additional head normal (chrome) including required pipework	each	\$387.00
Sprinkler Heads - Additional high temp head (bronze) including required pipework	each	\$303.00
Sprinkler Heads - Additional low temperature head Cool room. including required pipework	each	\$355.00
Sprinkler Heads - Additional low temperature head Freezer. including required pipework	each	\$355.00
Sprinkler Heads - Additional head fitted to canopy / hood including required pipework	each	\$495.00
Sprinkler Heads - Additional flush mounted including required pipework	each	\$400.00
Supply and Install new concealed space sprinkler head before ceiling installation including 5m of range pipe and dropper	each	\$335.00
Supply and Install of chrome droppers for fat fryers	each	\$297.00
Remove an existing sprinkler head	each	\$134.00
Exposed sprinkler head on pipework	each	\$194.00
Relocate exposed sprinkler head on pipework	each	\$226.00
Flush plate sprinkler heads (standard colours, black, white, chrome)	each	\$339.00
Flush plate sprinkler head (non-standard colour – specialised)	each	\$366.00
Supply and Install Fire Suppression System to engineers requirements	-	POA
Additional Work relating to Sprinkler System	per hour	\$172.00
Smoke Detectors		
Supply and Install of new smoke detector during construction including 10m of cabling	each	\$629.00
Relocate an existing smoke detector within 10m of base build location	each	\$344.00
Smoke detection isolation	each	\$473.00
Additional Work relating to fire detection and alarm system	per hour	\$183.00
EWIS		
Additional speaker for occupant warning system (above ceiling) including 10m cabling	each	\$510.00
Additional speaker for occupant warning system (ceiling mounted) 10m including cabling	each	\$477.00
Unit rate for 1 off re-programme after system modifications	each	\$1,344.00

Accessories		
2.5kg dry extinguishers (supply and install)	each	\$349.00
3.5kg 5B(E) Carbon Dioxide c/w hook & signage	each	\$446.00
4.5kg 60B(E) Chemical c/w hook & signage	each	\$478.00
7l Wet Chemical c/w hook & signage	each	\$258.00
Additional Fire Hose Reel (FHR) and bracket including 10m of pipework	each	\$2,580.00
Additional Fire Hydrant including 3m of pipework	each	\$2,903.00
Additional Fire Blanket	each	\$210.00
Relocation of Fire Hose Reel including 10m of pipework	each	\$3,333.00
Relocation of Fire Hydrant including 10m of pipework	each	\$3,118.00
Flow Switch – Wired	each	\$581.00
DN 15 stop valve - lock shut	each	\$129.00
Security		
Monitoring if tenant fitout contractors if required – normal hourly rate (Monday – Friday 7.00am – 7.00pm) – (per guard)	per hour	\$84.00
Monitoring if tenant fitout contractors if required – public holidays hourly rate (7.00am – 7.00pm) – (per guard)	per hour	\$118.00
Monitoring if tenant fitout contractors if required – hourly rate (Saturday & Sunday 7.00am – 7.00pm) – (per guard)	per hour	\$146.00
Labour Rates		
Bricklayer (normal time)	per hour	\$151.00
Carpenter (normal time)	per hour	\$151.00
Carpenter (night works)	per hour	\$232.00
Electrician (normal time)	per hour	\$185.00
Electrician (night works)	per hour	\$280.00
Labourer (normal time)	per hour	\$134.00
Labourer (night works)	per hour	\$215.00
Plumber (normal time)	per hour	\$183.00
Plumber (night works)	per hour	\$247.00
Mechanical Services Tradesman (normal time)	per hour	\$183.00
Mechanical Services Tradesman (night works)	per hour	\$247.00
Sprinkler Fitter (normal time)	per hour	\$172.00
Sprinkler Fitter (night works)	per hour	\$226.00

2. Consultants' fees		
<i>Services Engineer - fees per tenancy include Mechanical, Fire, Electrical & Hydraulic (one service review only)</i>		
Existing and New Speciality Tenancies (includes hydraulics, mechanical, electrical, fire)	per tenancy	\$4,800.00
Standard Kiosk (hydraulic & electrical)	per tenancy	\$3,500.00
Food inline including Exhaust (includes hydraulics, mechanical, electrical, fire)	per tenancy	\$6,500.00
Food inline excluding Exhaust (includes hydraulics, mechanical, electrical, fire)	Per tenancy	\$6,000.00
Food Pavilions including Exhaust (includes hydraulics, mechanical, electrical, fire)	per tenancy	\$5,800.00
Food Pavilions excluding Exhaust (includes hydraulics, mechanical, electrical, fire)	per tenancy	\$5,200.00
Mini Major / Multi-Category Stores (includes hydraulics, mechanical, electrical, fire) excluding fire engineering	per tenancy	\$12,500.00
Restaurants (includes hydraulics, mechanical, electrical, fire)	per tenancy	\$8,500.00
Multiple Service Reviews as required will be charged at an hourly rate per service discipline	per hour	\$280.00
Mechanical Contractor As built Shop drawing	per tenancy	\$1,200.00
Hydraulic Contractor As built Shop drawing	per tenancy	\$1,200.00
<i>Structural Engineer</i>		
Initial design review to consider core holes, slab chasing, tenant specific point loads such as safes and specialty equipment. <i>Additional structural design works required following the initial review will be charged at hourly rates.</i>	per tenancy	POA
Shopfront design review (Tenant to provide shopfront structural drawings and calculations). Standard laterally / horizontally loaded shopfront from slab to steel roof above. <i>Non-standard shopfronts may attract additional review fees which will be charged at hourly rates.</i>	per tenancy	POA
Shopfront design review (Tenant to provide shopfront structural drawings and calculations). Standard laterally / horizontally loaded shopfront from slab to slab soffit above. <i>Non-standard shopfronts may attract additional review fees which will be charged at hourly rates.</i>	per tenancy	POA
Structural Engineer – additional design services	per hour	280.00
<i>Fire Engineering</i> – Senior Fire engineer review / advice and report	per hour	280.00
Design Review Fee	per tenancy	\$3000.00

Survey Fee	Per tenancy	\$1,400.00
Hoardings		
Melamine hoarding (up to 5m high), on TITAN impact system including removal and make good. Excludes graphics	Per meter	POA
Melamine hoarding (2.4m high), on TITAN impact system including removal and make good. Excludes graphics	Per meter	POA
Melamine hoarding (1.2m high), on TITAN impact system including removal and make good. Excludes graphics	Per meter	POA
Hire after First Month (from Installation)	m2	POA
Double hinged door to hoarding including Digi-Lock	No.	POA
Graphic Skin to all panels of hoarding		POA
NOTES Fixed / Nett Rates		
<p>the rates set out in this schedule are fixed for the duration of the development up until practical completion date.</p> <p>these are nett rates (excluding gst) include builder's margin and preliminaries.</p>		
<p>administration fee (Vicinity)</p> <p>the tenant must pay a fee equal to 15% of the aggregate of the total invoices issued pursuant to this schedule.</p>		
<p>hourly rates</p> <p>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.</p>		
<p>square meterage rates</p> <p>where a square meterage rate applies, the maximum cost of the works will be the square meterage rate specified above multiplied by the number of square metres (or part thereof) of the works completed.</p>		
<p>linear meterage rates</p> <p>where a linear meterage rate applies, the maximum cost of the works will be the linear meterage rate specified above multiplied by the number of metres of the works completed.</p>		