

# Annexure 1

## COST OF WORKS SCHEDULE

# Cost of Works Schedule

Item	Per Unit	Trade ex GST
<b>1.1 Demolish &amp; remove</b>		
Rates vary depending on scope of works - quotation will be provided to Tenant for approval prior to works being undertaken	each	As Quoted
<b>1.2 Building Works</b>		
Core hole in suspended slab up to 100 dia & 200mm thick	each	As Quoted
Chasing slab up to 25mm wide and max 25mm deep (subject to engineer approval)	per metre	As Quoted
Bins for rubbish removal (6 cubic metre speciality / Fashion usage)	per tenancy	As Quoted
Bins for rubbish removal (6 cubic metre In-Line Food usage)	per tenancy	As Quoted
Bins for rubbish removal (6 cubic metre Restaurants usage)	per tenancy	As Quoted
Bins for rubbish removal (6 cubic metre Kiosk usage)	per tenancy	As Quoted
Bins for rubbish removal (6 cubic metre Mini Major usage)	per tenancy	As Quoted
Temporary Power Board, connection to tenancy mains (for the duration of fitout works only)	per tenancy	As Quoted
Equipment hire – Scissor lift	per day	As Quoted
Ceiling – 13 thick suspended flush plasterboard ceiling	m2	\$146.92
Ceiling – Suspended drop in acoustic tile ceiling (vinyl faced plasterboard tiles)	m2	\$146.92
Bulkhead including framing to ceiling not exceeding 250mm high	m2	\$219.85
Bulkhead including framing to ceiling greater than 250mm high and not exceeding 500 high	m2	\$267.70
Acoustic Treatment to tenancies with No ceilings	m2	As Quoted
<b>1.3 Walls</b>		
13mm plaster board fixed to stud wall	m2	\$50.09
13mm plaster board direct stick	m2	\$80.32
13mm plaster board including furring channels fixed precast or block wall	m2	\$136.03
Walls 90mm metal stud – up to 3m high – 0.55mm BMT at 600mm cc	m2	\$80.85
Walls 90mm metal stud – 3m to 5m high – 0.55mm BMT at 600mm cc	m2	\$99.13
Walls 90mm thick partition stud walls incl. 13mm plasterboard both sides	m2	\$199.32
140 Block Wall hollow core to 3600mm excluding wall stiffeners	m2	\$258.72
140 Block Wall hollow core to 6000mm excluding wall stiffeners	m2	\$353.76
190 Block Wall hollow core	m2	\$345.84
140 Block Wall core filled to 3500mm	m2	\$403.92
190 Block Wall core filled to 3500mm	m2	\$541.20
140 Block Wall over 3500mm high incl, steel stiffening mullions as required	m2	\$535.92
190 Block Wall over 3500mm high incl, steel stiffening mullions as required	m2	\$555.72
Supply and install vertical IT wall capping at lease line to standard detail	-	-
Primed structural steelwork	m2	As Quoted
Security mesh to single side metal stud wall – F52 Mesh allowed	m2	m2
<b>1.4 Paint</b>		
Specific paint finish to walls, ceilings & bulkheads (standard dulux colours, incl. sealer & two finished coats)	m2	Multiple
Walls	m2	\$27.72
Ceilings	m2	\$35.64
Bulkheads	m2	\$35.64
<b>1.5 Doors</b>		
Rates vary depending on scope of works - quotation will be provided to Tenant for approval prior to works being undertaken	-	Note
Single hinged hollow core door incl. frame (excl. hardware & paint)	each	As Quoted

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Item	Per Unit	Trade ex GST
Single glazed doors to external tenancy to landlord design	each	\$2,283.60
Pair of glazed doors to external tenancy to landlord design	each	As Quoted
<b>1.6 Floors</b>		
Floor prep to suit vinyl (ardit 1mm - 3mm self-levelling screed)	m2	As Quoted
Floor prep to suit vinyl (ardit 3mm -5mm skim coat)	m2	As Quoted
Pull up existing mall tiles (incl. screed but excl. out of hrs, dust control, noise & vibration control, scabbling & floor levelling)	m2	As Quoted
Supply and install porcelain mall tiling including screed, installed whilst main floor being laid,	m2	Multiple
Type A	m2	\$421.19
Type B	m2	\$729.95
Type C	m2	\$395.01
Type D	m2	\$395.01
Type E	m2	\$403.73
Type F	m2	\$464.86
Supply and install porcelain mall tiling including screed, installed post completion of main floor (during normal hours).	m2	Multiple
Type A	m2	\$631.79
Type B	m2	\$1,094.93
Type C	m2	\$592.50
Type D	m2	\$592.50
Type E	m2	\$605.59
Type F	m2	\$697.29
Supply and lay stone mall tile, installed whilst floor main floor being laida	m2	As Quoted
Supply and lay stone mall tile, installed post completion of main floor (during normal hours).	m2	As Quoted
Floor Scanning (mobilisation & reporting)	-	As Quoted
Floor Scanning	-	As Quoted
Specified carpet - based on specification - quotation to be provided to	-	As Quoted
Concrete floor topping in tenancy up to 50mm thick (+/- 10mm over 3m) – (unreinforced)	m2	As Quoted
<b>Mall Ingos</b>		
Porcelain tiling completed out of sequence from mall finishes (during normal hours )	m2	Multiple
Up to 1m2	m2	\$1,895.37
1-2m2	m2	\$1,263.58
2-3m2	m2	\$947.68
Above 3m2	m2	\$631.79
Stone tiling completed out of sequence from mall finishes (during normal hours)	m2	As Quoted
Cutting of existing mall tiles beyond lease line	per metre	\$125.40
Assumed no cutting & removal of existing mall tile for the outgo, if required cost is per metre	m2	\$165.00
<b>1.7 Roof</b>		
Trim roof penetration (less than 500mm x 500mm)	each	\$594.00
Trim roof penetration (greater than 500mm x 500mm)	each	As Quoted
Specified roof screed to existing concrete deck	-	As Quoted
<b>1.8 Hydraulics</b>		
<b>Sewer Works – Slab on Ground including all excavation &amp; backfill as required</b>		
Relocate 100 dia sewer rise point prior to 2nd fix, up to 3m from design location (no allowance for removal of slab or make good)	per point	\$756.36
Additional 100 dia sewer point less than 1000mm from last (assumes prior to slab construction)	per point	\$620.40
Additional 100 dia sewer point more than 1000mm from last (up to 6m assumes prior to slab construction)	per point	\$1,221.00

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Item	Per Unit	Trade ex GST
<b>Sewer Works – Suspended Slab</b>		
Relocate 100 dia sewer rise point prior to 2nd fix, up to 3m from design location (includes core hole)	per point	\$2,145.00
Additional 100 dia sewer point less than 1000mm from last	per point	\$2,116.40
Additional 100 dia sewer point more than 1000mm from last (up to 6m)	per point	\$2,447.28
<b>Greasy Waste / Trade Waste Works – Slab on Ground</b>		
Relocate base point prior to install	per point	\$549.12
Additional point less than 1000mm from last	per point	\$1,965.48
Additional point more than 1000mm from last (up to 6m)	per point	\$3,264.36
<b>Suspended Slab</b>		
Relocate base point prior to install	per point	\$3,223.44
Additional point less than 1000mm from last	per point	\$3,516.48
Additional point more than 1000mm from last (up to 6m)	per point	As Quoted
<b>Extend beyond base</b>		
Additional Tundish point including up to 3m pipe run of 50 dia pipe work (includes core hole)	per point	\$2,049.96
<b>Water Works</b>		
Confirmation of location of first point within tenancy	per point	\$279.84
Relocate in-ceiling 20 dia water point prior up to 10m from design location	per point	\$1540.44
<b>Accessories</b>		
Additional Water Meter (addressable / connected BMS)	each	\$1,046.76
Stainless Steel bucket trap	each	\$3,462.36
Cut penetration & install deck tight	each	\$198.00
Cut and flash roof penetration (less than 500×500)	each	\$594.00
Cut and flash roof penetration (greater than 500 ×500 to max 1000 × 1000)	each	\$726.00
Additional Vent	each	\$751.08
<b>Gas Works</b>		
Relocate base point prior to install (within 3000mm)	per point	\$1,108.80
Additional point less than 1000 from last	per point	\$1,007.16
Suspended Copper pipe including supports - 25mm	per metre	\$423.72
Suspended Copper pipe including supports – 65mm	per metre	\$959.64
Suspended Copper pipe including supports – 80mm	per metre	\$1,325.28
<b>Miscellaneous Items</b>		
Fire Collar to Hole Cores	each	\$195.36
Supply & install of additional floor waste during construction	each	\$520.08
Supply & Install of additional sink waste during construction	each	\$855.36
Supply & Install of tundish and drain (within 1m of drain)	each	\$670.56
Cap and make good redundant drain points	per point	\$290.40
Additional Work relating to Hydraulic	per point	As Quoted
<b>1.9 Electrical - New tenancy sub main cabling</b>		
Supply and install 1×2C+E 16mm orange PVC/PVC cable (excludes terminations)	per meter	\$36.18
Supply and install 1×2C+E 25mm orange PVC/PVC cable (excludes terminations)	per meter	\$44.00
Supply and install 1×4C+E 16mm XPLE cable (excludes terminations)	per meter	\$64.37
Supply and install 1×4C+E 25mm XPLE cable (excludes terminations)	per meter	\$94.14
Supply and install 1×4C+E 35mm XPLE cable (excludes terminations)	per meter	\$123.94
Supply and install 1×4C+E 50mm XPLE cable (excludes terminations)	per meter	\$163.35
Supply and install 4×1C+E 50mm XPLE cable (excludes terminations)	per meter	As Quoted
Supply and install 4×1C+E 70mm XPLE cable (excludes terminations)	per meter	\$265.44

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Item	Per Unit	Trade ex GST
Supply and install 4×1C+E 95mm XPLE cable (excludes terminations)	per meter	\$353.69
Supply and install 4×1C+E 120mm XPLE cable (excludes terminations)	per meter	\$436.58
Supply and install 4×1C+E 150mm XPLE cable (excludes terminations)	per meter	\$537.31
<b>Power Upgrades</b>		
1 phase 80 Amp to 1 phase 100 Amp	per tenancy	As Quoted
1 phase 80 Amp to 3 phase 80 Amp	per tenancy	As Quoted
1 phase 80 Amp to 3 phase 100 Amp	per tenancy	As Quoted
3 phase 100 Amp to 3 phase 140Amp	per tenancy	As Quoted
<b>Switchboards</b>		
Relocate existing switchboard up to 160 Amps within 10m of the nominated point (tenancy board)	Each	\$1,689.60
Supply & Install certify 36 pole tenancy DB c/w RCD circuit breaker (single phase)	each	\$4,600.20
Supply & Install certify 48 pole tenancy DB c/w RCD circuit breaker (three phase)	each	\$4,758.60
Supply and install 18 pole 63A switchboard c/w isolator (single phase)	each	\$4,329.60
Supply and install 18 pole 63A switchboard c/w isolator (three phase)	each	\$4,329.60
Supply and install 36 pole 80A switchboard c/w isolator (three phase)	each	\$4,600.20
Supply and install 36 pole 100A switchboard c/w isolator (three phase)	each	\$4,600.20
Supply and install 36 pole 160A switchboard c/w isolator (three phase)	each	\$4,600.20
Supply and install 36 pole 200A switchboard c/w isolator (three phase)	each	\$4,600.20
<b>Meters</b>		
Supply and install 1 phase meter (embedded network)	each	\$978.12
Supply and install 3 phase meter (embedded network)	each	\$1,481.04
<b>Lighting</b>		
Supply & installation of LED edge lit exit light	each	\$1,314.72
Supply & installation of LED spitfire emergency light	each	\$1,140.48
<b>Communications - Data &amp; Phone</b>		
Relocation of communication points (within 10m radius, subject to available cable length)	each	\$137.28
Additional communication points	-	\$811.80
Core Hole including fire seal electrical penetrations	each	\$264.00
Patching of phone lines from MDF to IDF	per tenancy	\$99.00
Additional Work relating to Electrical	per hour	\$211.20
<b>1.10 Mechanical</b>		
Tenancy Air Conditioning (all rates to be inclusive of commissioning & as built drawings)	Note	
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	\$1122.00
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	\$1122.00
Hang diffusers from structure where no tenancy ceiling point	each	As Quoted
Ceiling ventilation transfer grille (600×600 egg crate grille only)	each	\$1,188.00
Relocate supply air diffuser (c/w existing flex , duct on original spigot, maximum 3m duct work, excludes rebalancing)	each	\$330.00
Relocate return air diffuser (c/w existing flex , duct on original spigot, maximum 3m duct work, excludes rebalancing)	each	\$726.00
Relocate thermostat	each	\$726.00
Additional new thermostat (during fitout construction only)	each	\$924.00
1 slot supply air linear type ceiling diffuser (1200 H Long) and plenum including flex ductwork up to 5m	each	\$594.00
2 slot supply air linear type ceiling diffuser (excludes blanking plate, plenum and flex ductwork)	m	\$983.40

Item	Per Unit	Trade ex GST
3 slot supply air linear type ceiling diffuser (excludes blanking plate, plenum and flex ductwork)	m	\$1,122.00
Concealed linear slot diffuser (continuous) Flowline flangless– Nailor	-	As Quoted
Linear slot relief air (inactive slots)	-	As Quoted
New pop cut into rigid duct	each	\$184.80
Supply and install Standard rectangular ductwork including, bends, transitions and supports - 0 - 300mm (max dimension)	m2	\$425.04
Supply and install Standard rectangular ductwork including, bends, transitions and supports - 325 - 750mm (max dimension)	m2	\$554.40
Supply and install Standard rectangular ductwork including, bends, transitions and supports - 775 - 1390mm (max dimension)	m2	\$979.44
Supply and install Standard rectangular ductwork including, bends, transitions and supports - 1400 - 2145mm (max dimension)	m2	\$1,602.48
Supply and install Standard rectangular ductwork including, bends, transitions and supports - 2150 - 3000mm (max dimension)	m2	\$1,921.92
Additional flex spiro ductwork (open ceiling design)	per meter	\$369.60
Supply and install 600 × 600 return air grille (Face only)	each	\$330.00
Supply and install grille to door	each	\$257.40
Balancing of supply and return air	per outlet	\$125.40
Additional Work relating to Mechanical	per outlet	As Quoted
<b>Tenancy Exhaust Systems</b>		
Supply and Install Kitchen Exhaust System to landlord Engineer design to suite tenant fitout design requirements	-	As Quoted
Hang and connect canopy supplied by Tenant to landlord Engineer design to suite tenants fitout design requirements	-	As Quoted
Rebalancing of exhaust system	-	As Quoted
<b>Make up air systems</b>		
Supply and Install make up air System to landlord Engineer design to suite tenant fitout design requirements	-	As Quoted
<b>Penetrations</b>		
Roof penetrations incl. flashings up to 350mm square or dia	each	\$594.00
Roof penetrations incl. flashings up to 800mm square or dia	each	\$594.00
Roof penetrations incl. flashings up to 800mm square or dia (maximum 1000 mm square or dia)	each	\$726.00
Supply and Install decktites to pipework up to 100mm2 (per pipe)	each	\$198.00
Supply and Install condenser platform 1000 × 600mm wide for refrigeration &/or split system (assumes brackets fixed to wall to support condenser)	each	\$792.00
75mm thick insulation retrofitted to underside of soffit for tenancies with No ceiling	each	\$156.49
<b>1.11 Fire</b>		
<b>Sprinkler Systm</b>		
System drain down and re-charge, locally	each	\$699.60
Drain down and re-charge, system drain down	each	As Quoted
Sprinkler Heads - Relocate existing head including design, commissioning & required pipework	each	\$475.20
Sprinkler Heads - Cap off existing	each	\$184.80
Sprinkler Heads - Additional head (Concealed space) including required pipework	each	\$369.60
Sprinkler Heads - Additional head normal (chrome) including required pipework	each	\$514.80
Sprinkler Heads - Additional high temp head (bronze) including required pipework	each	\$580.80
Sprinkler Heads - Additional low temperature head Cool room. including required pipework	each	\$858.00
Sprinkler Heads - Additional low temperature head Freezer. including required pipework	each	\$858.00

Item	Per Unit	Trade ex GST
Sprinkler Heads - Additional head fitted to canopy / hood including required pipework	each	\$699.60
Sprinkler Heads - Additional flush mounted including required pipework	each	\$554.40
Supply and Install new concealed space sprinkler head before ceiling installation including 5m of range pipe and dropper	each	\$369.90
Supply and Install of chrome droppers for fat fryers	each	\$369.90
Remove an existing sprinkler head	each	\$765.60
Exposed sprinkler head on pipewor	each	\$415.80
Relocate exposed sprinkler head on pipework	each	\$415.80
Flush plate sprinkler heads (standard colours, black, white, chrome)	each	\$99.00
Flush plate sprinkler head (non-standard colour – specialised)	each	As Quoted
Supply and Install Fire Suppression System to engineers requirements	-	As Quoted
Additional Work relating to Sprinkler System	per hour	\$171.60
<b>Smoke Detectors</b>		
Supply and Install of new smoke detector during construction including 10m of cabling	each	\$501.60
Relocate an existing smoke detector within 10m of base build location	each	\$369.60
Smoke detection isolation	each	\$237.60
Additional Work relating to fire detection and alarm system	per hour	\$171.60
<b>EWIS</b>		
Additional speaker for occupant warning system (above ceiling) including 10m cabling	each	\$475.20
Additional speaker for occupant warning system (ceiling mounted) 10m including cabling	each	\$475.20
Unit rate for 1 off re-programme after system modifications	each	\$990.00
<b>Accessories</b>		
2.5kg dry extinguishers (supply and install)	each	\$369.60
3.5kg 5B(E) Carbon Dioxide c/w hook & signage	each	\$501.60
4.5kg 60B(E) Chemical c/w hook & signage	each	\$435.60
7l Wet Chemical c/w hook & signage	each	\$679.80
Additional Fire Hose Reel (FHR) and bracket including 10m of pipework	each	\$2,838.00
Additional Fire Hydrant including 3m of pipework	each	\$3,696.00
Additional Fire Blanket	each	\$237.60
Relocation of Fire Hose Reel including 10m of pipework	each	\$2,376.00
Relocation of Fire Hydrant including 10m of pipework	each	\$4,422.00
Flow Switch – Wired	each	\$1,584.00
DN 15 stop valve - lock shut	each	\$303.60
<b>Security</b>		
Monitoring of tenant fitout contractors if required – normal hourly rate (Monday – Friday 7.00am – 7.00pm)	per hour	As Quoted
Monitoring of tenant fitout contractors if required – public holidays hourly rate (7.00am – 7.00pm)	per hour	As Quoted
Monitoring of tenant fitout contractors if required – hourly rate (Saturday & Sunday 7.00am – 7.00pm)	per hour	As Quoted
<b>Labour Rates</b>		
Bricklayer (normal time)	per hour	\$151.80
Carpenter (normal time)	per hour	\$158.40
Carpenter (night works)	per hour	\$221.76
Electrician (normal time)	per hour	\$211.20
Electrician (night works)	per hour	\$264.00
Labourer (normal time)	per hour	\$138.60
Labourer (night works)	per hour	\$194.95

Item	Per Unit	Trade ex GST
Plumber (normal time)	per hour	\$158.40
Plumber (night works)	per hour	\$217.80
Mechanical Services Tradesman (normal time)	per hour	\$168.96
Mechanical Services Tradesman (night works)	per hour	\$254.76
Sprinkler Fitter (normal time)	per hour	\$171.60
Sprinkler Fitter (night works)	per hour	\$257.40
<b>2.0 Consultants fees</b>		
<b>Services Engineer - fees per tenancy include Mechanical, Fire, Electrical &amp; Hydraulic (one service review only)</b>		
Speciality Tenancies up to 400sqm (includes hydraulics, mechanical, electrical, fire)	per tenancy	As Quoted
Speciality Kiosk (hydraulic & electrical)	per tenancy	As Quoted
Food Kiosk (includes hydraulics, mechanical, electrical, fire) excluding multiple review, will be charged at an hourly rate	per tenancy	As Quoted
Food Tenancy, Non-Restaurant (includes hydraulics, mechanical, electrical, fire) excluding multiple review, will be charged at an hourly rate	per tenancy	As Quoted
Mini Major / Concept / Flagship greater than 400sqm stores (includes hydraulics, mechanical, electrical, fire & fire engineering) excluding multiple review, will be charged at an hourly rate	per tenancy	As Quoted
Restaurants (includes hydraulics, mechanical, electrical, fire) excluding multiple review, will be charged at an hourly rate	per tenancy	As Quoted
Multiple Service Reviews as required will be charged at an hourly rate per service discipline	per hour	As Quoted
Mechanical Contractor As built Shop drawing	per tenancy	As Quoted
Hydraulic Contractor As built Shop drawing	per tenancy	As Quoted
<b>Building Surveyor</b>		
Kiosks	per tenancy	As Quoted
Food Tenancy (non restaurants)	per tenancy	As Quoted
Speciality Tenancy <400m2	per tenancy	As Quoted
Mini Major Tenancy 400 – 1,500m2	per tenancy	As Quoted
Restaurant	per tenancy	As Quoted
<b>Structural Engineer</b>		
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 tenancy	As Quoted
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 tenancy	As Quoted
Shopfront design review (Tenant to provide shopfront structural drawings and calculations). Standard laterally / horizontally loaded shopfront from slab to slab soffit above. Non-standard shopfronts may attract additional review fees which will be charged at hourly rates.	per tenancy	As Quoted
Structural Engineer – additional design services	per hour	As Quoted
Fire Engineering – Senior Fire engineer review / advice and report	per hour	As Quoted
Design Review Fee	per tenancy	As Quoted
<b>Hoardings</b>		
Hoarding Adjustments due to fitout works	per SQM	As Quoted
Sandwich panel hoarding (up to 5m high), including removal and make good. Excludes graphics	per meter	As Quoted
Sandwich panel hoarding (2.4m high), including removal and make good. Excludes graphics	per meter	\$567.60
Sandwich panel hoarding (1.2m high), including removal and make good. Excludes graphics	per meter	\$277.20



Item	Per Unit	Trade ex GST
Hire after First Month (from Installation)	m2	As Quoted
Single sliding door to hoarding including Digi-Lock	No.	\$1,848.00
Double sliding door to hoarding including Digi-Lock	No.	\$2508.00
Single hinged door to hoarding including Digi-Lock	No.	\$1,188.00
Double hinged door to hoarding including Digi-Lock	No.	\$1,980.00
Graphic Skin to all panels of hoarding		As Quoted

#### NOTES

##### Fixed Gross Rates

The rates set out in this **schedule** are fixed for the duration of the Development up until practical completion date. Rates are gross and inclusive of preliminaries, margins, and overheads (but excluding administration fees). Any CAT1 costs not covered by this schedule will be charged at trade cost plus 10%

##### Administration Fee (Vicinity)

The Tenant must pay a fee equal to 15% of the aggregate of the total invoices issued pursuant to this schedule.

##### 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. 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.

##### Square Meterage Rates

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.