

Ref	Description	dim1	dim2	dim3	multi	total	Qty	Unit	Rate	Sub El Cost	Element Cost
M & E 1											
Detailed Cost Plan Template											
NB: adapt this template as necessary - caveat emptor!											
<u>2 storey School block</u>											
						GFA					
							1918				
1.00	Site Preparation							1245 m²			\$9,548
1.02	Site Clearance				Factor 1.00	1,244.14	1245	m ²	\$6.44	\$8,020.91	
		to Grid: 1-2	7.70	12.60	1.00	97.02					
		to Grid: 2-3	8.00	21.80	1.00	174.40					
		to Grid: 3-4	8.00	21.80	1.00	174.40					
		to Grid: 4-5	10.55	21.80	1.00	229.99					
		to Grid: 5-6	8.00	21.80	1.00	174.40					
		to Grid: 6-7	8.00	21.80	1.00	174.40					
		to Grid: 7-8	12.97	16.93	1.00	219.53					
1.09	Dewatering				Factor 1.000	1.00	1	No	\$1,527.00	\$1,527.00	
		1.00	1.00	1.00	1.00	1.00					
2.00	Substructure							1245 m²			\$167,599
2.03.01	400x300dp Strip Footing 20MPa incl. exca, conc, fmwk & 16m+10.55m+16m=42.55m, to Grid: 2-7, E to Grid: 2, B-D				Factor 1.000	110.09	111	m	\$99.99	\$11,098.89	
		42.55	1.00	1.00	1.00	42.55					
		5.43	1.00	1.00	1.00	5.43					
		to Grid: 1-2, A-BC	4.39	1.00	1.00	4.39					
		(2x9.2m)+4.39m+2.93m=25.72m to Grid: 1-2, A-BC	25.72	1.00	1.00	25.72					
		to Grid: 2-4, A & to Grid: 5-7, A	16.00	1.00	2.00	32.00					
2.03.02	800x200dp Strip Footing incl. exca, conc, fmwk & Reinforcement				Factor 1.000	78.16	79	m	\$112.32	\$8,873.28	
		6.06m 4 in no. to Grid: A-B	6.06	1.00	1.00	4.00					
		6.06m, 4 in no. to Grid: D-E	6.06	1.00	1.00	4.00					
		10.45m, 2 in no. to Grid: 1, A-D	10.45	1.00	1.00	2.00					
		4.39m, 2 in no. to Grid: 4-5, A	4.39	1.00	1.00	2.00					
2.03.03	1200x200dp Strip Footing incl. exca, conc, fmwk & Reinforcement to Grid: 1-2, A & D				Factor 1.000	14.08	15	m	\$136.98	\$2,054.70	
		7.04	1.00	1.00	2.00	14.08					
2.04.01	1600x1600x400dp Pad Footing				Factor 1.000	5.00	5	No.	\$316.93	\$1,584.64	
		2 in no. to Grid A	1.00	1.00	1.00	2.00					
		2 in no. to Grid B	1.00	1.00	1.00	2.00					
		1 in no. to Grid D	1.00	1.00	1.00	1.00					
2.04.02	2000x2000x400dp Pad Footing, Type 1				Factor 1.000	10.00	10	No.	\$495.20	\$4,952.00	
		5 in no. to Grid B	1.00	1.00	1.00	5.00					
		5 in no. to Grid D	1.00	1.00	1.00	5.00					
2.04.03	2000x2000x400dp Pad Footing, Type 2				Factor 1.000	6.00	6	No.	\$495.20	\$2,971.20	
		4 in no. to Grid A	1.00	1.00	1.00	4.00					
		2 in no. to Grid E	1.00	1.00	1.00	2.00					
2.04.04	1200x1200x400dp Pad Footing				Factor 1.000	3.00	3	No.	\$178.27	\$534.82	
		3 in no. to Grid: 4-5, A-BC	1.00	1.00	1.00	3.00					
2.04.05	800x800x300dp Pad Footing				Factor 1.000	20.00	20	No.	\$59.42	\$1,188.48	
		8 in No. to Grid: E	1.00	1.00	1.00	8.00					
		4 in No. to Grid: D	1.00	1.00	1.00	4.00					
		8 in No. to Grid: 7-8, A-E	1.00	1.00	1.00	8.00					
2.04.06	1600x2200x400dp Pad Footing				Factor 1.000	4.00	4	No.	\$435.78	\$1,743.10	
		4 in no. to Grid E	1.00	1.00	1.00	4.00					
2.05.01	100mm thick conc slab, 25Mpa, +M665, DPM				Factor 1.000	1,129.97	1130	m ²	\$99.36	\$112,279.29	
		SFL 27.487 & RL 27.387 to Grid 2-7, A-E	42.55	21.80	1.00	927.59					
		to SFL 27.487	3.03	12.54	1.00	38.00					
		to SFL 27.387	4.60	9.41	1.00	43.29					
		to RL 27.487	10.35	11.70	1.00	121.10					

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2.05.02	125mm thick conc slab, 25Mpa, +M665, DPM to Ramp, Grid: 1-2, A to Ramp, Grid 7, C	3.13 6.89	9.30 1.15	Factor 1.00	1.000 1.00	37.03 29.11 7.92	38	m ²	\$111.33	\$4,230.56	
2.07	400x200 Slab Thinkening to Area 1.30 & 1.32 Grid:A/1 to Area 1.29 Auto Tech. Grid:A-B/2 to Courtyard, Grid: BC/4-5 to Area 1.06 & 1.07 Grid: A-B/7-8 DDT Lift	3.03 4.60 10.35 4.40 1.43	12.54 9.41 11.70 4.00 1.70	Factor 1.00 1.00 1.00 1.00	1.000 1.00 1.00 1.00 1.00	217.55 38.00 43.29 121.10 17.60 2.43	218	m ²	\$63.00	\$13,734.00	
2.09	Lift pits incl. excav, conc, frmwk & reinforcement to Grid: 7/B	1.00	1.00	Factor 1.00	1.000 1.00	1.00 1.00	1	no.	\$2,354.39	\$2,354.39	
3.00	Frame					GFA	2269	m²			\$339,676
3.05.01	150UC30 Steel Column along Grid A, 7 in no. Along Grid B, 7 in no. Along Grid D, 8 in no. Stair #2 supporting, to Grid D/4-5 Along Grid E, 6 in no. to Grid 7-8/A-E, 5 in no.	6.66 7.59 7.59 2.05 6.66 5.95	1.00 1.00 1.00 1.00 1.00 1.00	Factor 1.00 1.00 1.00 1.00 1.00	0.030 7.00 7.00 6.00 2.00 6.00 5.00	219.10 46.62 53.13 45.54 4.10 39.96 29.75	7	tonne	\$5,621.18	\$36,947.98	
3.05.02	89x4.9 SHS POST to Grid: A 2 in no. to Grid: B/7-8 to Grid: BC/4-5 to Grid: D/8	6.70 5.95 7.95 5.95	1.00 1.00 1.00 1.00	Factor 1.00 1.00 1.00 1.00	0.0125 1.00 2.00 1.00 1.00	0.41 6.70 11.90 7.95 5.95	0	tonne	\$7,224.00	\$2,934.75	
3.05.03	152.4x4.8 CHS Translucent Roofing Support, to Grid: D/4-5, 2 in No. Stair #3 Supporting, to Grid: D/1-2	8.00 3.08	1.00 1.00	Factor 1.00 1.00	0.0185 2.00 1.00	0.35 16.00 3.08	0	tonne	\$7,224.00	\$2,549.26	
3.05.04	152.4x4.8 CHS (Bollard) along Grid: E, 12 in No.	6.85	1.00	Factor 1.00	0.0187 12.00	82.20 82.20	2	tonne	\$7,224.00	\$11,104.30	
3.06.01	250UB31 Steel Beam Grid: A-BC/1-2, Lv 2 Floor Grid:A-BC/4-5, Lv 2 Floor Along Grid:B-D, Roof Beam, 4 in No. Along Grid: A-B, Roof Beam, 2 in No. Along Grid: D-E, Roof Beam, 2 in o.	4.50 10.55 6.30 7.83 7.83	1.00 1.00 1.00 1.00 1.00	Factor 1.00 1.00 1.00 1.00 1.00	0.0314 12.00 6.00 4.00 2.00 2.00	173.80 54.00 63.30 25.20 15.65 15.65	5	tonne	\$5,621.18	\$30,676.55	
3.06.02	310UB46 Steel Beam to Grid: 2-3, Lv 2 Floor to Grid: 3-4, Lv 2 Floor to Grid: 5-6, Lv 2 Floor to Grid: 6-7, Lv 2 Floor	8.00 8.00 8.00 8.00	1.00 1.00 1.00 1.00	Factor 1.00 1.00 1.00 1.00	0.0447 10.00 10.00 10.00 10.00	320.00 80.00 80.00 80.00 80.00	14	tonne	\$5,095.50	\$72,886.03	
3.06.03	310UB40 Steel Beam to Grid: A-BC/4-5, Lv 2 Floor	10.87	1.00	Factor 1.00	0.0404 1.00	10.87 10.87	0	tonne	\$6,114.60	\$2,683.98	
3.06.04	410UB60 Steel Beam along Grid: B-D, 6 in No., Lv 2 Floor	6.15	1.00	Factor 1.00	0.0597 6.00	36.90 36.90	2	tonne	\$5,755.01	\$12,677.89	
3.06.05 pb5	460UB74 Steel Beam along Grid:A-B, Lv 2 Floor along Grid: D-E, Lv 2 Floor	7.83 7.83	1.00 1.00	Factor 1.00 1.00	0.0746 6.00 6.00	93.90 46.95 46.95	7	tonne	\$5,350.28	\$37,478.36	
3.06.06 rb2	200UB25 Roof Beam to Grid:2-3/A to Grid:6-7/A to Grid:2-3/E to Grid: 6-7/A	8.00 8.00 8.00 8.00	1.00 1.00 1.00 1.00	Factor 1.00 1.00 1.00 1.00	0.0254 1.00 1.00 1.00 1.00	32.00 8.00 8.00 8.00 8.00	1	tonne	\$6,424.20	\$5,221.59	

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3.06.07 RB3	250PFC Roof Beam to Grid: A, Roof Beam, 2 in No. to Grid: E, Roof Beam, 2 in No. to Grid: B-D/2, Roof Beam to Grid: B-D/7, Roof Beam to Grid: BC/4-5, Roof Beam	8.00 8.00 6.20 6.20 10.55	1.00 1.00 1.00 1.00 1.00	1.00 1.00 1.00 1.00 1.00	Factor 2.00 2.00 1.00 1.00 1.00	0.0355 16.00 16.00 6.20 6.20 10.55		2 tonne	\$6,880.00	\$13,420.99	
3.06.08	150PFC Roof Beam 8m+8m+10.55m+8m+8m=42.55m, Along Grid: A, Roof Beam 8m+8m+10.55m+8m+8m=42.55m, Along Grid: E, Roof Beam to Grid:BC-E/4-5 @ midspan, Roof Beam to Grid:E/4-5, Roof Beam to Grid: E/207, Roof Beam Outriggers @ East, Roof Beam Outriggers @ West, Roof Beam to Grid: A-B/2-7, Roof Beam to Grid: D-E/2-7, Roof Beam	42.55 42.55 11.48 10.55 0.90 2.46 1.13 7.80 7.80	1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00	1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00	Factor 1.00 1.00 1.00 1.00 6.00 22.00 22.00 6.00 6.00	0.0177 42.55 42.55 11.48 10.55 5.40 54.12 24.86 46.80 46.80		5 tonne	\$6,880.00	\$34,719.56	
3.06.09	300PFC Roof Beam Grid: 4-5, Roof Beam, 2 in No.	10.55	1.00	1.00	Factor 2.00	0.0401 21.10 21.10		1 tonne	\$6,880.00	\$5,821.24	
3.06.10	150x6.0 SHS 8m+8m+10.55m+8m+8m=42.55m, Along Grid: B, Roof Beam 8m+8m+10.55m+8m+8m=42.55m, Along Grid: D, Roof Beam	42.55 42.55	1.00 1.00	1.00 1.00	Factor 1.00 1.00	0.0262 85.10 42.55 42.55		2 tonne	\$7,224.00	\$16,106.77	
3.06.11	80x80x6 Mid Steel Angles to outriggers @ East, Roof Beam to Outriggers @ West, Roof Beam	2.00 1.25	1.00 1.00	1.00 1.00	Factor 22.00 1.00	0.0073 45.25 44.00 1.25		0 tonne	\$7,869.00	\$2,613.57	
3.06.12	80x80x10 Mid Steel Angles to Grid: A/1, Lv 2 Floor Beam	12.50	1.00	1.00	Factor 2.00	0.0119 25.00 25.00		0 tonne	\$7,869.00	\$2,341.03	
3.06.13	150x150x10 Mid Steel Angles to Grid: A-BC/1-2, Lv 2 Floor Beam	9.02	1.00	1.00	Factor 1.00	0.0219 9.02 9.02		0 tonne	\$7,869.00	\$1,554.43	
3.06.14	75x75x5 RHS to Grid: A-E/3, Lv 2 Floor Beam	10.46	1.00	1.00	Factor 1.00	0.0103 10.46 10.46		0 tonne	\$7,224.00	\$778.30	
3.16	200x50mm Timber Rafter, 600mm centre, 5° pitch to Grid: A-D/1, 22 in No.	2.87	0.05	1.00	Factor 22.00	1.0000 2.84 2.84		3 m ²	\$861.11	\$2,446.68	
3.18	Cementitious Sprayed Fireproofing of steel frame members, 2 hours rating 17mm thick 51-70 Hp/A 150UC30 89x4.9 SHS Post 152.4x4.8 CHS 152.4x4.8 CHS (Bollard) 250UB31 310UB46 310UB40 410UB60 460UB74 200UB25 250PFC 150PFC 300PFC 150x6.0 SHS 80x80x6 Mild Steel Angle 80x80x10 Mild Steel Angle 150x150x10 Mild Steel Angle 75x75x5 RHS	219.10 0.41 0.35 82.20 173.80 320.00 10.87 36.90 93.90 32.00 54.94 285.11 21.10 85.10 45.25 25.00 9.02 10.46	0.90 0.34 0.48 0.48 1.05 1.24 1.23 1.48 1.63 0.90 0.83 0.58 0.93 0.57 0.32 0.32 0.06 0.30	1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00	Factor 1.0000 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00	1.0000 1,371.55 197.19 0.14 0.17 39.33 182.49 396.80 13.37 54.61 153.06 28.80 45.60 165.36 19.62 48.85 14.48 8.00 0.54 3.14		1372 m ²	\$32.60	\$44,712.56	
4.00	Structural Walls							144 m²			\$31,680
4.01	150mm Pre-cast Concrete Panel (8.05m+8.98m)*8.15m/2, to West Wall to Area 1.17 DDT Opening (8.05m+8.98m)*8.15m/2, to East Wall to Area 1.14 to Lift well	17.03 2.71 17.03 1.77	8.15 3.00 8.15 7.24	0.50 1.00 0.50 1.00	Factor 1.0000 1.00 1.00 1.00	143.48 69.40 8.13 69.40 12.81		144 m ²	\$220.00	\$31,680.00	
5.00	Upper Floor							941 m²			\$133,675
5.03.01	120mm thick Hi Bond Slab System incl. 665 mesh to Grid: A-E/2-4 to Grid: A-BC/4-5 to Grid: A-E/5-7	16.50 10.55 16.50	22.34 11.48 22.34	1.00 1.00 1.00	Factor 1.0000 1.00 1.00	858.33 368.61 121.11 368.61		859 m ²	\$140.80	\$120,947.20	
5.03.02	150mm thick Hi Bond Slab System incl. 665 mesh to Grid: A-D/1	3.30	12.50	1.00	Factor 1.0000	41.25 41.25		42 m ²	\$201.80	\$8,475.60	
5.03.03	75mm thick Flat Slab + 65mm min. Topping incl. 665 mesh to Grid: A-BC/1-2	4.40	9.02	1.00	Factor 1.0000	39.69 39.69		40 m ²	\$106.30	\$4,252.00	

Ref	Description	dim1	dim2	dim3	multi	total	Qty	Unit	Rate	Sub El Cost	Element Cost
						-					
						-					
						-					
6.00	Roof						1123	m²			\$173,636
6.01	0.55mm Endura/ZR Corrugate Profiled Roofing				Factor 1.000	1,017.57	1018	m ²	\$113.70	\$115,746.60	
	9.30m+9.89=19.19m, to Grid: 2-4	16.30	19.19	1.00	1.00	312.80					
	to Grid 4-5	10.55	9.30	1.00	1.00	98.12					
	9.30m+9.89m=19.19m, to Grid: 5-7	16.30	19.19	1.00	1.00	312.80					
	on Outrigger east of Grid 2	1.25	19.19	1.00	1.00	23.99					
	on Outrigger west of Grid 7	2.50	19.19	1.00	1.00	47.98					
	(6.65+9.2)*14.00/2=110.95m ² , to Grid: 8-9	15.85	14.00	0.50	2.00	221.90					
6.03.01	DHS 250/15 Purlins, 1200 crs				Factor 1.000	178.38	179	m ²	\$91.09	\$16,305.58	
	to Grid: 2-3	8.00	0.25	1.00	20.00	40.00					
	to Grid 3-4	8.00	0.25	1.00	18.00	36.00					
	to Grid: 4-5	10.55	0.25	1.00	10.00	26.38					
	to Grid: 5-6	8.00	0.25	1.00	18.00	36.00					
	to Grid: 6-7	8.00	0.25	1.00	20.00	40.00					
6.03.02	230 PFC Purlins, 1200 crs				Factor 1.000	24.27	25	m ²	\$699.15	\$17,478.70	
	to Grid: 4-5/C-E	10.55	0.23	1.00	10.00	24.27					
6.05	150x40mm Barge Board				Factor 1.000	53.84	54	m	\$51.50	\$2,781.00	
	9.3m+9.89=19.19m, to East Elev. @ Grid 7	19.19	1.00	1.00	1.00	19.19					
	7.52m+7.94m=15.46m, to East Elev. @ Existing Building	15.46	1.00	1.00	1.00	15.46					
	9.3m+9.89=19.19m, to West Elev. @ Grid 2	19.19	1.00	1.00	1.00	19.19					
6.06	150x40mm Eave Flashing				Factor 1.000	74.82	75	m	\$51.50	\$3,862.50	
	to North Elev.	37.41	1.00	1.00	1.00	37.41					
	to South Elev.	37.41	1.00	1.00	1.00	37.41					
						-					
						-					
6.08	Eaves gutters				Factor 1.000	93.36	94	m	\$84.85	\$7,976.00	
	to North Elev. New Building	37.41	1.00	1.00	1.00	37.41					
	to South Elev. New Building	37.41	1.00	1.00	1.00	37.41					
	to North Elev. Existing Building	9.27	1.00	1.00	1.00	9.27					
	to South Elev. Existing Building	9.27	1.00	1.00	1.00	9.27					
6.09	Downpipes				Factor 1.000	66.42	67	m	\$70.00	\$4,690.00	
	to Grid 1-2	7.00	1.00	1.00	1.00	7.00					
	to Grid 2	6.84	1.00	1.00	2.00	13.68					
	to Grid 4	6.51	1.00	1.00	2.00	13.02					
	to Grid 5	6.18	1.00	1.00	2.00	12.36					
	to Grid 7	5.68	1.00	1.00	2.00	11.36					
	to Grid8	4.50	1.00	1.00	2.00	9.00					
6.11	Translucent Roofing, Fibreglass Trough Profiled - Durolite				Factor 1.000	104.34	105	m ²	\$45.68	\$4,795.88	
	to Grid: 4-5/C-E	10.55	9.89	1.00	1.00	104.34					
7.00	Exterior Walls & Exterior Finish						1100	m²			\$249,310
7.03	170mm thick Precast Concrete wall Panels incl. Finishing				Factor 1.000	746.89	747	m ²	\$235.00	\$175,520.07	
	(3.03m + 12.75m)*2 to Area 1.30 & 1.32	15.78	8.78	1.00	2.00	277.10					
	DDT Door @ 1.32 & 2.27	1.04	2.40	1.00	2.00	4.99					
	DDT Door @ 1.30	1.34	2.40	1.00	1.00	3.22					
	DDT Opening for Aluminium Louvres	1.36	2.40	1.00	1.00	3.26					
	(9.4m+8.36m)*8.36/2, to West Wall Grid: E-D	17.82	8.36	0.50	1.00	74.49					
	(8.88m + 7.84m)*8.46m/2, to West Wall to Area 1.36	16.72	8.46	0.50	1.00	70.73					
	(8.88m + 7.84m)*8.46m/2, to East Wall to Area 1.36	16.72	8.46	0.50	1.00	70.73					
	(8.05m+8.98m)*8.15/2, to West Wall Grid: A-B	17.03	8.15	0.50	1.00	69.40					
	DDT Window	1.78	0.52	1.00	1.00	0.93					
	DDT Door	0.94	2.40	1.00	1.00	2.26					
	to South Wall	10.55	4.18	1.00	1.00	44.10					
	DDT Wndows 4 in no.	0.63	2.70	1.00	4.00	6.80					
	(8.88m+7.84m)*8.46m/2, to East Wall Grid: D-E	16.72	8.46	0.50	1.00	70.73					
	DDT Windows 2 in no.	0.42	2.40	1.00	2.00	2.02					
	(8.05m+8.98m)*8.15m/2, to East Wall Grid: A-B	17.03	8.15	0.50	1.00	69.40					
	(3.76m+3.97m)*1.78m/2, DDT Opening	7.73	1.78	0.50	1.00	6.88					
	DDT Rockable RSD	1.05	1.58	1.00	1.00	1.66					
	DDT Door	0.94	2.40	1.00	1.00	2.26					
	(2.93m+2.2m)*18.5m/2, to East Wall Grid: 8	5.13	19.50	0.50	1.00	50.02					
	DDT Windows 2 in no.	0.60	2.20	2.00	1.00	2.64					
	DDT Opening	5.85	2.20	1.00	1.00	12.87					
7.05	100x50mm H1.2 KD MSG8 Timber Framing					352.69	353	m ²	\$42.00	\$14,812.95	
	to North Façade Grid: 5-7	16.41	6.80	1.00	1.00	111.59					
	DDT Aluminium Joinery Type 1	1.20	2.70	1.00	4.00	12.96					
	DDT Aluminium Joinery Type 2	2.60	2.70	1.00	8.00	56.16					
	DDT Aluminium Joinery Type 3	0.41	2.70	1.00	1.00	1.11					
	to North Façade Grid: 2-4	15.78	6.80	1.00	1.00	107.30					
	DDT Aluminium Joinery Type 1	1.23	2.70	1.00	4.00	13.28					
	DDT Aluminium Joinery Type 2	2.60	2.70	1.00	8.00	56.16					
	DDT Aluminium Joinery Type 3	0.41	2.70	1.00	2.00	2.21					
	to Sourh Façade Grid 2-4	15.78	2.67	1.00	1.00	42.13					
	DDT Aluminium Joinery Type 1	1.20	2.70	1.00	2.00	6.48					
	DDT Aluminium Joinery Type 2	2.60	2.70	1.00	3.00	21.06					
	DDT Aluminium Joinery Type 3	0.41	2.70	1.00	1.00	1.11					

Ref	Description	dim1	dim2	dim3	multi	total	Qty	Unit	Rate	Sub El Cost	Element Cost
	to South Façade Grid: 5-7	16.41	2.67	1.00	1.00	43.81					
	DDT Aluminium Joinery Type 1	1.20	2.70	1.00	2.00	6.48					
	DDT Aluminium Joinery Type 2	2.60	2.70	1.00	4.00	28.08					
	DDT Aluminium Joinery Type 3	0.41	2.70	1.00	1.00	1.11					
	2.67m + 2.05m, to South Façade Grid: 7-8	2.46	4.72	1.00	1.00	11.61					
	to East Façade Grid: A-B	1.85	1.85	1.00	1.00	3.42					
	to East Façade Grid: D-E	3.08	1.95	1.00	1.00	6.00					
	(1.64m+3.08m)*7.8m /2 * 2 in no. to East Façade Grid: A-E/8	4.72	7.80	0.50	2.00	36.82					
	to North Façade Grid: 7-8	12.71	1.74	1.00	1.00	22.12					
	to South Façade Grid: 7-8	10.05	1.74	1.00	1.00	17.49					
	to South Façade Lv 2	48.18	3.90	1.00	1.00	187.64					
	DDT Aluminium Joinery Type 4	0.92	1.95	1.00	8.00	14.35					
	DDT Aluminium Joinery Type 5	0.41	1.95	1.00	8.00	6.40					
	DDT Aluminium Joinery Type 4+5	1.33	1.95	1.00	8.00	20.75					
	DDT Windows 4 in no.	0.60	1.64	1.00	4.00	3.94					
	to Outrigger, South Façade @ Grid 2, Lv 2	1.23	3.90	1.00	1.00	4.80					
	to Outrigger, South Façade @ Grid 7, Lv 2	2.46	3.90	1.00	1.00	9.59					
7.09.01	Hardi Titan Fibre Cement Cladding					110.25	110	m ²	\$190.35	\$20,986.37	
	to North Façade Grid: 5-7	16.41	6.80	1.00	1.00	111.59					
	DDT Aluminium Joinery Type 1	1.20	2.70	1.00	4.00	12.96					
	DDT Aluminium Joinery Type 2	2.60	2.70	1.00	8.00	56.16					
	DDT Aluminium Joinery Type 3	0.41	2.70	1.00	1.00	1.11					
	to North Façade Grid: 2-4	15.78	6.80	1.00	1.00	107.30					
	DDT Aluminium Joinery Type 1	1.23	2.70	1.00	4.00	13.28					
	DDT Aluminium Joinery Type 2	2.60	2.70	1.00	8.00	56.16					
	DDT Aluminium Joinery Type 3	0.41	2.70	1.00	2.00	2.21					
	to South Façade Grid 2-4	15.78	2.67	1.00	1.00	42.13					
	DDT Aluminium Joinery Type 1	1.20	2.70	1.00	2.00	6.48					
	DDT Aluminium Joinery Type 2	2.60	2.70	1.00	3.00	21.06					
	DDT Aluminium Joinery Type 3	0.41	2.70	1.00	1.00	1.11					
	to South Façade Grid: 5-7	16.41	2.67	1.00	1.00	43.81					
	DDT Aluminium Joinery Type 1	1.20	2.70	1.00	2.00	6.48					
	DDT Aluminium Joinery Type 2	2.60	2.70	1.00	4.00	28.08					
	DDT Aluminium Joinery Type 3	0.41	2.70	1.00	1.00	1.11					
	2.67m + 2.05m, to South Façade Grid: 7-8	2.46	4.72	1.00	1.00	11.61					
7.09.02	Timber Board Cladding					85.84	86	m ²	\$181.70	\$15,596.61	
	to East Façade Grid: A-B	1.85	1.85	1.00	1.00	3.42					
	to East Façade Grid: D-E	3.08	1.95	1.00	1.00	6.00					
	(1.64m+3.08m)*7.8m /2 * 2 in no. to East Façade Grid: A-E/8	4.72	7.80	0.50	2.00	36.82					
	to North Façade Grid: 7-8	12.71	1.74	1.00	1.00	22.12					
	to South Façade Grid: 7-8	10.05	1.74	1.00	1.00	17.49					
7.09.03	Profiled Metal Cladding					156.60	157	m ²	\$143.00	\$22,393.89	
	to South Façade Lv 2	48.18	3.90	1.00	1.00	187.64					
	DDT Aluminium Joinery Type 4	0.92	1.95	1.00	8.00	14.35					
	DDT Aluminium Joinery Type 5	0.41	1.95	1.00	8.00	6.40					
	DDT Aluminium Joinery Type 4+5	1.33	1.95	1.00	8.00	20.75					
	DDT Windows 4 in no.	0.60	1.64	1.00	4.00	3.94					
	to Outrigger, South Façade @ Grid 2	1.23	3.90	1.00	1.00	4.80					
	to Outrigger, South Façade @ Grid 7	2.46	3.90	1.00	1.00	9.59					
8.00	Windows and Exterior Doors						480	m²			\$237,187
8.01.01	Aluminium Window Type 1, 1200mm x 2700mm			Factor	1.000	38.88	39	m ²	\$530.00	\$20,606.40	
	to North Façade, 8 in No.	1.20	2.70	1.00	8.00	25.92					
	to South Façade, 4 in No.	1.20	2.70	1.00	4.00	12.96					
8.01.02	Aluminium Window Type 2, 2600mm x 2700mm			Factor	1.000	161.46	161	m ²	\$440.00	\$71,042.40	
	to North Façade, 16 in No.	2.60	2.70	1.00	16.00	112.32					
	to South Façade, 7 in No.	2.60	2.70	1.00	7.00	49.14					
8.01.03	Aluminium Window Type 3, 1200mm x 2700mm			Factor	1.000	9.72	10	m ²	\$350.00	\$3,402.00	
	to North Façade, 2 in No.	1.20	2.70	1.00	2.00	6.48					
	to South Façade, 1 in No.	1.20	2.70	1.00	1.00	3.24					
8.01.04	Aluminium Window Type 4, 920mm x 1950mm			Factor	1.000	14.35	14	m ²	\$350.00	\$5,023.20	
	to South Façade, 4 in No.	0.92	1.95	1.00	8.00	14.35					
8.01.05	Aluminium Window Type 5, 410mm x 1950mm			Factor	1.000	6.40	6	m ²	\$530.00	\$3,389.88	
	to South Façade, 4 in No.	0.41	1.95	1.00	8.00	6.40					
8.01.06	Aluminium Window Type 6, 1330mm x 1950mm			Factor	1.000	20.75	21	m ²	\$440.00	\$9,129.12	
	to South Façade, 4 in No.	1.33	1.95	1.00	8.00	20.75					
8.01.07	Aluminium Window Type 7, 400mm x 1640mm			Factor	1.000	5.25	5	m ²	\$530.00	\$2,781.44	
	to South Façade, Grid: 4-5, 8 in No.	0.40	1.64	1.00	8.00	5.25					
8.01.08	Aluminium Windows (Other Types)			Factor	1.000	41.90	42	m ²	\$440.00	\$18,435.56	
	to East Elev. Grid: 8, 2 in No.	0.50	2.00	1.00	2.00	2.00					
	to East Elev. Grid: 8, 2 in No.	2.05	2.00	1.00	2.00	8.20					
	to West Elev. Grid : 2	1.74	0.55	1.00	1.00	0.96					
	to South Façade, Grid: 7-8	2.15	2.05	1.00	1.00	4.41					
	to South Façade, Grid: 7-8	2.87	2.05	1.00	1.00	5.88					

Ref	Description	dim1	dim2	dim3	multi	total	Qty	Unit	Rate	Sub El Cost	Element Cost
	to South Façade, Grid: 7-8, 2 in No.	0.80	0.70	1.00	2.00	1.12					
	to North Façade, Grid 7-8	2.77	2.30	1.00	1.00	6.37					
	to North Façade, Grid 7-8, 2 in No.	2.40	2.70	1.00	2.00	12.96					
8.03	Curtain Walling			Factor	1.000	144.67	145	m ²	\$430.00	\$62,206.38	
	to North Façade Grid: 4-5/BC	9.84	8.00	1.00	1.00	78.72					
	DDT dbl Doors 2 in No.	1.60	2.40	1.00	2.00	7.68					
	(7.6m+8.0m)*3m/2, to East Façade Grid: 7/B-D	15.60	3.00	0.50	1.00	23.40					
	(7.8m+8.0m)*2.67m/2, to East Façade Grid: 7/B-D	15.80	2.67	0.50	1.00	21.09					
	DDT dbl Doors 2 in No.	1.60	2.40	1.00	2.00	7.68					
	(7.6m+8.0m)*3m/2, to West Façade Grid: 7/B-D	15.60	3.00	0.50	1.00	23.40					
	(7.8m+8.0m)*2.67m/2, to East Façade Grid: 2/B-D	15.80	2.67	0.50	1.00	21.09					
	DDT dbl Doors 2 in No.	1.60	2.40	1.00	2.00	7.68					
8.04.01	Aluminium Flamed Glassed Dbl Door (1620mmx2400mm)			Factor	1.000	4.00	4	No.	\$4,285.00	\$17,140.00	
	to East Wall @ Grid: 7/BC Lv 1&2, 2 in No.	1.00	1.00	1.00	2.00	2.00					
	to North Façade, 2 in No.	1.00	1.00	1.00	2.00	2.00					
8.04.02	Automatic Frameless Glassed Bi-parting Sliding Door, 1980x2000mm wide			Factor	1.000	1.00	1	No.	\$6,000.00	\$6,000.00	
	to South Façade	1.00	1.00	1.00	1.00	1.00					
8.04.03	Firerated Dbl Door 1620mm x 2400mm			Factor	1.000	4.00	4	No.	\$4,024.77	\$16,099.09	
	to Area 1.35 3 in No.	1.00	1.00	1.00	3.00	3.00					
	to East Façade	1.00	1.00	1.00	1.00	1.00					
8.04.04	Firerated Single Door 810mm x 1980mm			Factor	1.000	1.00	1	No.	\$1,931.89	\$1,931.89	
	to Area 1.35	1.00	1.00	1.00	1.00	1.00					
9.00	Stairs and Balustrades						2269	m²			\$76,582
9.01.01	1400mm wide Pre-cast Concrete, 3.7m rise			Factor	1.000	5.18	5	m ²	\$2,609.12	\$13,515	
	Stair #1 Grid: BC-D/1-2										
	Level 27487 to 28060	1.40	0.57	1.00	1.00	0.80					
	Level 28060 to 31187	1.40	3.13	1.00	1.00	4.38					
9.01.02	1600mm wide Pre-cast Concrete, 3.7m rise			Factor	1.000	6.29	6	m ²	\$2,551.55	\$16,049	
	Stair #2 Grid: D/4-5										
	Level 27487 to 29537	1.70	2.05	1.00	1.00	3.49					
	Level 29537 to 31187	1.70	1.65	1.00	1.00	2.81					
9.01.03	1500mm wide Pre-cast Concrete, 3.7m rise			Factor	1.000	5.55	6	m ²	\$2,676.56	\$14,855	
	Stair #3 Grid: BC/7-8										
	Level 27487 to 29337	1.50	1.85	1.00	1.00	2.78					
	Level 29337 to 31187	1.50	1.85	1.00	1.00	2.78					
9.01.04	3000mm wide in-situ concrete steps, 1.64m rise			Factor	1.000	4.92	5	m ²	\$3,065.56	\$15,083	
	Stair #3 Grid: BC/7-8										
	Level 25847 to 27487	3.00	1.64	1.00	1.00	4.92					
9.03	Tubular Stainless Steel Balustrades, 1000high, 50posts, 50rail			Factor	1.000	48.80	49	m	\$350.00	\$17,080	
	Stair #1 Grid: BC-D/1-2										
	Stair	1.13	1.17	1.00	2.00	2.64					
	Stair	4.51	1.17	1.00	2.00	10.55					
	Stair #2 Grid: D/4-5										
	2.4m+3m=5.4m Stair	5.40	1.17	1.00	2.00	12.64					
	Landings	1.75	1.00	1.00	2.00	3.50					
	Stair #3 Grid: BC/7-8										
	Stair	3.07	1.17	2.00	2.00	14.37					

Ref	Description	dim1	dim2	dim3	multi	total	Qty	Unit	Rate	Sub El Cost	Element Cost
	Landing	1.70	1.00	1.00	3.00	5.10					
10.00	Interior Walls						953	m2			\$154,403
10.01.01	140x45mm MSG8, KD, H1.2 Radiata Pine Timber Frame			Factor	1.000	953.18	953	m ²	\$108.00	\$102,943.65	
	LEVEL 1										
	Grid: B-D / 1-2										
	to wall between 1.30 & 1.31	3.00	2.70	1.00	1.00	8.10					
	DDT to ditto - Door D130.B	0.81	1.98	1.00	1.00	1.60					
	to wall between 1.31 & 1.32	3.00	2.70	1.00	1.00	8.10					
	DDT to ditto - Door D131.A	0.81	1.98	1.00	1.00	1.60					
	to wall between 1.35 & 1.29	4.70	2.70	1.00	1.00	12.69					
	DDT to ditto - Double Door D1.29A	1.81	2.40	1.00	1.00	4.34					
	Grid: A-B / 2-3										
	to wall between 1.28 & 1.27										
	2.770+0.865 (west + north)	3.63	2.70	1.00	1.00	9.80					
	to wall between 1.28 & 1.26	2.16	2.70	1.00	1.00	5.83					
	to wall between 1.26 & 1.27										
	2.770+0.865 (west + north)	3.63	2.70	1.00	1.00	9.80					
	DDT to ditto - Door D1.26A	0.81	1.98	1.00	1.00	1.60					
	to wall between 1.28/1.26 & 1.33	7.86	2.70	1.00	1.00	21.22					
	DDT to ditto - Door D1.33J	0.81	1.98	1.00	1.00	1.60					
	DDT to ditto - Sliding door D1.33H	2.29	2.70	1.00	1.00	6.18					
	Grid: D-E / 2-3										
	to wall east & west side of rooms 1.25	4.73	2.70	1.00	2.00	25.52					
	to wall between 1.25 & 1.33	7.86	2.70	1.00	1.00	21.22					
	DDT to ditto - Door D1.33A	0.81	1.98	1.00	1.00	1.60					
	DDT to ditto - Door D1.33B	0.81	1.98	1.00	1.00	1.60					
	DDT to Ditto - Glazing W1.25A	2.40	2.70	1.00	1.00	6.48					
	Grid: A-B / 3-4										
	to wall between 1.26 & 1.23	4.93	2.70	1.00	1.00	13.30					
	to wall east Room 1.22	4.93	2.70	1.00	1.00	13.31					
	to wall between 1.23/1.22 & 1.33	7.90	2.70	1.00	1.00	21.33					
	DDT to ditto - Sliding Door D1.33H & D.133 F	2.30	2.70	1.00	2.00	12.42					
	Grid: D-E / 3-4										
	to wall east & west side of rooms 1.20	4.73	2.70	1.00	1.00	12.77					
	to wall between 1.20 & 1.33	7.90	2.70	1.00	1.00	21.33					
	DDT to ditto - Sliding Door D1.33C & D.133D	2.40	2.70	1.00	2.00	12.96					
	Grid: A-B / 4-5										
	To west all room 1.17	5.30	2.70	1.00	1.00	14.31					
	To wall between 1.17 & 1.16 / 1.18	7.83	2.70	1.00	1.00	21.13					
	DDT to Ditto - Door D1.17B	0.81	1.98	1.00	1.00	1.60					
	to wall between 1.16 & 1.18	2.90	2.70	1.00	1.00	7.83					
	to wall between 1.16 / 1.18 & 1.15	7.83	2.70	1.00	1.00	21.14					
	to wall between 1.15 & 1.14	6.53	2.40	1.00	1.00	15.67					
	to south wall room 1.19	1.94	2.40	1.00	1.00	4.66					
	to wall between 1.19 & 1.15	1.30	2.40	1.00	1.00	3.12					
	to wall between 1.19 & 1.14	1.30	2.40	1.00	1.00	3.12					
	to north wall fo toilet cubicles	0.98	2.40	1.00	6.00	14.11					
	to wall between 1.17 / 1.16 / 1.15 / 1.19 / 1.14 & 1.13	10.55	2.70	1.00	1.00	28.49					
	DDT to Ditto - Door D1.16B	0.81	1.98	1.00	1.00	1.60					
	DDT to Ditto - Door 1.15A	0.81	1.98	1.00	1.00	1.60					
	DDT to Ditto - Door 1.13B.	0.81	1.98	1.00	1.00	1.60					
	DDT to Ditto - Door 1.14A	0.81	1.98	1.00	1.00	1.60					
	Grid: A-B / 5-6										
	to wall between 1.14 & 1.10	7.83	2.70	1.00	1.00	21.14					
	to wall between 1.10 & 1.09 (double wall)	7.83	2.70	1.00	2.00	42.28					
	DDT to ditto - sliding door D1.09A	3.50	2.70	1.00	2.00	18.90					
	to wall between 1.10 & 1.34	7.93	2.70	1.00	1.00	21.41					
	DDT to ditto - Door D134D	0.81	1.98	1.00	1.00	1.60					
	DDT to ditto - Sliding Door D1.10A	2.90	2.70	1.00	1.00	7.83					
	DDT to ditto - Glazing W1.10A	3.17	2.70	1.00	1.00	8.56					
	Grid: D-E / 5-6										
	to West wall Room 1.12	7.83	2.70	1.00	1.00	21.14					
	to wall between 1.12 & 1.11 (double wall)	7.83	2.70	1.00	2.00	42.28					
	DDT to ditto - sliding door D1.11AA	3.50	2.70	1.00	2.00	18.90					
	to wall between 1.12 & 1.34	7.93	2.70	1.00	1.00	21.41					
	DDT to ditto - sliding door D1.12B	2.90	2.70	1.00	1.00	7.83					
	DDT to ditto - Door D134A	0.81	1.98	1.00	1.00	1.60					
	DDT to ditto - Glazing W1.12A	3.17	2.70	1.00	1.00	8.56					
	Grid: A-B / 6-7										
	to East wall Room 1.09	7.83	2.70	1.00	1.00	21.14					
	to wall between 1.09 & 1.34	7.93	2.70	1.00	1.00	21.41					
	DDT to ditto - sliding door D1.09B	2.90	2.70	1.00	1.00	7.83					
	DDT to ditto - Door D134C	0.81	1.98	1.00	1.00	1.60					
	DDT to ditto - Glazing W1.09A	3.17	2.70	1.00	1.00	8.56					
	Grid: D-E / 6-7										
	to East wall Room 1.11	7.83	2.70	1.00	1.00	21.14					
	DDT to ditto - sliding door D1.11B	3.02	2.70	1.00	1.00	8.15					
	to wall between 1.11 & 1.34	7.93	2.70	1.00	1.00	21.41					
	DDT to ditto - sliding door D1.11C	2.90	2.70	1.00	1.00	7.83					
	DDT to ditto - Door D1.34B	0.81	1.98	1.00	1.00	1.60					
	DDT to ditto - Glazing W1.11A	3.17	2.70	1.00	1.00	8.56					
	Grid: A-B / 7-8										
	to wall between 1.07 & 1.06										
	2.18 + 1.80 (West + North)	3.98	2.70	1.00	1.00	10.75					
	to wall between 1.07 / 1.06 & 1.04	3.40	2.70	1.00	1.00	9.18					
	DDT to ditto - Glazing W1.05E	0.80	2.70	1.00	1.00	2.16					
	to wall between 1.07 / 1.04 & 1.34	11.56	2.70	1.00	1.00	31.20					
	DDT to ditto - Opening in 1.07	1.20	2.70	1.00	1.00	3.24					
	DDT to ditto - Glazing W1.05D	1.60	2.70	1.00	1.00	4.32					
	DDT to ditto - Door D1.04A	0.81	1.98	1.00	1.00	1.60					
	Grid: D-E / 7-8										
	to wall between 1.03 & 1.02	4.00	2.70	1.00	1.00	10.80					
	DDT to ditto - Glazing W1.03A	2.40	2.70	1.00	1.00	6.48					
	to wall between 1.03 & 1.34	4.00	2.70	1.00	1.00	10.80					
	DDT to ditto - Door D1.01A	0.81	1.98	1.00	1.00	1.60					
	DDT to ditto - Glazing W1.03A	1.00	2.70	1.00	1.00	2.70					
	LEVEL 2										
	Grid: B-D / 1-2										
	to wall between 2.26 & 2.28	4.50	3.00	1.00	1.00	13.50					
	DDT to ditto - Door D228A	0.81	1.98	1.00	1.00	1.60					
	Grid: A-B / 2-3										
	to West Wall in Room 2.24	7.83	3.00	1.00	1.00	23.48					
	to wall between 2.24 & 2.22 (double wall)	7.83	3.00	1.00	2.00	46.98					
	DDT to ditto - sliding door D2.22B	3.50	3.00	1.00	2.00	21.00					
	to wall between 2.24 & 2.21	7.90	3.00	1.00	1.00	23.70					
	DDT to ditto - Door D2.21D	0.81	1.98	1.00	1.00	1.60					
	DDT to ditto - sliding door D2.24A	2.90	3.00	1.00	1.00	8.70					
	DDT to ditto - Glazing W2.24A	3.17	3.00	1.00	1.00	9.51					
	Grid: D-E / 2-3										
	to West Wall in Room 2.25	7.83	3.00	1.00	1.00	23.48					
	to wall between 2.25 & 2.23 (double wall)	7.83	3.00	1.00	2.00	46.98					
	DDT to ditto - sliding door D2.23A	3.50	3.00	1.00	2.00	21.00					
	to wall between 2.25 & 2.21	7.90	3.00	1.00	1.00	23.70					
	DDT to ditto - Door D2.21A	0.81	1.98	1.00	1.00	1.60					
	DDT to ditto - sliding door D2.25A	2.90	3.00	1.00	1.00	8.70					
	DDT to ditto - Glazing W2.25A	1.60	3.00	1.00	1.00	4.80					
	Grid: A-B / 3-4										
	to East Wall in Room 2.22	7.83	3.00	1.00	1.00	23.48					

Ref	Description	dim1	dim2	dim3	multi	total	Qty	Unit	Rate	Sub El Cost	Element Cost
	to wall between 2.22 & 2.21	7.90	3.00	1.00	1.00	23.70					
	DDT to ditto - Door D2.21C	0.81	1.98	1.00	1.00	1.60					
	DDT to ditto - sliding door D2.22A	2.90	3.00	1.00	1.00	8.70					
	DDT to ditto - Glazing W2.22A	1.60	3.00	1.00	1.00	4.80					
	Grid: D-E / 3-4										
	to East Wall in Room 2.23	7.83	3.00	1.00	1.00	23.48					
	to wall between 2.23 & 2.21	7.90	3.00	1.00	1.00	23.70					
	DDT to ditto - Door D2.21B	0.81	1.98	1.00	1.00	1.60					
	DDT to ditto - sliding door D2.23A	2.90	3.00	1.00	1.00	8.70					
	DDT to ditto - Glazing W2.23A	1.60	3.00	1.00	1.00	4.80					
	Grid: A-B / 4-5										
	To wall between 2.20 & 2.18										
	South	0.90	3.00	1.00	1.00	2.70					
	East	2.00	3.00	1.00	1.00	6.00					
	DDT to Ditto - Double Door D2.18C	1.81	1.98	1.00	1.00	3.58					
	to wall between 2.18 & 2.19										
	South	0.90	3.00	1.00	1.00	2.70					
	West	2.00	3.00	1.00	1.00	6.00					
	DDT to Ditto - Double Door D2.18B	1.81	1.98	1.00	1.00	3.58					
	to wall between 2.18 / 2.19 & 2.15	7.83	3.00	1.00	1.00	23.49					
	to wall between 2.15 & 2.14	6.53	2.70	1.00	1.00	17.63					
	to south wall room 2.16	1.94	2.70	1.00	1.00	5.24					
	to wall between 2.16 & 2.15	1.30	2.70	1.00	1.00	3.51					
	to wall between 2.16&2.19	1.30	2.70	1.00	1.00	3.51					
	to north wall fo toilet cubicles A (6 cubicles total)	0.98	2.70	1.00	6.00	15.88					
	to wall between 2.20 / 2.19 / 2.18 / 2.15 / 2.14 / 2.16 & 2.17	10.55	3.00	1.00	1.00	31.65					
	DDT to Ditto - Glazing W2.18A & W2.18B	1.05	3.00	1.00	2.00	6.30					
	DDT to Ditto - Door D2.18A	0.81	1.98	1.00	1.00	1.60					
	DDT to Ditto - Door D2.15A	0.81	1.98	1.00	1.00	1.60					
	DDT to Ditto - Glazing W2.15A	0.40	2.70	1.00	1.00	1.08					
	DDT to Ditto - Door D2.17B	0.81	1.98	1.00	1.00	1.60					
	DDT to Ditto - Glazing W2.14A	0.40	2.70	1.00	1.00	1.08					
	DDT to Ditto - Door D2.14A	0.81	1.98	1.00	1.00	1.60					
	Grid:A-B / 5-6										
	to wall between 2.13 & 2.14	7.83	3.00	1.00	1.00	23.48					
	to wall between 2.13 & 2.10 (double wall)	7.83	3.00	1.00	2.00	46.98					
	DDT to ditto - sliding door D2.10B	3.50	3.00	1.00	2.00	21.00					
	to wall between 2.13 & 2.09	7.90	3.00	1.00	1.00	23.70					
	DDT to ditto - Door D2.09D	0.81	1.98	1.00	1.00	1.60					
	DDT to ditto - sliding door D2.13A	2.90	3.00	1.00	1.00	8.70					
	DDT to ditto - Glazing W2.13A	1.60	3.00	1.00	1.00	4.80					
	Grid: D-E / 5-6										
	to West wall in Room 2.12	7.83	3.00	1.00	1.00	23.48					
	to wall between 2.12 & 2.11 (double wall)	7.83	3.00	1.00	2.00	46.98					
	DDT to ditto - sliding door D2.11A	3.50	3.00	1.00	2.00	21.00					
	to wall between 2.12 & 2.09	7.90	3.00	1.00	1.00	23.70					
	DDT to ditto - Door D2.09A	0.81	1.98	1.00	1.00	1.60					
	DDT to ditto - sliding door D2.12A	2.90	3.00	1.00	1.00	8.70					
	DDT to ditto - Glazing W2.12A	1.60	3.00	1.00	1.00	4.80					
	Grid: A-B / 6-7										
	to East wall in Room 2.10	7.83	3.00	1.00	1.00	23.48					
	to wall between 2.10 & 2.09	7.90	3.00	1.00	1.00	23.70					
	DDT to ditto - Door D2.09C	0.81	1.98	1.00	1.00	1.60					
	DDT to ditto - sliding door D2.10A	2.90	3.00	1.00	1.00	8.70					
	DDT to ditto - Glazing W2.10A	1.60	3.00	1.00	1.00	4.80					
	Grid: D-E / 6-7										
	to East wall in Room 2.11	7.83	3.00	1.00	1.00	23.48					
	to wall between 2.11 & 2.09	7.90	3.00	1.00	1.00	23.70					
	DDT to ditto - Door D2.09B	0.81	1.98	1.00	1.00	1.60					
	DDT to ditto - sliding door D2.11A	2.90	3.00	1.00	1.00	8.70					
	DDT to ditto - Glazing W2.11A	1.60	3.00	1.00	1.00	4.80					
	Grid: B-D / 7-8										
	to wall between 2.08 & Viod	1.60	3.00	1.00	1.00	4.80					
	to wall behind viod behind W2.09A										
	East	3.10	3.00	1.00	1.00	9.30					
	North	2.20	3.00	1.00	1.00	6.60					
10.03	Clear anodised aluminium screens - toughened clear glazing			Factor	1.000	107.95	108	m ²	\$390.00	\$42,098.94	
	Grid: D-E / 2-3										
	Glazing to wall between 1.25 & 1.33 - W1.25A	2.40	2.70	1.00	1.00	6.48					
	Grid: A-B / 5-6										
	Glazing to wall between 1.10 & 1.34 - W1.10A	3.17	2.70	1.00	1.00	8.56					
	Grid: D-E / 5-6										
	Glazing to wall between 1.12 & 1.34 - W1.12A	3.17	2.70	1.00	1.00	8.56					
	Grid: A-B / 6-7										
	Glazing to wall between 1.09 & 1.34 - W1.09A	3.17	2.70	1.00	1.00	8.56					
	Grid: D-E / 6-7										
	Glazing to wall between 1.11 & 1.34 - W1.11A	3.17	2.70	1.00	1.00	8.56					
	Grid: A-B / 7-8										
	Glazing to wall between 1.07 / 1.06 & 1.04 - W1.05E	0.80	2.70	1.00	1.00	2.16					
	Glazing to wall between 1.07 / 1.04 & 1.34 - W1.05D	1.60	2.70	1.00	1.00	4.32					
	Grid: D-E / 7-8										
	Glazing to wall between 1.03 & 1.02 - W1.03A	2.40	2.70	1.00	1.00	6.48					
	Glazing to wall between 1.03 & 1.34 - W1.03A	1.00	2.70	1.00	1.00	2.70					
	LEVEL 2										
	Grid: A-B / 2-3										
	Glazing to wall between 2.24 & 2.21 - W2.24A	3.17	3.00	1.00	1.00	9.51					
	Grid: D-E / 2-3										
	Glazing to wall between 2.25 & 2.21 - W2.25A	1.60	3.00	1.00	1.00	4.80					
	Grid: A-B / 3-4										
	Glazing to wall between 2.22 & 2.21 - W2.22A	1.60	3.00	1.00	1.00	4.80					
	Grid: D-E / 3-4										
	Glazing to wall between 2.23 & 2.21 - W2.23A	1.60	3.00	1.00	1.00	4.80					
	Grid: A-B / 4-5										
	Glazing wall between 2.20 / 2.19 / 2.18 / 2.15 / 2.14 / 2.16 & 2.17										
	Glazing W2.18A & W2.18B	1.05	3.00	1.00	2.00	6.30					
	Glazing W2.15A	0.40	2.70	1.00	1.00	1.08					
	Glazing W2.14A	0.40	2.70	1.00	1.00	1.08					
	Grid:A-B / 5-6										
	Glazing to wall between 2.13 & 2.09 - W2.13A	1.60	3.00	1.00	1.00	4.80					
	Grid: D-E / 5-6										
	Glazing to wall between 2.12 & 2.09 - W2.12A	1.60	3.00	1.00	1.00	4.80					
	Grid: A-B / 6-7										
	Glazing to wall between 2.10 & 2.09 - W2.10A	1.60	3.00	1.00	1.00	4.80					
	Grid: D-E / 6-7										
	Glazing to wall between 2.11 & 2.09 - W2.11A	1.60	3.00	1.00	1.00	4.80					
10.09.01	Proprietary toilet cubicles - 850mm Long Side Panel			Factor	1.000	12.00	12	No.	\$480.00	\$5,760.00	
	Level 1										
	Grid: A-B / 4-5										
	to Female Toilets 1.15 x 3	1.00	1.00	1.00	3.00	3.00					
	to male Toilets 1.14 x 3	1.00	1.00	1.00	3.00	3.00					

Ref	Description	dim1	dim2	dim3	multi	total	Qty	Unit	Rate	Sub El Cost	Element Cost
10.09.02	Level 2 Grid: A-B / 4-5 to Female Toilets 2.15 x 3 to male Toilets 2.14 x 3		9.18								
		1.00	1.00	1.00	3.00	3.00					
		1.00	1.00	1.00	3.00	3.00					
	Proprietary toilet cubicles - 750mm wide Door				Factor	1.000		12 No.	\$300.00	\$3,600.00	
	Level 1 Grid: A-B / 4-5 to Female Toilets 1.15 x 3 to male Toilets 1.14 x 3										
		1.00	1.00	1.00	3.00	3.00					
		1.00	1.00	1.00	3.00	3.00					
			8.10								
	Level 2 Grid: A-B / 4-5 to Female Toilets 2.15 x 3 to male Toilets 2.14 x 3										
		1.00	1.00	1.00	3.00	3.00					
		1.00	1.00	1.00	3.00	3.00					
11.00	Interior Doors										
11.01.01	Internal Doors						1120 m2	\$28.40	\$31,808.00		
	GFA	1,120.00	1.00	1.00	1.00	1,120.00					
12.00	Floor Finish						1918 m²				\$136,910
12.01	Heavy Duty polypropylene Carpet				Factor	1.000	742 m ²	\$53.00	\$39,322.21		
	Level 1 Grid: A-B / 5-6 room 1.10,	7.83	7.90	1.00	1.00	61.82					
	Grid: D-E / 5-6 room 1.12	7.83	7.90	1.00	1.00	61.86					
	Grid: A-B / 6-5 room 1.11	7.83	7.90	1.00	1.00	61.86					
	Grid: D-E / 6-5 room 1.09	7.83	7.90	1.00	1.00	61.86					
	Level 2 Grid: A-B / 2-3 Room 2.24	7.83	7.90	1.00	1.00	61.82					
	Grid: D-E / 2-3 Room 2.25	7.83	7.90	1.00	1.00	61.82					
	Grid: A-B / 3-4 Room 2.22	7.83	7.90	1.00	1.00	61.82					
	Grid: D-E / 3-4 Room 2.23	7.83	7.90	1.00	1.00	61.82					
	Grid: A-B / 5-6 Room 2.13	7.83	7.90	1.00	1.00	61.82					
	Grid: D-E / 5-6 Room 2.12	7.83	7.90	1.00	1.00	61.82					
	Grid A-B / 6-7 Room 2.10	7.83	7.90	1.00	1.00	61.82					
	Grid D-E / 6-7 Room 2.11	7.83	7.90	1.00	1.00	61.82					
12.04	Vinyl Flooring				Factor	1.000	1176 m ²	\$83.00	\$97,587.45		
	Level 1 Grid: A-B / 1-2 Room 1.30	5.83	2.90	1.00	1.00	16.89					
	Room 1.29	5.83	4.60	1.00	1.00	26.80					
	Grid: B-D / 1-2 Room 1.31	2.00	2.90	1.00	1.00	5.80					
	Room 1.32	3.80	2.90	1.00	1.00	11.02					
	Room 1.35	3.40	4.60	1.00	1.00	15.64					
	Grid: A-B / 1-2 Room 1.28, 1.27, 1.26	4.93	7.90	1.00	1.00	38.91					
	Grid: B-D / 2-4 Room 1.33	15.80	11.95	1.00	1.00	188.81					
	Grid: D-E / 2-3 Room 1.25	4.93	7.90	1.00	1.00	38.91					
	Grid: A-B / 3-4 Room 1.23, 1.22	4.93	7.90	1.00	1.00	38.91					
	Grid: D-E / 3-4 Room 1.20	4.93	7.90	1.00	1.00	38.91					
	Grid: A-B / 4-5 Rooms 1.17, 1.18, 1.16, 1.15, 1.14, 1.19	7.83	10.35	1.00	1.00	80.99					
	Grid: B-BC / 4-5 Rooms 1.13	3.00	10.35	1.00	1.00	31.05					
	Grid: BD / 5-6 Room 1.34	6.05	15.80	1.00	1.00	95.59					
	Grid: A-B / 7-8 Room 1.07, 1.06	3.78	3.60	1.00	1.00	13.61					
	DDT Lift	1.60	1.40	1.00	1.00	2.24					
	Grid: B-E / 7-8 Room 1.02 (incl. 1.03)	13.98	12.96	1.00	1.00	181.07					
	DDT 1.03	5.20	5.20	1.00	1.00	27.04					
	Level 2 Grid: A-D / 1-2 Room 2.27	12.20	2.90	1.00	1.00	35.38					
	Room 2.26	5.95	4.60	1.00	1.00	27.37					
	Room 2.28	2.77	4.60	1.00	1.00	12.72					
	Grid: B-D / 2-4 Room 2.21	6.05	15.80	1.00	1.00	95.59					
	Grid: A-B / 4-5 Room 2.18, 2.19, 2.20, 2.15, 2.14, 2.16	7.73	10.36	1.00	1.00	79.99					
	Grid: B-D / 4-5										

Ref	Description	dim1	dim2	dim3	multi	total	Qty	Unit	Rate	Sub El Cost	Element Cost
	Room 2.17	3.05	10.36	1.00	1.00	31.58					
	Grid: B-D / 5-7					-					
	Room 2.09	5.95	15.80	1.00	1.00	94.01					
	Grid: B-D / 7-8					-					
	Room 2.08	3.05	1.80	1.00	1.00	5.49					
13.00	Wall Finishes						355	m²			\$93,923
13.01	Standard GIB Board, Stopping and Painting			Factor	1.000	1,377.84	1378	m ²	\$64.50	\$88,870.72	
	LEVEL 1										
	Grid: B-D / 1-2										
	to wall between 1.30 & 1.31 - both sides	3.00	2.70	1.00	2.00	16.20					
	DDT to ditto - Door D130.B	0.81	1.98	1.00	2.00	3.21					
	to wall between 1.31 & 1.32 b/sides	3.00	2.70	1.00	2.00	16.20					
	DDT to ditto - Door D131.A	0.81	1.98	1.00	2.00	3.21					
	To wall between 1.35 & 1.29 - b/sides	4.70	2.70	1.00	2.00	25.38					
	DDT to ditto - Double Door D1.29A	1.81	2.40	1.00	2.00	8.69					
	Grid: A-B / 2-3										
	to wall between 1.28 & 1.27					-					
	2.770+0.865 (west + north) - b/sides	3.63	2.70	1.00	2.00	19.60					
	to wall between 1.28 & 1.26 - b/sides	2.16	2.70	1.00	2.00	11.66					
	to wall between 1.26 & 1.27					-					
	2.770+0.865 (west + north) - b/sides	3.63	2.70	1.00	2.00	19.60					
	DDT to ditto - Door D1.26A	0.81	1.98	1.00	2.00	3.21					
	to wall between 1.28/1.26 & 1.33 - b/sides	7.86	2.70	1.00	2.00	42.44					
	DDT to ditto - Door D1.33J	0.81	1.98	1.00	2.00	3.21					
	DDT to ditto - Sliding door D1.33H	2.29	2.70	1.00	2.00	12.37					
	Grid: D-E / 2-3										
	to wall east & west side of rooms 1.25	4.73	2.70	1.00	2.00	25.52					
	to wall between 1.25 & 1.33 - b/sides	7.86	2.70	1.00	2.00	42.44					
	DDT to ditto - Door D1.33A	0.81	1.98	1.00	2.00	3.21					
	DDT to ditto - Door D1.33B	0.81	1.98	1.00	2.00	3.21					
	DDT to Ditto - Glazing W1.25A	2.40	2.70	1.00	2.00	12.96					
	Grid: A-B / 3-4										
	to wall between 1.26 & 1.23 - b/sides	4.93	2.70	1.00	2.00	26.60					
	to wall east Room 1.22	4.93	2.70	1.00	1.00	13.31					
	to wall between 1.23/1.22 & 1.33 - b/sides	7.90	2.70	1.00	2.00	42.66					
	DDT to ditto - Sliding Door D1.33G & D.133 F	2.40	2.70	1.00	4.00	25.92					
	Grid: D-E / 3-4										
	to wall east & west side of rooms 1.20	4.73	2.70	1.00	1.00	12.77					
	to wall between 1.20 & 1.33 - b/sides	7.90	2.70	1.00	2.00	42.66					
	DDT to ditto - Sliding Door D1.33C & D.133D	2.40	2.70	1.00	4.00	25.92					
	Grid: A-B / 4-5										
	To west wall room 1.17	5.30	2.70	1.00	1.00	14.31					
	To wall between 1.17 & 1.16 / 1.18 - b/sides	7.83	2.70	1.00	2.00	42.26					
	DDT to Ditto - Door D1.17B	0.81	1.98	1.00	2.00	3.21					
	to wall between 1.16 & 1.18 - b/sides	2.90	2.70	1.00	2.00	15.66					
	to wall between 1.16 / 1.18 & 1.15 b/sides	7.83	2.70	1.00	2.00	42.28					
	to wall between 1.15 & 1.14 - b/sides	6.53	2.40	1.00	2.00	31.34					
	to south wall room 1.19	1.94	2.40	1.00	1.00	4.66					
	to wall between 1.19 & 1.15 - b/sides	1.30	2.40	1.00	2.00	6.24					
	to wall between 1.19 & 1.14 - b/sides	1.30	2.40	1.00	2.00	6.24					
	to north wall for toilet cubicles - b/sides	0.98	2.40	1.00	12.00	28.22					
	to wall between 1.17 / 1.16 / 1.15 / 1.19 / 1.14 & 1.13 / b/sides	10.55	2.70	1.00	2.00	56.97					
	DDT to Ditto - Door D1.16B	0.81	1.98	1.00	2.00	3.21					
	DDT to Ditto - Door 1.15A	0.81	1.98	1.00	2.00	3.21					
	DDT to Ditto - Door 1.13B.	0.81	1.98	1.00	2.00	3.21					
	DDT to Ditto - Door 1.14A	0.81	1.98	1.00	2.00	3.21					
	Grid: A-B / 5-6										
	to wall between 1.14 & 1.10 - b/sides	7.83	2.70	1.00	2.00	42.28					
	to east wall room 1.10	7.83	2.70	1.00	1.00	21.14					
	DDT to ditto - sliding door D1.09A	3.50	2.70	1.00	1.00	9.45					
	to wall between 1.10 & 1.34 - b/sides	7.93	2.70	1.00	2.00	42.82					
	DDT to ditto - Door D134D	0.81	1.98	1.00	2.00	3.21					
	DDT to ditto - Sliding Door D1.10A	2.90	2.70	1.00	2.00	15.66					
	DDT to ditto - Glazing W1.10A	3.17	2.70	1.00	2.00	17.12					
	Grid: D-E / 5-6										
	to West wall Room 1.12	7.83	2.70	1.00	1.00	21.14					
	to east wall room 1.12	7.83	2.70	1.00	1.00	21.14					
	DDT to ditto - sliding door D1.11AA	3.50	2.70	1.00	1.00	9.45					
	to wall between 1.12 & 1.34 - b/sides	7.93	2.70	1.00	2.00	42.82					
	DDT to ditto - sliding door D1.12B	2.90	2.70	1.00	2.00	15.66					
	DDT to ditto - Door D134A	0.81	1.98	1.00	2.00	3.21					
	DDT to ditto - Glazing W1.12A	3.17	2.70	1.00	2.00	17.12					
	Grid: A-B / 6-7										
	to East wall Room 1.09	7.83	2.70	1.00	1.00	21.14					
	to wall between 1.09 & 1.34 - b/sides	7.93	2.70	1.00	2.00	42.82					
	DDT to ditto - sliding door D1.09B	2.90	2.70	1.00	2.00	15.66					
	DDT to ditto - Door D134C	0.81	1.98	1.00	2.00	3.21					
	DDT to ditto - Glazing W1.09A	3.17	2.70	1.00	2.00	17.12					
	Grid: D-E / 6-7										
	to East wall Room 1.11	7.83	2.70	1.00	1.00	21.14					
	DDT to ditto - sliding door D1.11B	3.02	2.70	1.00	1.00	8.15					
	to wall between 1.11 & 1.34 - b/sides	7.93	2.70	1.00	2.00	42.82					
	DDT to ditto - sliding door D1.11C	2.90	2.70	1.00	2.00	15.66					
	DDT to ditto - Door D1.34B	0.81	1.98	1.00	2.00	3.21					
	DDT to ditto - Glazing W1.11A	3.17	2.70	1.00	2.00	17.12					
	Grid: A-B / 7-8										
	to wall between 1.07 & 1.06					-					
	2.18 + 1.80 (West + North) - b/sides	3.98	2.70	1.00	2.00	21.49					
	DDT to ditto - Door D1.01C	0.81	1.98	1.00	2.00	3.21					
	to wall between 1.07 / 1.06 & 1.04 - b/sides	3.40	2.70	1.00	2.00	18.36					
	DDT to ditto - Glazing W1.05E	0.80	2.70	1.00	2.00	4.32					
	to wall between 1.07 / 1.04 & 1.34 - b/sides	11.56	2.70	1.00	2.00	62.41					
	DDT to ditto - Opening in 1.07	1.20	2.70	1.00	2.00	6.48					
	DDT to ditto - Glazing W1.05D	1.60	2.70	1.00	2.00	8.64					
	DDT to ditto - Door D1.04A	0.81	1.98	1.00	2.00	3.21					
	Grid: D-E / 7-8										
	to wall between 1.03 & 1.02 - b/sides	4.00	2.70	1.00	2.00	21.60					
	DDT to ditto - Glazing W1.03A	2.40	2.70	1.00	2.00	12.96					
	to wall between 1.03 & 1.34 - b/sides	4.00	2.70	1.00	2.00	21.60					
	DDT to ditto - Door D1.01A	0.81	1.98	1.00	2.00	3.21					
	DDT to ditto - Glazing W1.03A	1.00	2.70	1.00	2.00	5.40					
	LEVEL 2										
	Grid: B-D / 1-2										
	to wall between 2.26 & 2.28 - b/sides	4.50	3.00	1.00	2.00	27.00					
	DDT to ditto - Door D228A	0.81	1.98	1.00	2.00	3.21					
	Grid: A-B / 2-3										
	to West Wall in Room 2.24	7.83	3.00	1.00	1.00	23.48					
	to wall between 2.24 & 2.22 (double wall)	7.83	3.00	1.00	2.00	46.98					
	DDT to ditto - sliding door D2.22B	3.50	3.00	1.00	2.00	21.00					
	to wall between 2.24 & 2.21 - b/sides	7.90	3.00	1.00	2.00	47.40					
	DDT to ditto - Door D2.21D	0.81	1.98	1.00	2.00	3.21					
	DDT to ditto - sliding door D2.24A	2.90	3.00	1.00	2.00	17.40					
	DDT to ditto - Glazing W2.24A	3.17	3.00	1.00	2.00	19.02					
	Grid: D-E / 2-3										
	to West Wall in Room 2.25	7.83	3.00	1.00	1.00	23.48					
	to wall between 2.25 & 2.23 (double wall)	7.83	3.00	1.00	2.00	46.98					
	DDT to ditto - sliding door D2.23A	3.50	3.00	1.00	2.00	21.00					
	to wall between 2.25 & 2.21 - b/sides	7.90	3.00	1.00	2.00	47.40					</

Ref	Description	dim1	dim2	dim3	multi	total	Qty	Unit	Rate	Sub El Cost	Element Cost
	DDT to ditto - Door D2.21A	0.81	1.98	1.00	2.00	3.21					
	DDT to ditto - sliding door D2.25A	2.90	3.00	1.00	2.00	17.40					
	DDT to ditto - Glazing W2.25A	1.60	3.00	1.00	2.00	9.60					
	Grid: A-B / 3-4										
	to East Wall in Room 2.22	7.83	3.00	1.00	1.00	23.48					
	to wall between 2.22 & 2.21 - b/sides	7.90	3.00	1.00	1.00	23.70					
	DDT to ditto - Door D2.21C	0.81	1.98	1.00	2.00	3.21					
	DDT to ditto - sliding door D2.22A	2.90	3.00	1.00	2.00	17.40					
	DDT to ditto - Glazing W2.22A	1.60	3.00	1.00	2.00	9.60					
	Grid: D-E / 3-4										
	to East Wall in Room 2.23	7.83	3.00	1.00	1.00	23.48					
	to wall between 2.23 & 2.21 - b/sides	7.90	3.00	1.00	2.00	47.40					
	DDT to ditto - Door D2.21B	0.81	1.98	1.00	2.00	3.21					
	DDT to ditto - sliding door D2.23A	2.90	3.00	1.00	2.00	17.40					
	DDT to ditto - Glazing W2.23A	1.60	3.00	1.00	2.00	9.60					
	Grid: A-B / 4-5										
	To wall between 2.20 & 2.18 - b/sides										
	South	0.90	3.00	1.00	2.00	5.40					
	East	2.00	3.00	1.00	2.00	12.00					
	DDT to Ditto - Double Door D2.18C	1.81	1.98	1.00	2.00	7.17					
	to wall between 2.18 & 2.19 - b/sides										
	South	0.90	3.00	1.00	2.00	5.40					
	West	2.00	3.00	1.00	2.00	12.00					
	DDT to Ditto - Double Door D2.18B	1.81	1.98	1.00	2.00	7.17					
	to wall between 2.18 / 2.19 & 2.15 - b/sides	7.83	3.00	1.00	2.00	46.98					
	to wall between 2.15 & 2.14 - b/sides	6.53	2.70	1.00	2.00	35.26					
	to south wall room 2.16	1.94	2.70	1.00	1.00	5.24					
	to wall between 2.16 & 2.15 - b/sides	1.30	2.70	1.00	2.00	7.02					
	to wall between 2.16&2.19 - b/sides	1.30	2.70	1.00	2.00	7.02					
	to north wall fo toilet cubicles A (6 cubicles total) - b/sides	0.98	2.70	1.00	12.00	31.75					
	to wall between 2.20 / 2.19 / 2.18 / 2.15 / 2.14 / 2.16 & 2.17 - b/sides	10.55	3.00	1.00	2.00	63.30					
	DDT to Ditto - Glazing W2.18A & W2.18B	1.05	3.00	1.00	4.00	12.60					
	DDT to Ditto - Door D2.18A	0.81	1.98	1.00	2.00	3.21					
	DDT to Ditto - Door D2.15A	0.81	1.98	1.00	2.00	3.21					
	DDT to Ditto - Glazing W2.15A	0.40	2.70	1.00	2.00	2.16					
	DDT to Ditto - Door D2.17B	0.81	1.98	1.00	2.00	3.21					
	DDT to Ditto - Glazing W2.14A	0.40	2.70	1.00	2.00	2.16					
	DDT to Ditto - Door D2.14A	0.81	1.98	1.00	2.00	3.21					
	Grid:A-B / 5-6										
	to west wall room 2.13	7.83	3.00	1.00	1.00	23.48					
	to wall between 2.13 & 2.10 (double wall)	7.83	3.00	1.00	2.00	46.98					
	DDT to ditto - sliding door D2.10B	3.50	3.00	1.00	2.00	21.00					
	to wall between 2.13 & 2.09 - b/sides	7.90	3.00	1.00	2.00	47.40					
	DDT to ditto - Door D2.09D	0.81	1.98	1.00	2.00	3.21					
	DDT to ditto - sliding door D2.13A	2.90	3.00	1.00	2.00	17.40					
	DDT to ditto - Glazing W2.13A	1.60	3.00	1.00	2.00	9.60					
	Grid: D-E / 5-6										
	to West wall in Room 2.12	7.83	3.00	1.00	1.00	23.48					
	to wall between 2.12 & 2.11 (double wall)	7.83	3.00	1.00	2.00	46.98					
	DDT to ditto - sliding door D2.11A	3.50	3.00	1.00	2.00	21.00					
	to wall between 2.12 & 2.09 - b/sides	7.90	3.00	1.00	2.00	47.40					
	DDT to ditto - Door D2.09A	0.81	1.98	1.00	2.00	3.21					
	DDT to ditto - sliding door D2.12A	2.90	3.00	1.00	2.00	17.40					
	DDT to ditto - Glazing W2.12A	1.60	3.00	1.00	2.00	9.60					
	Grid: A-B / 6-7										
	to East wall in Room 2.10	7.83	3.00	1.00	1.00	23.48					
	to wall between 2.10 & 2.09 - b/sides	7.90	3.00	1.00	2.00	47.40					
	DDT to ditto - Door D2.09C	0.81	1.98	1.00	2.00	3.21					
	DDT to ditto - sliding door D2.10A	2.90	3.00	1.00	2.00	17.40					
	DDT to ditto - Glazing W2.10A	1.60	3.00	1.00	2.00	9.60					
	Grid: D-E / 6-7										
	to East wall in Room 2.11	7.83	3.00	1.00	1.00	23.48					
	to wall between 2.11 & 2.09 - b/sides	7.90	3.00	1.00	2.00	47.40					
	DDT to ditto - Door D2.09B	0.81	1.98	1.00	2.00	3.21					
	DDT to ditto - sliding door D2.11A	2.90	3.00	1.00	2.00	17.40					
	DDT to ditto - Glazing W2.11A	1.60	3.00	1.00	2.00	9.60					
	Grid: B-D / 7-8										
	to wall between 2.08 & Viod	1.60	3.00	1.00	1.00	4.80					
	to wall behind viod behind W2.09A										
	East	3.10	3.00	1.00	1.00	9.30					
	North	2.20	3.00	1.00	1.00	6.60					
13.05	Painting to exposed conc. Walls				Factor	1.000	354.53	355	m ³	\$14.25	\$5,052.02
	Level 1										
	West wall rooms 1.30, 1.31, 1.32	11.70	2.70	1.00	1.00	31.59					
	North wall room 1.32 & South Wall Room 1.30	2.90	2.70	1.00	2.00	15.66					
	Wall between 1.30, 1.31, 1.32& 1.35, 1.29 - b/sides	9.80	2.70	1.00	2.00	52.92					
	East wall 1.35, 1.29	8.80	2.70	1.00	1.00	23.76					
	West wall 1.28, 1.33	16.65	2.70	1.00	1.00	44.96					
	East wall 1.33 north end	2.90	2.70	1.00	1.00	7.83					
	West wall 1.34 north end	2.79	2.70	1.00	1.00	7.53					
	West wall 1.07	2.20	2.70	1.00	1.00	5.94					
	East wall 1.02	3.20	2.70	1.00	1.00	8.64					
	Level 2										
	West wall rooms 2.27	11.70	3.00	1.00	1.00	35.10					
	North & South wall room 2.27	2.90	3.00	1.00	2.00	17.40					
	Wall between 2.27 & 2.28, 2.26 - b/sides	9.80	3.00	1.00	2.00	58.80					
	East wall 2.28 & 2.26	8.80	3.00	1.00	1.00	26.40					
	West wall 2.24, 2.21	6.00	3.00	1.00	1.00	18.00					
14.00	Ceiling Finishes							1918	m ²		\$172,620
14.06	Acoustics tile, Two-way exposed Aluminium Grid Suspension System				Factor	1.000	1,917.68	1918	m ²	\$90.00	\$172,620.00
	Level 1										
	Grid: A-B / 1-2										
	Room 1.30	5.83	2.90	1.00	1.00	16.89					
	Room 1.29	5.83	4.60	1.00	1.00	26.80					
	Grid: B-D / 1-2										
	Room 1.31	2.00	2.90	1.00	1.00	5.80					
	Room 1.32	3.80	2.90	1.00	1.00	11.02					
	Room 1.35	3.40	4.60	1.00	1.00	15.64					
	Grid: A-B / 1-2										
	Room 1.28, 1.27, 1.26	4.93	7.90	1.00	1.00	38.91					
	Grid: B-D / 2-4										
	Room 1.33	15.80	11.95	1.00	1.00	188.81					

Ref	Description	dim1	dim2	dim3	multi	total	Qty	Unit	Rate	Sub El Cost	Element Cost
	Grid: D-E / 2-3					-					
	Room 1.25	4.93	7.90	1.00	1.00	38.91					
	Grid: A-B / 3-4					-					
	Room 1.23, 1.22	4.93	7.90	1.00	1.00	38.91					
	Grid: D-E / 3-4					-					
	Room 1.20	4.93	7.90	1.00	1.00	38.91					
	Grid: A-B / 4-5					-					
	Rooms 1.17, 1.18, 1.16, 1.15, 1.14, 1.19	7.83	10.35	1.00	1.00	80.99					
	Grid: B-BC / 4-5					-					
	Rooms 1.13	3.00	10.35	1.00	1.00	31.05					
	Grid: A-B / 5-6					-					
	room 1.10,	7.83	7.90	1.00	1.00	61.82					
	Grid: BD / 5-6					-					
	Room 1.34	6.05	15.80	1.00	1.00	95.59					
	Grid: D-E / 5-6					-					
	room 1.12	7.83	7.90	1.00	1.00	61.86					
	Grid: A-B / 6-5					-					
	room 1.11	7.83	7.90	1.00	1.00	61.86					
	Grid: D-E / 6-5					-					
	room 1.09	7.83	7.90	1.00	1.00	61.86					
	Grid: A-B / 7-8					-					
	Room 1.07, 1.06	3.78	3.60	1.00	1.00	13.61					
	DDT Lift	1.60	1.40	1.00	1.00	2.24					
	Grid: B-E / 7-8					-					
	Room 1.02 (incl. 1.03)	13.98	12.96	1.00	1.00	181.07					
	DDT 1.03	5.20	5.20	1.00	1.00	27.04					
	Level 2					-					
	Grid: A-D / 1-2					-					
	Room 2.27	12.20	2.90	1.00	1.00	35.38					
	Room 2.26	5.95	4.60	1.00	1.00	27.37					
	Room 2.28	2.77	4.60	1.00	1.00	12.72					
	Grid: A-B / 2-3					-					
	Room 2.24	7.83	7.90	1.00	1.00	61.82					
	Grid: B-D / 2-4					-					
	Room 2.21	6.05	15.80	1.00	1.00	95.59					
	Grid: D-E / 2-3					-					
	Room 2.25	7.83	7.90	1.00	1.00	61.82					
	Grid: A-B / 3-4					-					
	Room 2.22	7.83	7.90	1.00	1.00	61.82					
	Grid: D-E / 3-4					-					
	Room 2.23	7.83	7.90	1.00	1.00	61.82					
	Grid: A-B / 4-5					-					
	Room 2.18, 2.19, 2.20, 2.15, 2.14, 2.16	7.73	10.36	1.00	1.00	79.99					
	Grid: B-D / 4-5					-					
	Room 2.17	3.05	10.36	1.00	1.00	31.58					
	Grid: A-B / 5-6					-					
	Room 2.13	7.83	7.90	1.00	1.00	61.82					
	Grid: D-E / 5-6					-					
	Room 2.12	7.83	7.90	1.00	1.00	61.82					
	Grid A-B / 6-7					-					
	Room 2.10	7.83	7.90	1.00	1.00	61.82					
	Grid D-E / 6-7					-					
	Room 2.11	7.83	7.90	1.00	1.00	61.82					
	Grid: B-D / 5-7					-					
	Room 2.09	5.95	15.80	1.00	1.00	94.01					
	Grid: B-D / 7-8					-					
	Room 2.08	3.05	1.80	1.00	1.00	5.49					
15.00	Fittings & Fixtures						20 No.				\$22,050
15.11	4900mm Long, 40mm Thick Laminated Bench Top - bullnose, 100mm upstand				Factor	10.00	10 No.		\$1,102.50	\$11,025.00	
	Level 1					-					
	Room 1.30 - E10	1.00	1.00	1.00	1.00	1.00					
	Room 1.23 - A6	1.00	1.00	1.00	1.00	1.00					
	Room 1.22 - A5	1.00	1.00	1.00	1.00	1.00					
	Room 1.25 - E7 x 2 units	1.00	1.00	1.00	2.00	2.00					
	Room 1.16 - A3 & E1	1.00	1.00	1.00	1.00	2.00					
	Level 2					-					
	Room 2.18 - C3 x 2 units	1.00	1.00	1.00	2.00	2.00					
	Room 2.27 - E14	1.00	1.00	1.00	1.00	1.00					
15.11	3200mm Long, 40mm Thick Laminated Bench Top - bullnose, 100mm upstand				Factor	3.00	3 No.		\$765.00	\$2,295.00	
	Level 1					-					
	Room 1.32 - E11	1.00	1.00	1.00	1.00	1.00					
	Room 1.23 - F1	1.00	1.00	1.00	1.00	1.00					
	Room 1.22 - F1	1.00	1.00	1.00	1.00	1.00					
15.11	2900mm Long, 40mm Thick Laminated Bench Top - bullnose, 100mm upstand				Factor	5.00	5 No.		\$765.00	\$3,825.00	
	Level 1					-					
	Room 1.32 - E9	1.00	1.00	1.00	1.00	1.00					
	Room 1.33 - A1 x 2 units	1.00	1.00	1.00	2.00	2.00					
	Room 1.28 - E5	1.00	1.00	1.00	1.00	1.00					
	Room 1.03 - A8	1.00	1.00	1.00	1.00	1.00					
	Level 2					-					

Ref	Description	dim1	dim2	dim3	multi	total	Qty	Unit	Rate	Sub El Cost	Element Cost
15.11	L - shaped 7900mm Long total, 40mm Thick Laminated Bench Top - bullnose, 100mm upstand			Factor	1.000	1.00					
	Level 1										
	Room 1.26 - E3	1.00	1.00	1.00	1.00	1.00					
	Level 2										
15.11	U - shaped 13600mm Long total, 40mm Thick Laminated Bench Top - bullnose, 100mm upstand			Factor	1.000	1.00					
	Level 1										
	Room 1.20 - E6	1.00	1.00	1.00	1.00	1.00					
	Level 2										
16.00	Sanitary Plumbing						32	No.			\$120,900
16.01	W.C. Suite - plastic cistern pan			Factor	1.000	13.00					
	Level 1										
	Room 1.15 x 3 toilets	1.00	1.00	1.00	3.00	3.00					
	Room 1.14 x 3 toilets	1.00	1.00	1.00	3.00	3.00					
	Room 1.06 x 1 toilet	1.00	1.00	1.00	1.00	1.00					
	Level 2										
	Room 2.15 x 3 toilets	1.00	1.00	1.00	3.00	3.00					
	Room 2.14 x 3 toilets	1.00	1.00	1.00	3.00	3.00					
16.02	Wash Hand Basin - wall mounted white vitreous china			Factor	1.000	9.00					
	Level 1										
	Room 1.15 x 2 units	1.00	1.00	1.00	2.00	2.00					
	Room 1.14 x 2 unit	1.00	1.00	1.00	2.00	2.00					
	Room 1.06 x 1 unit	1.00	1.00	1.00	1.00	1.00					
	Level 2										
	Room 2.15 x 2 unit	1.00	1.00	1.00	2.00	2.00					
	Room 2.14 x 2 unit	1.00	1.00	1.00	2.00	2.00					
16.03	Sink and drainer - single bowl			Factor	1.000	8.00					
	Level 1										
	Room 1.33										
	East wall - north end	1.00	1.00	1.00	1.00	1.00					
	West wall - north end	1.00	1.00	1.00	1.00	1.00					
	Room 1.23 - west wall - north & south end	1.00	1.00	1.00	2.00	2.00					
	Room 1.22 - west wall	1.00	1.00	1.00	1.00	1.00					
	Room 1.17 - west all	1.00	1.00	1.00	1.00	1.00					
	Room 1.16 - west wall - north & south end	1.00	1.00	1.00	2.00	2.00					
	Level 2										
16.04	Cleaners Sink - stainless steel			Factor	1.000	2.00					
	Level 1										
	Room 1.19	1.00	1.00	1.00	1.00	1.00					
	Level 2										
	Room 2.16	1.00	1.00	1.00	1.00	1.00					
17.00	Heating & Ventilation Services					GFA	1918	m²			\$125,974
17.02.05	Heating & Ventilation			Factor	1.000	1,918.00					
	GFA	1,918.00	1.00	1.00	1.00	1,918.00	1918	m2	\$65.68	\$125,974.24	
18.00	Fire Services					GFA	1918	m²			\$126,588
18.01	Fire Services			Factor	1.000	1,918.00					
	GFA	1,918.00	1.00	1.00	1.00	1,918.00	1918	m2	\$66.00	\$126,588.00	
19.00	Electrical & Data Services					GFA	1918	m²			\$287,700
19.00	Electrical & Data Services			Factor	1.000	1,918.00					
	GFA	1,918.00	1.00	1.00	1.00	1,918.00	1918	m	\$150.00	\$287,700.00	
20.00	Vertical and Horizontal Transportation										\$80,000
21.09	1600mm x 1400mm 2 Storey Passenger Lift			Factor	1.000	1.00					
	Level 1 & 2 grid: A-B / 7-8	1.00	1.00	1.00	1.00	1.00					

Ref	Description	dim1	dim2	dim3	multi	total	Qty	Unit	Rate	Sub El Cost	Element Cost
21.00	Special Services					GFA	1918	m ²			
21.00	Special Services None detailed		1.00	Factor 1.00	1.00			No			
22.00	Drainage					GFA	1918	m ²			
22.00	Not requested			Factor	1.00			m			
23.00	External Works					Site	355	m ²			
23.00	Not requested			Factor	1.00			m ²			
24.00	Sundries					GFA	1918	m ²			
24.08				Factor	1.00			1 No			
Totals (Excluding P&G, Margin & Contingency)										\$2,771,768.93	\$2,771,769