

WINNUNGA RESIDENTIAL REHABILITATION FACILITY

DA ESTIMATE FOR DA ISSUE



GFA: Gross Floor Area
Rates Current At July 2023

PROJECT SUMMARY

Ref	Location	GFA m ²	GFA \$/m ²	Total Cost \$
A	Rehabilitation Facility	1,772	4,325	7,663,810
B	Mens Shed and Waste Room	55	4,552	250,344
EW	External Works			1,645,918
ESTIMATED NET COST		1,827	5,233	9,560,072
MARGINS & ADJUSTMENTS				
Preliminaries & Supervision		14%		1,337,928
Builder Margin		5%		545,000
Staging				Excl.
GST				Excl.
Gross Construction Cost (GCC)		1,827	6,263	11,443,000

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Gross Floor Area: 1,827 m²
Rates Current At July 2023

ELEMENTS SUMMARY

Ref	Description	%	GFA \$/m ²	Total Cost \$
SB	Substructure	4.1%	260	474,756
CL	Columns	0.8%	52	94,878
UF	Upper Floors	3.7%	235	428,616
SC	Staircases	0.6%	40	72,500
RF	Roof	5.1%	321	585,875
EW	External Walls	7.4%	461	842,852
WW	Windows	4.3%	272	497,570
ED	External Doors	0.9%	54	98,000
NW	Internal Walls	3.1%	193	352,135
NS	Internal Screens and Borrowed Lights	0.1%	5	9,100
ND	Internal Doors	1.3%	82	149,350
WF	Wall Finishes	4.0%	251	458,872
FF	Floor Finishes	1.5%	93	169,340
CF	Ceiling Finishes	1.6%	102	186,460
FT	Fitments	5.0%	314	573,200
LF	Loose Furniture			Excl.
SE	Special Equipment	0.8%	50	91,350
SF	Sanitary Fixtures	1.0%	60	108,980
PD	Sanitary Plumbing	3.2%	199	364,000
MS	Mechanical Services	8.0%	501	915,990
FP	Fire Protection	2.1%	130	237,510
EL	Electrical Services	6.5%	405	739,935
TS	Transportation Systems	1.6%	99	180,000
SS	Security Services	1.8%	115	210,105
BW	Builders' Work in Connection with Services	0.7%	45	83,000
XP	Site Preparation	2.4%	151	276,253
XR	Roads, Footpaths and Paved Areas	4.3%	269	491,130
XN	Boundary Walls, Fencing and Gates	0.8%	48	86,840
XL	Landscaping and Improvements	4.3%	270	494,075
XK	External Stormwater Drainage	0.4%	27	50,000
XD	External Sewer Drainage	0.2%	11	20,500
XW	External Water Supply	0.2%	11	20,000
XF	External Fire Protection	0.3%	22	40,000

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Rates Current At July 2023

ELEMENTS SUMMARY

Ref	Description	%	GFA \$/m ²	Total Cost \$
XE	External Electric Light and Power	1.3%	82	150,000
XS	External Special Services	0.1%	4	6,900
ESTIMATED NET COST		83.5%	5,233	9,560,072
MARGINS & ADJUSTMENTS				
	Preliminaries & Supervision	14%		1,337,928
	Builder Margin	5%		545,000
	Staging			Excl.
	GST			Excl.
Gross Construction Cost (GCC)			6,263	11,443,000