

16 August 2023

DOMA
Unit 4/3 Sydney Avenue
Barton ACT 2600

17 Bandstand Street
Moncrieff ACT 2914
www.avantagepqs.com.au

Attention: Alex Moulis

Dear Alex,

YARRALUMLA BRICKWORKS – PRECINCT 1

Estimate for Residential Development in Yarralumla, Canberra.

Please find below the Indicative Estimate for the proposed residential development located on Block D Section B within the Canberra Brickworks Precinct in Yarralumla.

Note: This Estimate is prepared for the sole purpose of Section 11 (1) (a) General requirements for application for building approvals of the Building (General) Regulation 2008, as follows;

Description	Area	Unit	Rate	Total
CAR PARK				
Basement car park	10,852.00	m2	\$ 1,350.00	\$ 14,650,200
APARTMENTS				
Apartment Building A-01	3,889.00	m2	\$ 2,099.54	\$ 8,165,100
Apartment Building A-02	2,310.00	m2	\$ 1,911.21	\$ 4,414,900
Apartment Building A-03	3,993.00	m2	\$ 2,093.36	\$ 8,358,800
Apartment Building A-04	4,177.00	m2	\$ 2,094.85	\$ 8,750,200
Apartment Building A-05	3,952.00	m2	\$ 2,095.09	\$ 8,279,800
Landscaping & external works				\$ 5,300,380
SUB-TOTAL TRADE WORKS	29,173.00	m2	\$ 1,985.38	\$ 57,919,380
Preliminaries, Authority Fees and Charges (BA Stage)				Included
Builders Margin				Included
Consultant Fees (BA Stage)	12.00	%	\$ 57,919,380.00	\$ 6,950,326
TOTAL ESTIMATED CONSTRUCTION COST - JULY 2023 (Excl. GST & Contingency)	29,173.00	m2	\$ 2,223.62	\$ 64,869,706

Yours faithfully,



Johann Badenhorst
Professional Quantity Surveyor
MAIQS | CQS