

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 3

Estimate for Residential Development in Yarralumla, Canberra.

Please find below the Indicative Estimate for the proposed residential development located on Block A Section C 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 Parking - Public	10,508.00	m2	\$ 1,350.00	\$ 14,185,800
Car Parking - Residents	2,386.00	m2	\$ 1,210.00	\$ 2,887,060
Building A	2,121.00	m2	\$ 1,896.77	\$ 4,023,040
Building B	2,062.00	m2	\$ 1,902.40	\$ 3,922,740
External Works				\$ 3,345,040
SUB-TOTAL TRADE WORKS	17,077.00	m2	\$ 1,660.93	\$ 28,363,680
Preliminaries, Authority Fees and Charges (BA Stage)				Included
Builders Margin				Included
Consultant Fees (BA Stage)	12.00	%	\$ 28,363,680.00	\$ 3,403,642
TOTAL ESTIMATED CONSTRUCTION COST - JULY 2023 (Excl. GST & Contingency)	17,077.00	m2	\$ 1,860.24	\$ 31,767,322

Yours faithfully,

Johann Badenhorst
Professional Quantity Surveyor
MAIQS | CQS