

		9 - 18 STOREYS																
Apartment Size		40	45	50	55	60	65	70	75	80	85	90	95	100	105	110	115	120
Apartment		140,000	156,562	173,125	189,687	206,250	223,437	240,625	257,812	275,000	292,187	309,375	326,562	343,750	360,937	378,125	395,312	412,500
Store		7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500
Balcony/Terrace/Courtyard		8,000	8,000	8,000	8,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
External + Services		8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000
Headworks		3,000	3,000	3,000	3,000	3,000	3,000	3,000	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500
Sub Total		166,500	183,062	199,625	216,187	236,750	253,937	271,125	289,812	307,000	324,187	341,375	358,562	375,750	392,937	410,125	427,312	444,500
Contingency	5%	8,325	9,153	9,981	10,809	11,837	12,697	13,556	14,491	15,350	16,209	17,068	17,928	18,787	19,647	20,506	21,366	22,225
Fees	8%	13,320	14,645	15,970	17,295	18,940	20,315	21,690	23,185	24,560	25,935	27,310	28,685	30,060	31,435	32,810	34,185	35,560
Total (excl GST)		\$ 188,145	\$ 206,861	\$ 225,576	\$ 244,292	\$ 267,527	\$ 286,949	\$ 306,371	\$ 327,488	\$ 346,910	\$ 366,332	\$ 385,754	\$ 405,175	\$ 424,597	\$ 444,019	\$ 463,441	\$ 482,863	\$ 502,285

Options																		
Airconditioning		11,500	11,500	11,500	11,500	13,000	13,000	13,000	13,000	13,000	13,000	14,500	14,500	14,500	14,500	14,500	14,500	14,500
Carbay - carport		8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500
Carbay - undercroft		22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000
Carbay - basement L1		34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000
Carbay - basement L2		36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000
Carbay - within podium		34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000
Car stacker inc. basement cost		34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000
Motorbike bay - basement		7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000

		19 + STOREYS																
Apartment Size		40	45	50	55	60	65	70	75	80	85	90	95	100	105	110	115	120
Apartment		155,000	173,437	191,875	210,312	228,750	247,812	266,875	285,937	305,000	324,062	343,125	362,187	381,250	400,312	419,375	438,437	457,500
Store		7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500
Balcony/Terrace/Courtyard		8,000	8,000	8,000	8,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
External + Services		8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000
Headworks		3,000	3,000	3,000	3,000	3,000	3,000	3,000	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500
Sub Total		181,500	199,937	218,375	236,812	259,250	278,312	297,375	317,937	337,000	356,062	375,125	394,187	413,250	432,312	451,375	470,437	489,500
Contingency	5%	9,075	9,997	10,919	11,841	12,962	13,916	14,869	15,897	16,850	17,803	18,756	19,709	20,662	21,616	22,569	23,522	24,475
Fees	8%	14,520	15,995	17,470	18,945	20,740	22,215	23,790	25,435	26,960	28,485	30,010	31,535	33,060	34,585	36,110	37,635	39,160
Total (excl GST)		\$ 205,095	\$ 225,929	\$ 246,764	\$ 267,598	\$ 292,950	\$ 314,443	\$ 336,034	\$ 359,269	\$ 380,810	\$ 402,350	\$ 423,891	\$ 445,432	\$ 466,972	\$ 488,513	\$ 510,053	\$ 531,594	\$ 553,135

Options																		
Airconditioning		12,500	12,500	12,500	12,500	14,000	14,000	14,000	14,000	14,000	14,000	14,000	15,500	15,500	15,500	15,500	15,500	15,500
Carbay - carport		8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500
Carbay - undercroft		22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000
Carbay - basement L1		34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000
Carbay - basement L2		36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000
Carbay - within podium		34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000
Car stacker inc. basement cost		34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000
Motorbike bay - basement		7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000

Notes:

Options costs include 5% contingency and 8% fees.

Costs are current at January 2016.

Escalation is to be calculated using the December 2015 CPI figure ABS 6401 Perth All Groups (108.6) increased to the last available ABS CPI figure at the date of calculation. Calculation of escalation will occur during the MRA working drawings clearance stage at the point of in-principle acceptance of the affordable housing by the Housing Authority or other approved housing provider.