

Table 1: ESTIMATED COST OF WORKS - BASED ON WORKS COMPONENTS*(Model table - to be adapted by the consent authority)*

Cost (applicant's genuine estimate)	
Demolition works (including cost of removal from site and disposal)	\$
Site preparation (e.g. clearing vegetation, decontamination or remediation)	\$ 20,000
Excavation or dredging including shoring, tanking, filling and waterproofing	\$ 20,000
Preliminaries (e.g. scaffolding, hoarding, fencing, site sheds, delivery of materials, waste management)	\$ 25,000
Building construction and engineering costs	\$ 300,000
▪ concrete, brickwork, plastering	
▪ steelwork/metal works	400,000
▪ carpentry/joinery	
▪ windows and doors	
▪ roofing	
Internal services (e.g. plumbing, electrics, air conditioning, mechanical, fire protection, plant, lifts)	\$ 80,000
Internal fit out (e.g. flooring, wall finishing, fittings, fixtures, bathrooms, and equipment)	\$ 100,000
Other structures (e.g. landscaping, retaining walls, driveways, parking, boating facilities, loading area, pools)	\$ 35,000
External services (e.g. gas, telecommunications, water, sewerage, drains, electricity to mains)	\$ 20,000
Professional fees (e.g. architects and consultant fees, excluding fees associated with non-construction components)	\$ 60,000
Other (specify)	\$
Parking / garaging area	\$ 30,000
GST	\$ 99,090
TOTAL	\$ 1,090,000