

## A.3 - Cost Breakdown 93 West Cliff Road ONLY

Total area (m2/GIFA)	190
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Ref	Element	Total	Cost/m2	% of total
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1	PREPARATORY AND CLEARING WORKS	6,050	32	3%
2	DEMOLITIONS	6,450	34	3%
3	SUBSTRUCTURES	10,868	57	5%
4	UPPER FLOORS	5,124	27	2%
5	ROOFS	14,195	75	7%
6	STAIRCASES	500	3	0%
7	EXTERNAL WALLS	6,656	35	3%
8	INTERNAL WALLS	2,695	14	1%
9	WINDOWS AND EXTERNAL DOORS	1,818	10	1%
10	INTERNAL DOORS	12,820	67	6%
11	FLOOR FINISHES	6,069	32	3%
12	WALL FINISHES	6,155	32	3%
13	CEILING FINISHES	7,162	38	3%
14	FITTINGS	7,935	42	4%
15	PLUMBING, MECHANICAL AND ELECTRICAL INSTALLATIONS	5,624	30	3%
16	DECORATIONS	10,178	54	5%
17	DRAINAGE	950	5	0%
18	CONTRACTOR DESIGNED WORKS	9,350	49	5%
19	PROVISIONAL SUMS	64,800	341	31%
<b>Sub-Total: Building Works</b>		<b>185,398</b>	<b>976</b>	<b>89%</b>
20	Preliminaries (12%)	22,248	117	11%
21	Overheads and Profit	inc	-	0%
<b>Total Building Works (Exc. Fees)</b>		<b>207,645</b>	<b>1,093</b>	
22	Fees (contractor post design fees only)	inc	-	
23	Other Development Costs	exc	-	0%
<b>Total Building Works (Inc. Fees)</b>		<b>207,645</b>		
24	Risk Allowance (Contingency)	no allowance	-	
25	Inflation	no allowance	-	0%
<b>Building and External Works Total</b>		<b>207,645</b>		