

**ROCKPOOL PELICAN WATERS INDICATIVE
ORDER OF COST (Including comparison to
Rockpool Carseldine and Oxley)**



PARTICULAR	INDICATIVE ORDER OF COST			COMMENT (Relative to Pelican W.)
	Carseldine	Oxley	Pelican W.	
	As at 14/01/21	As at 19/02/21	As at 03/03/21	
Trade - Building	20,390,503	20,312,231	20,286,200	Similar building to Oxley.
Trade - Pavement and Landscaping	834,994	1,029,817	889,074	Oxley and Pelican W. have similar pavement area. Oxley has greater portion of heavy duty pavement.
Preliminaries	3,712,895	3,863,710	3,863,710	As per Carseldine with additional traffic control required due to Pelican W. site location and access.
Design Fees	580,140	525,047	525,047	
Margin (6.75% on cost)	1,722,501	1,736,829	1,725,572	
Development Fee	75,000	75,000	75,000	
SUBTOTAL (Excl GST) (Like-for-like)	27,316,033	27,542,635	27,364,603	
Green Star EXTRA OVER	613,500	0	0	Pelican W. and Oxley exclude 5 Star Greenstar rating.
Civil Earthworks (including retaining walls)	150,000	700,843	70,000	Pelican W. has minimal civil earthworks and no retaining walls.
Margin (6.75% on cost) ~ on Greenstar and Civil	51,536	47,307	4,725	
TOTAL (Excl GST)	28,131,070	28,290,785	27,439,329	
GBA (m2)	9,465	9,233	9,221	Pelican W. and Oxley exclude the cold shell administration area included in Carseldine.
# Rooms	150	150	150	
\$ / GBA (m2) (On TOTAL)	2,972	3,064	2,976	
\$ / Room (On TOTAL)	187,540	188,605	182,929	
Total Landscape area (m2)	1,425	2,191	2,165	
Total Pavement area (m2)	2,280	2,796	2,725	

NOTES AND CLARIFICATIONS:

- 1) Pelican W. and Oxley Cost Plans are Indicative Order of Costs based on limited preliminary information. The Order of Costs are subject to change due to design development, scope definition, market particulars, etc.
- 2) Excludes works outside the boundary and any works to the 'HPG Area' including any services reticulation.
- 3) The scope included in the Pelican W. and Oxley Order of Costs are as per the scope included in the Carseldine SD Order of Cost with the exception of the Administration area which is present at Carseldine but omitted from Pelican W. and Oxley.
- 4) Excludes any works associated with latent conditions, contamination, asbestos, remediation, rock, existing services and/or the like.
- 5) Includes all material won onsite being suitable for use as fill onsite.
- 6) Civil earthworks scope at Pelican W. comprises a 100mm topsoil strip and proof roll only. Any additional earthworks are excluded.
- 7) No allowance has been included for bored/pier footings or the like.