

5.2

SCHEDULE OF RATES

ITEM	DESCRIPTION	UNIT	RATE (EXCL GST)
HYDRAULIC SERVICES			
WATER SUPPLY			
HS 1	Relocation of existing 20 mm water meter and isolation valve to suit tenancy fit out design (above ground) Works include isolation of water service, removal of existing meter and isolation valve and reinstallation of existing water meter and isolation valve in new location. Measure is done per m measured in plan. For additional pipework over 5m: Excludes: - As Constructed drawings - Design review and/or redesign (if required)	Initial 5m Per m	\$886.00 \$72.00
HS 2	All as above but 25 mm water meter Additional pipework over 5m:	Initial 5m Per m	\$946.00 \$77.00
HS 3	All as above but 32 mm water meter Additional pipework over 5m:	Initial 5m Per m	\$1,012.00 \$86.00
HS 4	All as above but 40 mm water meter Additional pipework over 5m:	Initial 5m Per m	\$1,150.00 \$104.00
HS 5	All as above but 50 mm water meter Additional pipework over 5m:	Initial 5m Per m	\$1,263.00 \$116.00
HS 6	Upgrade of existing 20 mm water meter and isolation valve to 25 mm water meter and isolation valve; all in same location. Works include isolation of water service, removal of existing meter and isolation valve and reinstallation of upgraded water meter and isolation valve in same location. Excludes: - Additional pipework (see above for pipe rates – TBC) - Upgrading of Water Mains - Design Review	No.	\$1,116.00

ITEM	DESCRIPTION	UNIT	RATE (EXCL GST)
HS 7	All as above but 20 mm upgraded to 32 mm. Excludes: - Additional pipework (see above for pipe rates – TBC) - Upgrading of Water Mains - Design review	No.	\$2,013.00
HS 8	All as above but 20 mm upgraded to 40 mm.	No.	\$2,300.00
HS 9	All as above but 20 mm upgraded to 50 mm.	No.	\$2,750.00
HS 10	All as above but 25 mm upgraded to 32 mm.	No.	\$2,010.00
HS 11	All as above but 25 mm upgraded to 40 mm.	No.	\$2,310.00
HS 12	All as above but 25 mm upgraded to 50 mm.	No.	\$2,750.00
HS 13	All as above but 32 mm upgraded to 40 mm.	No.	\$2,310.00
HS 14	All as above but 32 mm upgraded to 50 mm.	No.	\$2,750.00
HS 15	All as above but 40 mm upgraded to 50 mm.	No.	\$2,750.00
GAS SUPPLY			
HS 16	Remove existing tenancy meter including cap & seal service (up to 50mm).	Item	\$478.00
HS 17	Reinstall existing tenancy meter in new location.	Item	\$425.00
HS 18	Connect to existing gas supply above ground (25 – 50mm).	Item	\$420.00

5.2

SCHEDULE OF RATES

ITEM	DESCRIPTION	UNIT	RATE (EXCL GST)
HS 19	Extend pipework to new Tenancies (above Ground) including Fittings: 25mm gas pipe.	M	\$77.00
HS 20	Extend pipework to new Tenancies (above Ground) including Fittings: 32mm gas pipe.	M	\$86.00
HS 21	Extend pipework to new Tenancies (above Ground) including Fittings: 40mm gas pipe.	M	\$104.00
HS 22	Extend pipework to new Tenancies (above Ground) including Fittings: 50mm gas pipe.	M	\$117.00
HS 23	Extend pipework to new Tenancies (above Ground) including Fittings: 65mm gas pipe.	M	\$146.00
HS 24	Extend Pipework to new Tenancies (above Ground) including Fittings: Isolation Valve 25 dia.	Each	\$135.00
HS 25	Extend Pipework to new Tenancies (above Ground) including Fittings: Isolation Valve 32 dia.	Each	\$168.00
HS 26	Extend Pipework to new Tenancies (above Ground) including Fittings: Isolation Valve 40 dia.	Each	\$196.00
HS 27	Extend Pipework to new Tenancies (above Ground) including Fittings: Isolation Valve 50 dia.	Each	\$251.00
HS 28	Extend Pipework to new Tenancies (above Ground) including Fittings: Isolation Valve 65 dia.	Each	\$385.00
HS 29	New Gas meter – (50kPa Max working pressure). Note – ventilation requirements excluded: 25mm (up to 400mj).	Each	\$2,340.00
HS 30	New Gas meter – (50kPa Max working pressure). Note – ventilation requirements excluded: 40mm (up to 1250mj).	Each	\$2,860.00
HS 31	New Gas meter – (50kPa Max working pressure). Note – ventilation requirements excluded: 50mm (up to 3000mj).	Each	\$3,600.00
HS 32	Submission of Individual Gas Permits for Tenancies and coordination with Relevant Authorities.	Each	\$110.00
HS 33	Note: The above gas supply rates exclude as constructed drawings and Design review (and/or redesign) if required.	Note	

ITEM	DESCRIPTION	UNIT	RATE (EXCL GST)
SEWER			
HS 34	Relocate the existing 100 mm capped sewer connection point (slab on fill) to a new location. New locations dependent on achieving required falls. Works include cutting and removal of existing concrete slab and disposal of debris; relocating the 100 mm sewer service comprising pipe and fittings, and reinstating concrete to Lessor's engineer's detail. Based on a 1m radius. For additional pipework: Excludes: - Additional venting (if required) - Design review / redesign (if required) - As Constructed Drawings	Initial 1m M	\$2,332.00 \$1,536.00
HS 35	New 100 mm drainage pipework (slab on fill) Extent dependent on achieving required falls. Works include cutting and removal of existing concrete slab and disposal of debris; supply and install the new 100 mm drainage pipework comprising pipe and fittings, and reinstating concrete to Lessor's engineer's detail. Including connection to existing drain and based on 1m radius. For additional pipework: Excludes: - Additional venting (if required) - Design review / redesign (if required) - As Constructed drawings - FWG's, bucket Traps, IWT's & CO's NB: "Lessor's engineer's detail" required for review.	Initial 1m M	\$3,135.00 \$1,535.00
HS 36	All as above but 65 mm pipework	m	\$1,914.00
HS 37	All as above but 50 mm pipework	m	\$1,892.00
HS 38	All as above but 40 mm pipework	m	\$1,892.00

5.2

SCHEDULE OF RATES

ITEM	DESCRIPTION	UNIT	RATE (EXCL GST)
HS 39	Relocate the existing 100 mm capped sewer connection point (suspended slab) to a new location. New locations dependent on achieving required falls and structure below slab. Based on a 1m radius. Works include coring and disposal of debris; relocating the 100 mm sewer service comprising pipe and fittings, fire collars and reinstating works to Lessor's engineer's detail. For additional pipework: Includes: - 1 x core hole only Excludes: - Acoustic attenuation - Additional venting (if required) - Design and/or redesign (if required) - As Constructed drawings	Initial 1m M	\$1,660.00 \$286.00
HS 40	New 100 mm drainage pipework (suspended slab) New locations dependent on achieving required falls and structure below slab. Based on a 1m radius. Works include coring and disposal of debris; relocating the 100 mm sewer service comprising pipe and fittings, fire collars and reinstating works to Lessor's engineer's detail. For additional pipework: Includes: - 1 x core hole only Excludes: - Acoustic attenuation - Additional venting (if required) - Design and/or redesign (if required) - As Constructed drawings - FWG's, bucket traps, IWTs & CO's	Initial 1m M	\$1,738.00 \$286.00
HS 41	All as above but 65 mm pipework	m	\$1,628.00
HS 42	All as above but 50 mm pipework	m	\$1,517.00
HS 43	All as above but 40 mm pipework	m	\$1,517.00

ITEM	DESCRIPTION	UNIT	RATE (EXCL GST)
TRADE WASTE			
HS 44	Relocate the existing 110 mm capped HDPE trade waste drainage pipework connection point (slab on fill) to a new location. New locations dependent on achieving required falls. Based on a 1m radius. Works include cutting and removal of existing concrete slab and disposal of debris; relocating the 100 mm HDPE trade waste service point comprising pipe and fittings, and reinstating concrete to Lessor's engineer's detail. For additional pipework: Excludes: - Additional venting (if required) - Design and/or redesign (if required) - As Constructed drawings	Initial 1m M	\$2,420.00 \$1,618.00
HS 45	New 110 mm HDPE trade waste drainage pipework (slab on fill) Extent dependent on achieving required falls. Based on a 1m radius. Works include cutting and removal of existing concrete slab and disposal of debris; supply and install the new 100 mm drainage pipework comprising pipe and fittings, and reinstating concrete to Lessor's engineer's detail. Including connection to existing drain. For additional pipework: Excludes: - Additional venting (if required) - Design and/or redesign (if required) - As Constructed drawings - fFWG's, bucket traps, IWTs & CO's	Initial 1m M	\$3,278.00 \$1,618.00
HS 46	All as above but 75 mm HDPE trade waste drainage pipework For additional pipework	Initial 1m m	\$2,960.00 \$1,320.00
HS 47	All as above but 50 mm HDPE trade waste drainage pipework For additional pipework	Initial 1m m	\$2,926.00 \$1,276.00
HS 48	All as above but 40 mm HDPE trade waste drainage pipework For additional pipework	Initial 1m m	\$2,926.00 \$1,276.00

5.2

SCHEDULE OF RATES

ITEM	DESCRIPTION	UNIT	RATE (EXCL GST)
HS 49	Relocate the existing 110 mm capped HDPE trade waste drainage pipework connection point (suspended slab) to a new location. New locations dependent on achieving required falls. Based on a 1m radius Works include coring and disposal of debris; relocating the 100 mm HDPE trade waste service point comprising pipe and fittings, fire collars and reinstating works to Lessor's engineer's detail. For additional pipework: Includes: - 1 x core hole only Excludes: - Acoustic attenuation - Additional venting (if required) - Design and/or redesign (if required) - As Constructed drawings - FWG's, bucket traps, IWT's & CO's	Initial 1m	\$1,848.00
		m	\$485.00
HS 50	New 110 mm HDPE trade waste drainage pipework (suspended slab) New locations dependent on achieving required falls. Based on a 4m radius. Works include coring and disposal of debris; supply and install the new 100 mm HDPE trade waste service point comprising pipe and fittings, fire collars and reinstating works to Lessor's engineer's detail. For additional pipework over 4m: Includes: - 1 x core hole only Excludes: - Acoustic attenuation - Additional venting (if required) - Design and/or redesign (if required) - As Constructed drawings - FWG's, bucket traps, IWT's & CO's	Initial 4m	\$2,695.00
		m	\$485.00
HS 51	All as above but 75 mm HDPE trade waste drainage pipework	m	\$2,535.00
HS 52	All as above but 50 mm HDPE trade waste drainage pipework	m	\$2,508.00
HS 53	All as above but 40 mm HDPE trade waste drainage pipework	m	\$2,508.00

ITEM	DESCRIPTION	UNIT	RATE (EXCL GST)
FIRE SERVICES			
SPRINKLERS			
FS 1	Supply and installation of new (additional) below ceiling sprinkler head (chrome) - including escutcheons (chrome), pipework, fittings, support & fit off.	No.	\$412.50
FS 2	Supply and installation of new (additional) below ceiling sprinkler head (bronze) - including escutcheons (bronze), pipework, fittings, support & fit off.	No.	\$412.50
FS 3	Supply and installation of new (additional) concealed flush white sprinkler head - including escutcheons (white), pipework, fittings, support & fit off.	No.	\$434.50
FS 4	Supply and installation of new (additional) concealed space sprinkler head - including pipework, fittings, support & fit off.	No.	\$387.20
FS 5	Supply and installation of new (additional) exposed sprinkler head - including pipework, fittings, support & fit off.	No.	\$387.20
FS 6	Supply and installation of new kitchen exhaust (high temperature) stainless steel sprinkler head - including escutcheons, pipework, fittings, support & fit off.	No.	\$544.50
FS 7	Supply and installation of new dry head (freezers/cool rooms) sprinkler heads - including escutcheons, pipework, fittings, support & fit off.	No.	\$566.50
FS 8	Supply and installation of stainless steel droppers for fat fryers - including pipework, fittings, support & fit off	No.	\$544.50
FS 9	Relocate an existing sprinkler head , excluding pipework		\$341.00

5.2

SCHEDULE OF RATES

ITEM	DESCRIPTION	UNIT	RATE (EXCL GST)
PIPEWORK			
FS 10	Supply and install fire sprinkler pipework (medium black, red gloss finish) 32 mm - 50 mm dia. including pipe, fittings and supports.	m	\$264.00
FS 11	Supply and install fire sprinkler pipework (medium black, red gloss finish) 65 mm - 100 mm dia. including pipe, fittings and support	m	\$412.00
FS 12	Supply and install fire sprinkler pipework (medium black, red gloss finish) 150mm dia. Including pipe, fittings and support	m	\$481.80
FS 13	Supply and install fire sprinkler pipework (medium galvanised, red gloss finish) 32 mm - 50 mm dia. including pipe, fittings and supports.	m	\$290.40
FS 14	Supply and install fire sprinkler pipework (medium galvanised, red gloss finish) 65 mm - 100 mm dia. including pipe, fittings and support	m	\$448.80
FS 15	Supply and install fire sprinkler pipework (medium galvanised, red gloss finish) 150mm dia. Including pipe, fittings and support	m	\$551.00
FS 16	Fit off of an existing sprinkler head (Optional Cat. 1)	Item	\$132.00
FS 17	Remove an existing sprinkler head and plug off (excludes drain down)	Item	\$209.00
HYDRANTS AND HOSE REELS			
FS 18	Supply and install internal fire hydrant, including 10 m of 100 dia. pipe	Item	\$2,145.00
FS 19	Supply and install internal fire hose reel, including 10 m of pipe (25 or 32 mm)	Item	\$1,474.00

ITEM	DESCRIPTION	UNIT	RATE (EXCL GST)
DETECTORS			
FS 20	Supply and installation of new ceiling smoke detector - including fit off	No.	\$445.00
FS 21	Supply and installation of new ceiling thermal detector - including fit off	No.	\$385.00
FS 22	Supply and installation of new thermal detector - exposed / ceiling space	No.	\$385.00
FS 23	Supply and installation of new ceiling smoke - duct probe detector - including fit off	No.	\$1,446.50
FS 24	Supply and installation of new smoke detector circuit - including fit off	No.	\$473.00
FS 25	Supply and installation of new duct probe detector - including fit off	No.	\$1,446.50
FS 26	Supply and installation of smoke sampling detector including fit off (20 m piping)	No.	\$9,570.00
FS 27	Relocation of ceiling smoke detector - including fit off	No.	\$434.50
FS 28	Relocation of ceiling thermal detector - including fit off	No.	\$319.00
FS 29	Relocation of thermal detector in exposed / ceiling space	No.	\$319.00

5.2

SCHEDULE OF RATES

ITEM	DESCRIPTION	UNIT	RATE (EXCL GST)
FS 30	Relocation of duct probe detector - including fit off	No.	\$599.00
FS 31	Fit off of ceiling smoke detector (optional cat. 1)	No.	\$192.00
FS 32	Fit off of ceiling thermal detector (optional cat. 1)	No.	\$192.00
EWIS			
FS 33	Supply and installation of new 100 mm ceiling mounted EWIS speaker - including fit off	No.	\$390.50
FS 34	Relocation of 100 mm ceiling mounted EWIS speaker - including fit off	Item	\$390.50
SUNDRY FIRE SERVICES			
FS 35	System drain down and recharge. (written approval required from Lessor prior to these works being completed)	Item	\$425.00
FS 36	Supply and installation of CO2 fire extinguisher (3.5 kg) - including statutory signage	No.	\$363.00
FS 37	Supply and installation of dry powder fire extinguisher (4.5 kg) - including statutory signage	No.	\$302.00
FS 38	Supply and installation of fire blanket - including statutory signage	No.	\$198.00
FS 39	Reprogram FIP following Lessee works affecting program	Item	\$3,300.00

ITEM	DESCRIPTION	UNIT	RATE (EXCL GST)
FS 40	Test and certify 3rd party fit off of heads for a typical tenancy of 20 heads (only applicable if lessee fit out contractor fit's off sprinkler heads)	Item	\$630.00
FS 41	Test and certify 3rd party fit off of heads for a typical tenancy dry fire and public address (only applicable if Lessee fit out contractor fit's off EWIS and smoke detectors)	Item	\$630.00
ELECTRICAL SERVICES			
BOARDS			
ES 1	Relocation of tenancy distribution board up to 150 amps including all required shutdowns and cable requirements	Item	\$1,428.15
ES 2	Upgrade kiosk tenancy distribution board from 32 amp to 50 amp three phase, 48 pole complete with take-off box, embedded meter and 5 m sub main	Item	\$2,842.66
ES 3	Upgrade tenancy distribution board from 40 amp to 63 amp three phase, 48 pole complete with take-off box, embedded meter and sub main	item	\$3,179.81
ES 4	Upgrade tenancy distribution board from 40 amp to 80 amp three phase, 48 pole complete with take-off box, embedded meter and sub main	item	\$3,293.66
ES 5	Upgrade tenancy distribution board from 40 amp to 100 amp three phase, 48 pole complete with take-off box, embedded meter and sub main	item	\$3,293.66
ES 6	Upgrade tenancy distribution board from 80 amp to 100 amp three phase, 48 pole complete with take-off box, embedded meter and sub main	item	\$2,749.16
ES 7	Upgrade tenancy distribution board from 80 amp to 125 amp three phase, 48 pole complete with take-off box, embedded meter and sub main	item	\$3,515.79
ES 8	Upgrade tenancy distribution board from 80 amp to 150 amp three phase, 48 pole complete with take-off box, embedded meter and sub main	item	\$4,245.19
ES 9	Upgrade tenancy distribution board from 125 amp to 150 amp three phase, 48 pole complete with take-off box, embedded meter and sub main	item	\$4,245.19

5.2

SCHEDULE OF RATES

ITEM	DESCRIPTION	UNIT	RATE (EXCL GST)
COMMUNICATIONS			
ES 10	Supply and install a 2 core single mode fibre cable (Allowance of 40 m) from the communications cupboard to the tenancy NTD. Install tenancy NTD and terminate. Install cable a connection back to the NBN site distributor. Allowance of 80 m from the communications cupboard to the NBN site distributor.	item	\$1,021.60
ES 11	Supply and install a 2 core single mode fibre cable (Allowance of 60 m) from the communications cupboard to the tenancy NTD. Install tenancy NTD and terminate. Install cable a connection back to the NBN site distributor. Allowance of 120 m from the communications cupboard to the NBN site distributor.	item	\$1,417.88
ES 12	Supply and install of 2 x Cat 6 (4 pair) data cables from tenancy to building distributor including wiring, installation, connection and testing.	item	\$644.50
ES 13	Supply and install of 2 x 10 pair copper from local distributor to tenancy field distributor (allowance of) including wiring, installation, connection and testing.	item	\$1,036.90
EXIT & EMERGENCY LIGHTS			
ES 14	Supply and install of emergency light fitting from tenancy distribution board including wiring, connection, installation and testing.	No.	\$386.88
ES 15	Supply and install of emergency EXIT sign from tenancy distribution board including wiring, connection, installation and testing.	No.	\$411.08
ES 16	Supply and install of SLIMLINE emergency EXIT sign from tenancy distribution board including wiring, connection, installation and testing.	No.	\$411.08
CONDUITS TO SLAB			
ES 17	Supply and install of 25 mm conduit in floor slab excluding chasing and making good.	m	\$5.80
ES 18	Supply and install of 32 mm conduit in floor slab excluding chasing and making good.	m	\$6.78

ITEM	DESCRIPTION	UNIT	RATE (EXCL GST)
ES 19	Supply and install of 40 mm conduit in floor slab excluding chasing and making good.	m	\$943
ES 20	Supply and install of 50 mm conduit in floor slab excluding chasing and making good.	m	\$11.26
ES 21	Supply and install of 2 x 25 mm parallel conduits in floor slab excluding chasing and making good.	m	\$11.59
ES 22	Supply and install of 2 x 32 mm parallel conduit in floor slab excluding chasing and making good.	m	\$13.33
ADDITIONAL ITEMS			
ES 22	Relocation of existing tenancy communications field distributor and associated lead cables from central distributor, excluding any additional cable requirements	Item	\$489.00
ES 23	Supply and install flush mounted 150mm dia. Public address speaker including service cable to Lessor's communication hub.	Ea.	\$250.00
ES 24	Connect tenancy water meter to tenancy electrical meter, including commissioning of additional metering point and provision of communications cable from tenancy water meter. Note 1: Pricing based on new meters installed in new tenancies. Note 2: No allowance to extend existing meters to new water and gas meters (if existing meters inadequate).	Item	\$230.00
ES25	Note: All electrical Cat 1 Rates listed include for associated testing and commissioning.	Note	

5.2

SCHEDULE OF RATES

ITEM	DESCRIPTION	UNIT	RATE (EXCL GST)
MECHANICAL SERVICES			
OUTLETS & GRILLS			
MS 1	Supply and install new swirl diffuser 600 mm x 600 mm including flexible duct, plenum, spigot and all required accessories and fixtures (up to 2.9 m of flexible ductwork)	Ea	\$682.00
MS 2	Supply and install new 250 dia. Eyeball diffuser including flexible duct, plenum, spigot and all required accessories and fixtures (0 to 2.9m of flexible ductwork).	Ea	\$846.00
MS 6	Supply and install new square 500 mm/600 mm diffuser including flexible duct, plenum, spigot and all required accessories and fixtures (3.0 to 7.0 m of flexible ductwork)	Ea	\$1,018.00
MS 7	Relocation and fit-off of existing ceiling diffuser including flexible duct, plenums, spigot and all required accessories and fixtures up to 3.0 m.	Ea	\$330.00
MS 8	Fit-off of existing ceiling diffuser.	Ea	\$138.00
MS 9	Supply and install new two slot diffuser 1200 mm long including flexible duct, plenums, spigots and all required accessories and fixtures up to 3.0 m, in standard white colour.	Ea	\$700.00
MS 10	Supply and install new standard three slot diffuser 1200L including flexible duct, plenums, spigots and all required accessories and fixtures up to 3m, standard white.	Ea	\$730.00
MS 11	Fit-off of existing two-slot diffuser 1200 mm long.	Ea	\$138.00
MS 12	Fit-off existing standard three slot diffuser 1200L.	Ea	\$138.00
MS 13	Supply and install new 1200 mm x 600 mm return air grill including flexible duct, plenums, spigots and all required accessories and fixtures (up to 2.9 m of ductwork)	Ea	\$138.00
MS 14	Supply and install new 1200 mm x 600 mm return air grill including flexible duct, plenums, spigots and all required accessories and fixtures (3.0 m to 6.0 m of ductwork)	Ea	\$1,683.00
MS 15	Relocation and fit-off of existing return air grill including flexible duct, plenums, spigots and all required accessories and fixtures up to 3.0 m.	Ea	\$506.00
MS 16	Fit-off of existing return air grill.	Ea	\$138.00
MS 17	Relocation and fit-off of tundish pipe from A/C system to agreed waste drainage point (3.0 m to 5.0 m of pipework)	Ea	\$560.00
MS 18	Supply and install a VAV (200 mm dia. nominal inlet) terminal including costs of flexible duct, take off from main duct and controls but excluding any downstream duct.	Ea	\$2,750.00

ITEM	DESCRIPTION	UNIT	RATE (EXCL GST)
MS 19	Supply and install a VAV (300 mm dia. nominal inlet) terminal including costs of flexible duct, take off from main duct and controls but excluding any downstream duct.	Ea	\$2,950.00
MS 20	Relocation of thermostat (temp sensors and controls)	Ea	\$660.00
MS 21	Supply of door relief grille 600 mm x 200 mm (installation of grill by Tenant)	Ea	\$99.00
MS 22	Review of tenant installation, final balance of supply air outlets installed by Lessee, final position of temperature sensor and reporting per tenancy. Excludes review of any additional general/kitchen exhaust system that may be installed by the Lessee. Assumes 4 outlets per VAV and 2 VAV's per Tenancy (ie: total of 8 outlets). Note: Cost only applicable if Lessee's fit out contractor supplies, relocates and / or fit's off air grills or diffusers.	Ea	\$3,080.00
MS 23	Connection to Central Exhaust System up to 1500l/s including 10 m duct, 3 x cleaning access panels, connections to canopy and balancing. Assumes duct size off 500 x 500 uninsulated.	Ea	\$4,175.00
MS 24	Connection to Central Exhaust System up to 3000l/s including 10m of 500mm x 500mm uninsulated duct, 3 x cleaning access panels, connections to canopy and balancing. Assumes duct size of 700 x 700 uninsulated.	Ea	\$4,900.00
MS 25	Connection to Central Exhaust System up to 5000l/s including 10m 1000mm x 1000mm uninsulated duct, 3 x cleaning access panels, connections to canopy and balancing. Assumes duct size of 1000 x 1000 uninsulated.	Ea	\$6,070.00
MS 26	Upgrade exhaust from 1000l/s – 1500l/s. Includes new axial fan, 10m uninsulated duct, controls and balancing. Excludes outlets, cost differential is based on changes prior to IFC documentation. IE: Design / Approval stage.	Ea	\$1,662.00
MS 27	Upgrade exhaust from 1500l/s – 3000l/s. Includes new axial fan, 10m uninsulated duct, controls and balancing. Excludes outlets, cost differential is based on changes prior to IFC documentation. IE: Design / Approval stage.	Ea	\$3,060.00
MS 28	Extra over cost to supply and install rigid straight sheetmetal complete with 50mm external insulation in lieu of flexible duct (based on dia 250mm flex – rigid duct).	L/M	\$130.00
MS 29	Note: All mechanical rates noted above include for drafting, procurement, project management & supervision, freight, O&M manual updates, testing & commissioning, and warranties.	Note	

5.2

SCHEDULE OF RATES

DUCTWORK: ISOLATED RATES				
Note: All Ductwork rates noted below include for supply, delivery to site, installation, scissor hire, hanging materials, hardware, drafting, preliminaries and Project Management / Supervision. Cranage is excluded.				
ITEM	DESCRIPTION		UNIT	RATE (EXCL GST)
STRAIGHT DUCTWORK - STD SUPPLY / RETURN / EXHAUST				
M01	1.0m girth wrap	Un-Insulated	Per Metre	\$260.00
M02	1.5m girth wrap	Un-Insulated	Per Metre	\$280.00
M03	2.0m girth wrap	Un-Insulated	Per Metre	\$300.00
M04	2.5m girth wrap	Un-Insulated	Per Metre	\$330.00
M05	3.0m girth wrap	Un-Insulated	Per Metre	\$348.00
M06	3.5m girth wrap	Un-Insulated	Per Metre	\$378.00
M07	4.0m girth wrap	Un-Insulated	Per Metre	\$464.00
M08	5.0m girth wrap	Un-Insulated	Per Metre	\$536.00
M09	5.5m girth wrap	Un-Insulated	Per Metre	\$575.00
M10	1.0m girth wrap	50mm External Insulation	Per Metre	\$357.00
M11	1.5m girth wrap	50mm External Insulation	Per Metre	\$452.00
M12	2.0m girth wrap	50mm External Insulation	Per Metre	\$515.00
M13	2.5m girth wrap	50mm External Insulation	Per Metre	\$542.00
M14	3.0m girth wrap	50mm External Insulation	Per Metre	\$612.00
M15	3.5m girth wrap	50mm External Insulation	Per Metre	\$671.00
M16	4.0m girth wrap	50mm External Insulation	Per Metre	\$798.00

ITEM	DESCRIPTION		UNIT	RATE (EXCL GST)
M17	5.0m girth wrap	50mm External Insulation	Per Metre	\$960.00
M18	5.5m girth wrap	50mm External Insulation	Per Metre	\$1,038.00
M19	1.0m girth wrap	50mm Internal Insulation	Per Metre	\$383.00
M20	1.5m girth wrap	50mm Internal Insulation	Per Metre	\$478.00
M21	2.0m girth wrap	50mm Internal Insulation	Per Metre	\$548.00
M22	2.5m girth wrap	50mm Internal Insulation	Per Metre	\$565.00
M23	3.0m girth wrap	50mm Internal Insulation	Per Metre	\$648.00
M24	3.5m girth wrap	50mm Internal Insulation	Per Metre	\$708.00
M25	4.0m girth wrap	50mm Internal Insulation	Per Metre	\$848.00
M26	5.0m girth wrap	50mm Internal Insulation	Per Metre	\$1,017.00
M27	5.5m girth wrap	50mm Internal Insulation	Per Metre	\$1,075.00
M28	1.0m girth wrap	75mm External Insulation	Per Metre	\$378.00
M29	1.5m girth wrap	75mm External Insulation	Per Metre	\$468.00
M30	2.0m girth wrap	75mm External Insulation	Per Metre	\$534.00
M31	2.5m girth wrap	75mm External Insulation	Per Metre	\$564.00
M32	3.0m girth wrap	75mm External Insulation	Per Metre	\$650.00
M33	3.5m girth wrap	75mm External Insulation	Per Metre	\$718.00
M34	4.0m girth wrap	75mm External Insulation	Per Metre	\$830.00
M35	5.0m girth wrap	75mm External Insulation	Per Metre	\$997.00
M36	5.5m girth wrap	75mm External Insulation	Per Metre	\$1,076.00

5.2

SCHEDULE OF RATES

ITEM	DESCRIPTION	UNIT	RATE (EXCL GST)	
SQUARE BEND - STD SUPPLY / RETURN / EXHAUST				
M37	1.0m girth wrap	Un-Insulated	Each	\$372.00
M38	1.5m girth wrap	Un-Insulated	Each	\$427.00
M39	2.0m girth wrap	Un-Insulated	Each	\$460.00
M40	2.5m girth wrap	Un-Insulated	Each	\$486.00
M41	3.0m girth wrap	Un-Insulated	Each	\$523.00
M42	3.5m girth wrap	Un-Insulated	Each	\$646.00
M43	4.0m girth wrap	Un-Insulated	Each	\$817.00
M44	5.0m girth wrap	Un-Insulated	Each	\$857.00
M45	5.5m girth wrap	Un-Insulated	Each	\$899.00
M46	1.0m girth wrap	50mm External Insulation	Each	\$374.00
M47	1.5m girth wrap	50mm External Insulation	Each	\$515.00
M48	2.0m girth wrap	50mm External Insulation	Each	\$619.00
M49	2.5m girth wrap	50mm External Insulation	Each	\$683.00
M50	3.0m girth wrap	50mm External Insulation	Each	\$704.00
M51	3.5m girth wrap	50mm External Insulation	Each	\$795.00
M52	4.0m girth wrap	50mm External Insulation	Each	\$959.00
M53	5.0m girth wrap	50mm External Insulation	Each	\$1,068.00

ITEM	DESCRIPTION	UNIT	RATE (EXCL GST)	
M54	5.5m girth wrap	50mm External Insulation	Each	\$1,153.00
M55	1.0m girth wrap	50mm Internal Insulation	Each	\$400.00
M56	1.5m girth wrap	50mm Internal Insulation	Each	\$541.00
M57	2.0m girth wrap	50mm Internal Insulation	Each	\$654.00
M58	2.5m girth wrap	50mm Internal Insulation	Each	\$709.00
M59	3.0m girth wrap	50mm Internal Insulation	Each	\$737.00
M60	3.5m girth wrap	50mm Internal Insulation	Each	\$834.00
M61	4.0m girth wrap	50mm Internal Insulation	Each	\$1,011.00
M62	5.0m girth wrap	50mm Internal Insulation	Each	\$1,128.00
M63	5.5m girth wrap	50mm Internal Insulation	Each	\$1,192.00
M64	1.0m girth wrap	75mm External Insulation	Each	\$380.00
M65	1.5m girth wrap	75mm External Insulation	Each	\$523.00
M66	2.0m girth wrap	75mm External Insulation	Each	\$635.00
M67	2.5m girth wrap	75mm External Insulation	Each	\$701.00
M68	3.0m girth wrap	75mm External Insulation	Each	\$729.00
M69	3.5m girth wrap	75mm External Insulation	Each	\$809.00
M70	4.0m girth wrap	75mm External Insulation	Each	\$980.00
M71	5.0m girth wrap	75mm External Insulation	Each	\$1,093.00
M72	5.5m girth wrap	75mm External Insulation	Each	\$1,174.00

5.2

SCHEDULE OF RATES

ITEM	DESCRIPTION	UNIT	RATE (EXCL GST)	
RADIUS BEND - STD SUPPLY / RETURN / EXHAUST				
M73	1.0m girth wrap	Un-Insulated	Each	\$306.00
M74	1.5m girth wrap	Un-Insulated	Each	\$404.00
M75	2.0m girth wrap	Un-Insulated	Each	\$435.00
M76	2.5m girth wrap	Un-Insulated	Each	\$458.00
M77	3.0m girth wrap	Un-Insulated	Each	\$493.00
M78	3.5m girth wrap	Un-Insulated	Each	\$607.00
M79	4.0m girth wrap	Un-Insulated	Each	\$772.00
M80	5.0m girth wrap	Un-Insulated	Each	\$808.00
M81	5.5m girth wrap	Un-Insulated	Each	\$848.00
M82	1.0m girth wrap	50mm External Insulation	Each	\$354.00
M83	1.5m girth wrap	50mm External Insulation	Each	\$487.00
M84	2.0m girth wrap	50mm External Insulation	Each	\$585.00
M85	2.5m girth wrap	50mm External Insulation	Each	\$643.00
M86	3.0m girth wrap	50mm External Insulation	Each	\$663.00
M87	3.5m girth wrap	50mm External Insulation	Each	\$747.00
M88	4.0m girth wrap	50mm External Insulation	Each	\$904.00
M89	5.0m girth wrap	50mm External Insulation	Each	\$1,006.00

ITEM	DESCRIPTION	UNIT	RATE (EXCL GST)	
M90	5.5m girth wrap	50mm External Insulation	Each	\$1,085.00
M91	1.0m girth wrap	50mm Internal Insulation	Each	\$380.00
M92	1.5m girth wrap	50mm Internal Insulation	Each	\$514.00
M93	2.0m girth wrap	50mm Internal Insulation	Each	\$618.00
M94	2.5m girth wrap	50mm Internal Insulation	Each	\$669.00
M95	3.0m girth wrap	50mm Internal Insulation	Each	\$702.00
M96	3.5m girth wrap	50mm Internal Insulation	Each	\$787.00
M97	4.0m girth wrap	50mm Internal Insulation	Each	\$957.00
M98	5.0m girth wrap	50mm Internal Insulation	Each	\$1,065.00
M99	5.5m girth wrap	50mm Internal Insulation	Each	\$1,125.00
M100	1.0m girth wrap	75mm External Insulation	Each	\$361.00
M101	1.5m girth wrap	75mm External Insulation	Each	\$494.00
M102	2.0m girth wrap	75mm External Insulation	Each	\$600.00
M103	2.5m girth wrap	75mm External Insulation	Each	\$660.00
M104	3.0m girth wrap	75mm External Insulation	Each	\$687.00
M105	3.5m girth wrap	75mm External Insulation	Each	\$761.00
M106	4.0m girth wrap	75mm External Insulation	Each	\$924.00
M107	5.0m girth wrap	75mm External Insulation	Each	\$1,030.00
M108	5.5m girth wrap	75mm External Insulation	Each	\$1,105.00

5.2

SCHEDULE OF RATES

ITEM	DESCRIPTION	UNIT	RATE (EXCL GST)	
TRANSITION OR SET UP / DOWN - STD SUPPLY / RETURN / EXHAUST				
M109	1.0m girth wrap	Un-Insulated	Each	\$306.00
M110	1.5m girth wrap	Un-Insulated	Each	\$328.00
M111	2.0m girth wrap	Un-Insulated	Each	\$370.00
M112	2.5m girth wrap	Un-Insulated	Each	\$386.00
M113	3.0m girth wrap	Un-Insulated	Each	\$413.00
M114	3.5m girth wrap	Un-Insulated	Each	\$427.00
M115	4.0m girth wrap	Un-Insulated	Each	\$580.00
M116	5.0m girth wrap	Un-Insulated	Each	\$706.00
M117	5.5m girth wrap	Un-Insulated	Each	\$743.00
M118	1.0m girth wrap	50mm External Insulation	Each	\$334.00
M119	1.5m girth wrap	50mm External Insulation	Each	\$417.00
M120	2.0m girth wrap	50mm External Insulation	Each	\$483.00
M121	2.5m girth wrap	50mm External Insulation	Each	\$528.00
M122	3.0m girth wrap	50mm External Insulation	Each	\$553.00
M123	3.5m girth wrap	50mm External Insulation	Each	\$609.00
M124	4.0m girth wrap	50mm External Insulation	Each	\$821.00
M125	5.0m girth wrap	50mm External Insulation	Each	\$840.00

ITEM	DESCRIPTION	UNIT	RATE (EXCL GST)	
M126	5.5m girth wrap	50mm External Insulation	Each	\$906.00
M127	1.0m girth wrap	50mm Internal Insulation	Each	\$361.00
M128	1.5m girth wrap	50mm Internal Insulation	Each	\$444.00
M129	2.0m girth wrap	50mm Internal Insulation	Each	\$516.00
M130	2.5m girth wrap	50mm Internal Insulation	Each	\$555.00
M131	3.0m girth wrap	50mm Internal Insulation	Each	\$593.00
M132	3.5m girth wrap	50mm Internal Insulation	Each	\$648.00
M133	4.0m girth wrap	50mm Internal Insulation	Each	\$874.00
M134	5.0m girth wrap	50mm Internal Insulation	Each	\$899.00
M135	5.5m girth wrap	50mm Internal Insulation	Each	\$945.00
M136	1.0m girth wrap	75mm External Insulation	Each	\$342.00
M137	1.5m girth wrap	75mm External Insulation	Each	\$425.00
M138	2.0m girth wrap	75mm External Insulation	Each	\$494.00
M139	2.5m girth wrap	75mm External Insulation	Each	\$523.00
M140	3.0m girth wrap	75mm External Insulation	Each	\$553.00
M141	3.5m girth wrap	75mm External Insulation	Each	\$617.00
M142	4.0m girth wrap	75mm External Insulation	Each	\$831.00
M143	5.0m girth wrap	75mm External Insulation	Each	\$893.00
M144	5.5m girth wrap	75mm External Insulation	Each	\$961.00

5.2

SCHEDULE OF RATES

ITEM	DESCRIPTION	UNIT	RATE (EXCL GST)	
SQUARE TO ROUND - STD SUPPLY / RETURN / EXHAUST				
M145	1.0m girth wrap	Un-Insulated	Each	\$394.00
M146	1.5m girth wrap	Un-Insulated	Each	\$465.00
M147	2.0m girth wrap	Un-Insulated	Each	\$526.00
M148	2.5m girth wrap	Un-Insulated	Each	\$545.00
M149	3.0m girth wrap	Un-Insulated	Each	\$650.00
M150	3.5m girth wrap	Un-Insulated	Each	\$687.00
M151	4.0m girth wrap	Un-Insulated	Each	\$874.00
M152	5.0m girth wrap	Un-Insulated	Each	\$919.00
M153	5.5m girth wrap	Un-Insulated	Each	\$956.00
M154	1.0m girth wrap	50mm External Insulation	Each	\$454.00
M155	1.5m girth wrap	50mm External Insulation	Each	\$556.00
M156	2.0m girth wrap	50mm External Insulation	Each	\$607.00
M157	2.5m girth wrap	50mm External Insulation	Each	\$646.00
M158	3.0m girth wrap	50mm External Insulation	Each	\$787.00
M159	3.5m girth wrap	50mm External Insulation	Each	\$831.00
M160	4.0m girth wrap	50mm External Insulation	Each	\$1,105.00
M161	5.0m girth wrap	50mm External Insulation	Each	\$1,162.00

ITEM	DESCRIPTION	UNIT	RATE (EXCL GST)	
M162	5.5m girth wrap	50mm External Insulation	Each	\$1,225.00
M163	1.0m girth wrap	50mm Internal Insulation	Each	\$481.00
M164	1.5m girth wrap	50mm Internal Insulation	Each	\$582.00
M165	2.0m girth wrap	50mm Internal Insulation	Each	\$640.00
M166	2.5m girth wrap	50mm Internal Insulation	Each	\$672.00
M167	3.0m girth wrap	50mm Internal Insulation	Each	\$827.00
M168	3.5m girth wrap	50mm Internal Insulation	Each	\$870.00
M169	4.0m girth wrap	50mm Internal Insulation	Each	\$1,032.00
M170	5.0m girth wrap	50mm Internal Insulation	Each	\$1,215.00
M171	5.5m girth wrap	50mm Internal Insulation	Each	\$1,265.00
M172	1.0m girth wrap	75mm External Insulation	Each	\$465.00
M173	1.5m girth wrap	75mm External Insulation	Each	\$560.00
M174	2.0m girth wrap	75mm External Insulation	Each	\$651.00
M175	2.5m girth wrap	75mm External Insulation	Each	\$780.00
M176	3.0m girth wrap	75mm External Insulation	Each	\$808.00
M177	3.5m girth wrap	75mm External Insulation	Each	\$848.00
M178	4.0m girth wrap	75mm External Insulation	Each	\$1,126.00
M179	5.0m girth wrap	75mm External Insulation	Each	\$1,209.00
M180	5.5m girth wrap	75mm External Insulation	Each	\$1,277.00

5.2

SCHEDULE OF RATES

ITEM	DESCRIPTION	UNIT	RATE (EXCL GST)	
SMOKE & KITCHEN EXHAUST STRAIGHT DUCTWORK				
M181	1.0m girth wrap	Un-Insulated	Per Metre	\$285.00
M182	1.5m girth wrap	Un-Insulated	Per Metre	\$322.00
M183	2.0m girth wrap	Un-Insulated	Per Metre	\$343.00
M184	2.5m girth wrap	Un-Insulated	Per Metre	\$375.00
M185	3.0m girth wrap	Un-Insulated	Per Metre	\$393.00
M186	3.5m girth wrap	Un-Insulated	Per Metre	\$425.00
M187	4.0m girth wrap	Un-Insulated	Per Metre	\$516.00
M188	5.0m girth wrap	Un-Insulated	Per Metre	\$591.00
M189	5.5m girth wrap	Un-Insulated	Per Metre	\$632.00
SMOKE & KITCHEN EXHAUST SQUARE BEND				
M190	1.0m girth wrap	Un-Insulated	Each	\$421.00
M191	1.5m girth wrap	Un-Insulated	Each	\$531.00
M192	2.0m girth wrap	Un-Insulated	Each	\$565.00
M193	2.5m girth wrap	Un-Insulated	Each	\$594.00
M194	3.0m girth wrap	Un-Insulated	Each	\$633.00
M195	3.5m girth wrap	Un-Insulated	Each	\$762.00
M196	4.0m girth wrap	Un-Insulated	Each	\$940.00
M197	5.0m girth wrap	Un-Insulated	Each	\$982.00
M198	5.5m girth wrap	Un-Insulated	Each	\$1,027.00

ITEM	DESCRIPTION	UNIT	RATE (EXCL GST)	
SMOKE & KITCHEN EXHAUST - RADIUS BEND				
M199	1.0m girth wrap	Un-Insulated	Each	\$405.00
M200	1.5m girth wrap	Un-Insulated	Each	\$507.00
M201	2.0m girth wrap	Un-Insulated	Each	\$539.00
M202	2.5m girth wrap	Un-Insulated	Each	\$565.00
M203	3.0m girth wrap	Un-Insulated	Each	\$601.00
M204	3.5m girth wrap	Un-Insulated	Each	\$722.00
M205	4.0m girth wrap	Un-Insulated	Each	\$893.00
M206	5.0m girth wrap	Un-Insulated	Each	\$931.00
M207	5.5m girth wrap	Un-Insulated	Each	\$973.00

5.2

SCHEDULE OF RATES

ITEM	DESCRIPTION	UNIT	RATE (EXCL GST)	
SMOKE & KITCHEN EXHAUST – TRANSITION SET UP / DOWN				
M208	1.0m girth wrap	Un-Insulated	Per Metre	\$320.00
M209	1.5m girth wrap	Un-Insulated	Per Metre	\$341.00
M210	2.0m girth wrap	Un-Insulated	Per Metre	\$384.00
M211	2.5m girth wrap	Un-Insulated	Per Metre	\$403.00
M212	3.0m girth wrap	Un-Insulated	Per Metre	\$432.00
M213	3.5m girth wrap	Un-Insulated	Per Metre	\$446.00
M214	4.0m girth wrap	Un-Insulated	Per Metre	\$605.00
M215	5.0m girth wrap	Un-Insulated	Per Metre	\$738.00
M216	5.5m girth wrap	Un-Insulated	Per Metre	\$778.00

ITEM	DESCRIPTION	UNIT	RATE (EXCL GST)	
SMOKE & KITCHEN EXHAUST SQUARE TO ROUND				
M217	1.0m girth wrap	Un-Insulated	Each	\$409.00
M218	1.5m girth wrap	Un-Insulated	Each	\$485.00
M219	2.0m girth wrap	Un-Insulated	Each	\$548.00
M220	2.5m girth wrap	Un-Insulated	Each	\$570.00
M221	3.0m girth wrap	Un-Insulated	Each	\$680.00
M222	3.5m girth wrap	Un-Insulated	Each	\$718.00
M223	4.0m girth wrap	Un-Insulated	Each	\$914.00
M224	5.0m girth wrap	Un-Insulated	Each	\$961.00
M225	5.5m girth wrap	Un-Insulated	Each	\$1,001.00
CIRCULAR DUCT EXTERNALLY INSULATED 50MM				
M226	Diameter 250	50mm External Insulation	Per Metre	\$185.00
M227	Diameter 300	50mm External Insulation	Per Metre	\$194.00
M228	Diameter 350	50mm External Insulation	Per Metre	\$204.00

5.2

SCHEDULE OF RATES

ITEM	DESCRIPTION	UNIT	RATE (EXCL GST)
GENERAL			
HOARDINGS			
H01	Supply, installation and removal of hoarding (using Titan Hoarding System or similar) to underside bulkhead (up to 4.5m) in mall area including skirting, lockable door, flat dust sheet, certification and ballast. Hoarding to be erected nominal 1.0m outside lease line. NB: Up to 8 weeks hire included (e/over = \$1/m + GST / day)	M	\$270.00
H02	SSupply, installation and removal of 1.4m free standing hoarding (using Titan Hoarding System or similar) to kiosk including lockable gate and skirting. Hoarding to be erected nominal 1.0m outside lease line. NB: Up to 8 weeks hire included (e/over = \$1/m + GST / day)	M	\$220.00
H03	Supply and installation of full colour graphic skin to hoarding.	M2	\$115.00
H04	Hoarding Type B: 3m high temporary / permanent hoarding system including painting (one side), plastic from top of hoarding to ceiling, 1 double door & 1 single door per 10m.	M	\$595.00
MALL INGOS			
G01	Floor tile completed with Mall Finishes irrespective of quantity.	M2	\$480.00
G03	Extend existing jointing system.	l/m	\$290.00
G04	Brass division	l/m	\$50.00
ACCESS TO SITE			
A01	Cost to open site (Out Of Hours) for a 3 hour period (minimum period) including all required supervision, to allow fitout contractor access to the works (gateman excluded).	Cost	\$600.00

ITEM	DESCRIPTION	UNIT	RATE (EXCL GST)
A02	Cost to open site (Out of Hours) per additional 1 hour period (on top of the Min. 3hr) including all required supervision, to allow fitout contractor access to the works (gateman excluded).	Per Hr	\$200
INTERNAL WALLS			
W01	Provision of Full Height Non Fire Rated Plasterboard Lined Intertency Walls comprising 1 layer 13mm PBD to one side of 92mm Stud Wall for Tenancies with No Ceilings - Rate Based on Full Height Wall (excluding above wall security, vermin proofing provision, Insulation and painting)	M2	\$145.00
W02	Provision of Full Height 140mm Blockwork Intertency Walls up to soffit - Rate Based on Full Height Wall (excl above wall security or vermin proofing provision, plastering or painting).	M2	\$151.00
W03	Supply and install demising pier as per Detail Drawing AR-SKT-L01-PW-9009 (A)	L/M	\$750.00
W05	Provision of 90mm block wall up to soffit - Rate based on Full Height Wall (excl above	M2	\$150.00
W06	Provision of Flush plasterboard wall lining adhesive fixed to masonry / concrete wall.	M2	\$90.00
W07	Wall insulation installed during wall construction - non section J compliant.	M2	\$22.00
W08	Core Filling installed during wall construction.	M3	\$688.00
W09	Wall chasing (blockwork walls), 30mm x 30mm - unimpeded access.	L/M	\$22.00
W10	Supply & install security mesh (walls / ceilings).	M2	\$35.00

5.2

SCHEDULE OF RATES

ITEM	DESCRIPTION	UNIT	RATE (EXCL GST)
CEILINGS			
CLO1	Flush plasterboard non fire/acoustic rated flat suspended ceiling (CLG002) <= 3500mm high including suspension system (depth 1mm – 1500mm), 1 x <100mm dia penetration per 10m2. Rate based on minimum 100m2 area.	M2	\$140.00
CLO2	Prefinished 1200 x 600 suspended non fire/acoustic rated ceiling tile (CLG001) <=3500mm high including suspension system (depth 1mm – 1500mm), 1 x <100mm dia penetration per 10m2. Rate based on minimum 100m2 area.	M2	\$120.00
CLO3	100mm high flush plasterboard non fire / acoustic rated bulkhead. Height <= 3500mm.	L/M	\$120.00
CLO4	300mm high flush plasterboard non fire / acoustic rated bulkhead. Height <= 3500mm.	L/M	\$150.00
CLO5	500mm high flush plasterboard non fire / acoustic rated bulkhead. Height <= 3500mm.	L/M	\$200.00
CLO6	600 x 600 Access panel (non fire/acoustic rated, >= 3500mm high).	EA	\$350.00
SOFFIT INSULATION MODIFICATIONS			
INS01	Kingspan Soffit Insulation (R1.0): Cutting of soffit insulation for full height partitions (200mm either side of partition) and re-installation into completed partition.	L/M	\$44.45
INS02	Kingspan Soffit Insulation (R1.0): Removal and reinstatement areas <=20m2.	M2	\$84.95
INS03	Kingspan Soffit Insulation (R1.0): Removal and reinstatement areas >20m2.	M2	\$68.40
INS04	Kingspan Soffit Insulation (R2.0): Cutting of soffit insulation for full height partitions (200mm either side of partition) and re-installation into completed partition.	L/M	\$47.50

ITEM	DESCRIPTION	UNIT	RATE (EXCL GST)
INS05	Kingspan Soffit Insulation (R2.0): Removal and reinstatement areas <=20m2.	M2	\$91.65
INS06	Kingspan Soffit Insulation (R2.0): Removal and reinstatement areas >20m2.	M2	\$75.00
INS07	Kingspan Soffit Insulation (R4.5): Cutting of soffit insulation for full height partitions (200mm either side of partition) and re-installation into completed partition.	L/M	\$65.60
INS08	Kingspan Soffit Insulation (R4.5): Remove and reinstate areas <= 20m2.	M2	\$122.45
INS09	Kingspan Soffit Insulation (R4.5): Remove and reinstate areas >20m2.	M2	\$105.85
PAINTING			
PO1	Paint plasterboard ceiling <= 3500mm high.	M2	\$19.00
PO2	Paint plasterboard bulkheads <= 3500mm high FFL.	M2	\$19.00
CONCRETE CHASING, CUTTING & CORE DRILLING			
C01	Chasing 25mm x 25mm trench in concrete floor slab, including debris removal	L/M	\$45.00
C02	Cutting concrete slab (<150mm deep sawcut)	L/M	\$65.00
C03	Cutting & Breaking up Floor slabs and removal of preparation for installation of new services in trench including setup cost per job.	L/M	\$185.00
C04	Core drilling 25mm - 50mm diameter hole (max 200mm deep)	Ea	\$285.00

5.2

SCHEDULE OF RATES

ITEM	DESCRIPTION	UNIT	RATE (EXCL GST)
C05	Core drilling 51mm - 100mm diameter hole (max 200mm deep)	Ea	\$385.00
C06	Core drilling 101mm - 150mm diameter hole (max 200mm deep)	Ea	\$350.00
C07	Cut and remove 100mm ground slab in 600mm x 1000mm sections, compact (after works complete) and reinstate slab, including dowels, to engineers detail. Cost does not include excavation or backfill.	l/m	\$667.00
C08	Form single leaf door opening in single skin block wall including removal of rubbish. NB: Excludes protection / making good to adjacent finishes.	Ea	\$500.00
C09	Form double leaf door opening in single skin block wall including removal of rubbish. NB: Excludes protection / making good to adjacent finishes.	Ea	\$700.00
C10	Form single leaf door opening in plasterboard wall including removal of rubbish. NB: Excludes protection / making good to adjacent finishes.	Ea	\$400.00
C11	Form double leaf door opening in single skin block walls including removal of rubbish. NB: Excludes protection / making good to adjacent finishes.	Ea	\$560.00
C12	Scanning for services.	M2	\$363.00
WASTE REMOVAL			
WR01	Waste Removal: 7m3 Bin	Ea	\$550.00

ITEM	DESCRIPTION	UNIT	RATE (EXCL GST)
LABOUR (NORMAL TIME ONLY)			
L01	General Labour	Hr	\$95.00
L02	Supervisor	Hr	\$150.00
L03	Electrician	Hr	\$110.00
L04	Plumber	Hr	\$110.00
L05	Fire Service Fitter	Hr	\$110.00
L06	Mechanical Fitter	Hr	\$140.00
EXISTING CENTRE TENANCIES			
EC1	Any Category 1 Works to be undertaken in the existing Centre tenancies.	Cost	Trade Cost

5.2

SCHEDULE OF RATES

ITEM	DESCRIPTION	UNIT	RATE (EXCL GST)
CONSULTANT COSTS			
Design Review - Mechanical Review (1 Off Review Fee, No Design Included) SGK Fees As Per Provenpm-Advice-001428 18/10/17			
CC 1	General Kiosk	Cost	\$780.00
CC 2	Food Kiosk	Cost	\$1,040.00
CC 3	Non Food Specialty <200m2	Cost	\$1,040.00
CC 4	Non Food Specialty >200m2	Cost	\$1,560.00
CC 5	Food Specialty <200m2	Cost	\$3,120.00
CC 6	Food Specialty >200m2	Cost	\$2,080.00
CC 7	Mini Major >400m2	Cost	\$6,240.00
CC 8	International Mini Major	Cost	\$8,320.00
CC 9	External Commercial Tenancy	Cost	\$4,160.00

ITEM	DESCRIPTION	UNIT	RATE (EXCL GST)
Design Review – Electrical Review Fee (1 Off Review Fee Only, No Design Included) Best Fees As Per Provenpm-Advice-001428 18/10/17			
CC 10	General Kiosk	Cost	\$450.00
CC 11	Food Kiosk	Cost	\$550.00
CC 12	Non Food Specialty <200m2	Cost	\$750.00
CC 13	Non Food Specialty >200m2	Cost	\$750.00
CC 14	Food Specialty <200m2	Cost	\$950.00
CC 15	Food Specialty >200m2	Cost	\$950.00
CC 16	Mini Major >400m2	Cost	\$2,500.00
CC 17	International Mini Major	Cost	\$3,500.00
CC 18	External Commercial Tenancy	Cost	\$1,000.00

5.2

SCHEDULE OF RATES

ITEM	DESCRIPTION	UNIT	RATE (EXCL GST)
Design Review – Fire Services And Engineering Review Fee (1 Off Review Fee, No Design Included) Bca (Fire) Fees As Per Provenpm-Advice-001428 18/10/17			
CC 19	General Kiosk	Cost	\$180.00
CC 20	Food Kiosk	Cost	\$550.00
CC 21	Non Food Specialty <200m2	Cost	\$810.00
CC 22	Non Food Specialty >200m2	Cost	\$900.00
CC 23	Food Specialty <200m2	Cost	\$990.00
CC 24	Food Specialty >200m2	Cost	\$1,170.00
CC 25	Mini Major >400m2	Cost	\$1,260.00
CC 26	International Mini Major	Cost	\$1,440.00
CC 27	External Commercial Tenancy	Cost	\$900.00

ITEM	DESCRIPTION	UNIT	RATE (EXCL GST)
Design Review – Hydraulic Services (1 Off Review Fee, No Design Included) Subcontractor Rates (Assume By Sc) NB: Excludes Drafting, Design & As-Constructed Drawings (additional costs per category TBC)			
CC 28	General Kiosk	Cost	\$1,485.00
CC 29	Food Kiosk	Cost	\$2,310.00
CC 30	Non Food Specialty <200m2	Cost	\$1,980.00
CC 31	Non Food Specialty >200m2	Cost	\$1,980.00
CC 32	Food Specialty <200m2	Cost	\$2,530.00
CC 33	Food Specialty >200m2	Cost	\$2,530.00
CC 34	Mini Major >400m2	Cost	\$3,520.00
CC 35	International Mini Major	Cost	\$4,400.00
CC 36	External Commercial Tenancy	Cost	\$2,530.00

5.2

SCHEDULE OF RATES

ITEM	DESCRIPTION	UNIT	RATE (EXCL GST)
Design Review – Acoustic Services (1 Off Review Fee, No Design Included) Herring Storer Fees As Per Provenpm-Advice-001428 18/10/17			
CC 37	General Kiosk	Cost	\$440.00
CC 38	Food Kiosk	Cost	\$660.00
CC 39	Non Food Specialty <200m2	Cost	\$660.00
CC 40	Non Food Specialty >200m2	Cost	\$880.00
CC 41	Food Specialty <200m2	Cost	\$880.00
CC 42	Food Specialty >200m2	Cost	\$1,100.00
CC 43	Mini Major >400m2	Cost	\$1,560.00
CC 44	International Mini Major	Cost	\$2,080.00
CC 45	External Commercial Tenancy	Cost	\$2,640.00

ITEM	DESCRIPTION	UNIT	RATE (EXCL GST)
Design Review – Structural Services (1 Off Review Fee, No Design Included) Pritchard Francis Fees As Per Provenpm-Advice-001428 18/10/17			
CC 46	General Kiosk	Cost	\$750.00
CC 47	Food Kiosk	Cost	\$750.00
CC 48	Non Food Specialty <200m2	Cost	\$1,500.00
CC 49	Non Food Specialty >200m2	Cost	\$2,500.00
CC 50	Food Specialty <200m2	Cost	\$2,500.00
CC 51	Food Specialty >200m2	Cost	\$1,500.00
CC 52	Mini Major >400m2	Cost	\$3,000.00
CC 53	International Mini Major	Cost	\$5,000.00
CC 54	External Commercial Tenancy	Cost	\$1,500.00

5.2

SCHEDULE OF RATES

ITEM	DESCRIPTION	UNIT	RATE (EXCL GST)
Design Review – Esd Services (1 Off Review Fee, No Design Included) Esd Fees As Per Provenpm-Advice-001428 18/10/17			
CC 55	General Kiosk	Cost	\$350.00
CC 56	Food Kiosk	Cost	\$350.00
CC 57	Non Food Specialty <200m2	Cost	\$350.00
CC 58	Non Food Specialty >200m2	Cost	\$350.00
CC 59	Food Specialty <200m2	Cost	\$350.00
CC 60	Food Specialty >200m2	Cost	\$350.00
CC 61	Mini Major >400m2	Cost/Floor	\$500.00
CONSULTANT COSTS			
CC 62	International Mini Major	Cost/Floor	\$500.00
CC 63	External Commercial Tenancy	Cost/Floor	\$500.00

CLARIFICATIONS	
1.	Design reviews to cover Design Compatibility Review only and not compliance review.
2.	Excludes Cat 1 Design Costs.
3.	Excludes Architectural Tenancy Design Review Fees (refer ProvenPM-ADVICE-001430 18/10/17).
4.	Cat 1 rates to apply to specialty tenancies, food tenancies, kiosks and the like but exclude Majors & MiniMajors.
5.	All Cat 1 costs detailed in this Schedule, inclusive of Item EC1, are subject to a 12% markup for preliminaries, profit and overheads in accordance with the Head Contract. Any Cat 1 costs not covered by this Schedule will be charged at trade cost plus applicable markup (ie: 12%).
6.	All Cat 1 costs detailed in this Schedule apply for works conducted during normal working hours as defined within the Tenancy Management Plan, unless otherwise specified.