

Old Oak Common Western & Eastern Wedge Cost Estimate 4

### Quality information

Document Name	Report & Issue Number	Prepared for	Prepared by	Issue Date	Prepared by	Reviewed by
Old Oak Common Estimate	1	OPDC	AECOM	02/08/17		
Old Oak Common Western & Eastern Wedge	2	OPDC	AECOM	27/02/18		
Old Oak Common Western & Eastern Wedge	3	OPDC	AECOM	17/04/2018		
Old Oak Common Western & Eastern Wedge	4	OPDC	AECOM	28/08/2018		

### Prepared for:

Old Oak & Park Royal Development Corporation

### Prepared by:



AECOM Limited Aldgate Tower 2 Leman Street London E1 8FA United Kingdom aecom.com

#### © 2018 AECOM Limited. All Rights Reserved.

This document has been prepared by AECOM Limited ("AECOM") for sole use of our client (the "Client") in accordance with generally accepted consultancy principles, the budget for fees and the terms of reference agreed between AECOM and the Client. Any information provided by third parties and referred to herein has not been checked or verified by AECOM, unless otherwise expressly stated in the document. No third party may rely upon this document without the prior and express written agreement of AECOM.

# **Table of Contents**

# **Figures**

Western & Eastern Wedge & Site plan

# **Tables**

Table 1.	<western parcel="" plot="" reference="" wedge=""></western>
Table 2.	<eastern parcel="" plot="" reference="" wedge=""></eastern>
	<western cost="" summary="" wedge=""></western>
	<eastern cost="" summary="" wedge=""></eastern>

# 1. Executive Summary

# 1.1 Introduction

As part of the evaluation of the feasibility of the Old Oak Common masterplan, we are providing construction cost advice in relation to the Western Wedge & Eastern Wedge sites to Old Oak North covering the following:

- Strategic infrastructure
- On Plot works covering buildings, car parking, servicing, podiums / transfer structures and all associated infrastructure works.

These sites are shown under Section 5.

To ensure that we are aligned with all parties, we've set out in this Cost Estimate the key assumptions that inform these costs.

This Cost Estimate contains details of the On Plot Works based on the areas in the Accommodation Schedule summary, which will be issued separately.

Costs for the strategic infrastructure are advised in a separate report.

The sites are split as shown in table 1 and 2:

Table 1. < Western Wedge Parcel/Plot reference>

Description	Parcel	Plot
Cumberland Business Park Parcel	07-00-AX	11
EMR Site	09-00 AX	13
EMR Site	09-00 BX	13
EMR Site	09-00 CX	13
EMR Site	09-00 DX	13
LBHF	10-00 AX	14
LBHF	10-00 BX	14
Car Giant	14-01-AX	22
West Car Giant	Site 15	25
Land North of Oaklands	1600 - AX	26
Canal Site	1801-AX	28 & 29

Table 2. < Eastern Wedge Parcel/Plot reference>

Description	Parcel	Plot	
Car Giant 11-01	11-01-AX	15	
Car Giant 11-02	11-02-AX	16	
Car Giant 11-03	11-03-AX	17	_
Car Giant 12-01	12-01-A1	18	_
Car Giant	12-01-A2	18	_
Car Giant	12-01-BX	18	_
Car Giant	12-01-CX	18	_
Car Giant	12-01-DX	18	
Car Giant 12-02	12-02-AX	19	_
Car Giant	12-02-BX	19	
Car Giant	12-02-CX	19	_
Car Giant	12-02-DX	19	_
Car Giant 13-01	13-01-AX	20	_
Car Giant 13-02	13-02-AX	21	_
Car Giant	13-02-BX	21	_
Car Giant	13-02-CX	21	_
Car Giant	13-02-DX	21	
Car Giant 14-02	14-02-AX	23	
Car Giant	14-02-B1	23	
Car Giant	14-02-B2	23	

# 1.2 Summary of total on plot costs

This consists of parcels/plots which are broken down as shown in table 3 and 4:

Table 3. <Western Wedge Summary Cost>

Site Description	Total Costs £ - Option 6
Cumberland Business Park 07-00	110,000,000
EMR site 09-00	539,000,000
LBHF 10-00	207,000,000
Car Giant 14-01	62,000,000
West Car Giant site 15	127,000,000
Land North Of Oaklands 1600	94,000,000
Canal Site 1801	45,000,000

Source: <Source>

Table 4. < Eastern Wedge Summary Cost>

Site Description	Total Costs £ - Option 6
Car Giant Group 11-01	114,000,000
Car Giant Group 11-02	100,000,000
Car Giant Group 11-03	21,000,000
Car Giant Group 12-01	498,000,000
Car Giant Group 12-02	410,000,000
Car Giant Group 13-01	N/A
Car Giant Group 13-02	812,000,000
Car Giant Group 14-02	125,000,000

Source: <Source>

# 1.3 Key Rates & Details

Details of the key rates and supporting costing information are included within the Detailed Cost Breakdowns for each site in Section 6-10.

### 1.4 Basis of Costs:

#### 1.4.1 General

All costs are as at February 2018 (as the base date of Cost Estimate No. 2) and therefore exclude inflation.

They also exclude VAT, land acquisition and Community Infrastructure Levy, development management and legal fees, all Strategic Infrastructure Costs, Maintenance Costs post completion and fit out to residential, commercial, retail, leisure & hotel beyond that stated.

Allowances are also made for professional fees and survey costs at 12% and design development / construction contingency at 10%.

Further details on these are set out below.

#### 1.4.2 On Plot Works

The costs are based on Gross Internal Area which are derived from the separate Accommodation Schedule Summary.

This covers the residential, commercial, retail, leisure, hotel and all associated on plot works including car parking, servicing, and podium / transfer structures. It also includes demolition, remediation, drainage and utilities and external works covering highways and landscaping / green infrastructure.

- Residential This covers shell and fit out but excludes loose fixtures, fittings and furnishings. It is based on
  a tenure blind scheme (i.e. with no differentiation externally between the tenures) and notionally 50% private
  and 50% affordable for Western Wedge and 65% private and 35% affordable for Eastern Wedge in all
  blocks with 30% social rented and 70% intermediate.
- We have allowed for a generic quality level irrespective of the location.
- An increased cost per m2 is allowed for buildings over twenty storeys.
- Commercial Offices B1a and Research B1b This covers shell and core and CAT A level of fit out. An increased cost per m2 is allowed for buildings over twenty storeys.
- Light Industrial B1c This covers shell and core only.
- Retail and Hospitality This covers shell and core only.
- Leisure This covers shell and core only
- Hotel This covers a 4\* hotel and is based on shell & core, fit out and operators fixtures, fittings and equipment.
- Car Parking An allowance is made based on a combination of above ground and below ground parking.
- **Vehicle Servicing** We have been advised that all blocks will be street level serviced and therefore no allowance is made for any basement servicing. This therefore is consistent with the plans.
- **Transfer Structures** This is included based on a transfer structure between the top level of car parking / cinema/leisure centre (as appropriate) and the uses above.
- Vertical Circulation This includes an allowance for each parcel

- **Demolition, Remediation, Drainage and Utilities** For demolition and decontamination works, these have been included as allowances related to the site area. For drainage and utilities, these have been included as percentages of build costs.
- External Works This is included as a percentage of build cost for each site to cover highways and landscaping / external works
- **Professional Fees** This is included at 12% for design / town planning / cost management
- **Design Development and Construction Contingency** This is included at 10% on all works.



# 2.0 Exclusions

# 2.0 Exclusions

- Inflation from February 2018
- VAT
- Land Acquisition
- Community Infrastructure Levy
- All Strategic Infrastructure Costs
- Maintenance costs Post Completion
- Fit out to residential, commercial, retail, leisure and hotel beyond that stated
- **Development Management Fees**
- Legal Fees



# 3.0| Summary of Costs Western Wedge Option 6

Ref	Description	Cumberland	EMR Site - Parcel 09-00 AX / 09-00 BX			Site 15 - West	Land North of	Canal Site -
		Business Park Parcel 07-00-AX	/ 09-00 CX / 09-00	. 00 AX / 10-00 BX	Parcel 14-01-AX	Car Glant	Oaklands - Parcel 1600 AX	Parcel 1801 AX
	Plot reference	11	DX 13	14	22	25	26	28 & 29
ON PLO	T COSTS							
	Residential Costs	77,118,000	364,202,150	150,474,400	43,374,000	77,716,750	66,187,750	28,752,000
	Commercial Costs	3,011,590	25,548,370	0	486,890	13,920,750	3,295,250	3,459,340
	Retail Costs	367,950	5,880,510	1,888,810	1,188,590	1,141,760	0	496,175
	Leisure Costs	C	3,551,725	0	0	0	0	0
	Hotel Costs	C			0	0	0	0
	Car Parking	1,499,480	6,370,700	2,128,380	937,840	1,623,740	1,115,680	621,680
	Vehicle Servicing	C		•	0	0	0	0
	Transfer Structures	903,000			· · · · · · · · · · · · · · · · · · ·			
	Vertical Circulation	500,000	3,000,000	1,500,000	500,000	500,000	500,000	500,000
	External Works (Highways							
	& Landscaping)	1,609,951	7,983,655	3,047,264	900,990	1,855,585	1,389,660	654,150
	Demolition	1,500,000	4,500,000	2,000,000	1,000,000	1,500,000	1,000,000	500,000
	Decontamination	257,400	867,650	298,650	106,150	260,050	108,400	60,100
	Drainage	1,207,463	5,987,741	2,285,448	675,742	1,391,689	1,042,245	490,613
	Services	1,207,463	5,987,741	2,285,448	675,742	1,391,689	1,042,245	490,613
TOTAL E	BUILD COSTS	89,182,297	437,442,243	167,810,901	50,462,944	103,438,513	76,415,230	36,433,671
	Continuone	0.040.000	40.744.004	40.704.000	5.040.004	40.040.054	7.044.500	0.040.007
	Contingency Professional fees (Survey	8,918,230	43,744,224	16,781,090	5,046,294	10,343,851	7,641,523	3,643,367
	costs)	44 770 060	EZ 740 076	22.454.020	6 664 400	42 CE2 004	10,086,810	4 900 245
	Maintenance - Excluded	11,772,063	57,742,376	22,151,039	6,661,109	13,653,884	10,086,810	4,809,245
TOTAL (	COSTS	109,872,590	538,928,843	206,743,029	62,170,347	127,436,248	94,143,563	44,886,282
	Optimism Bias (N/A)							
OVERAL	L TOTAL COSTS	109,872,590	538,928,843	206,743,029	62,170,347	127,436,248	94,143,563	44,886,282
	Math Check	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE
ROUNDI	NG	110,000,000	539,000,000	207,000,000	62,000,000	127,000,000	94,000,000	45,000,000



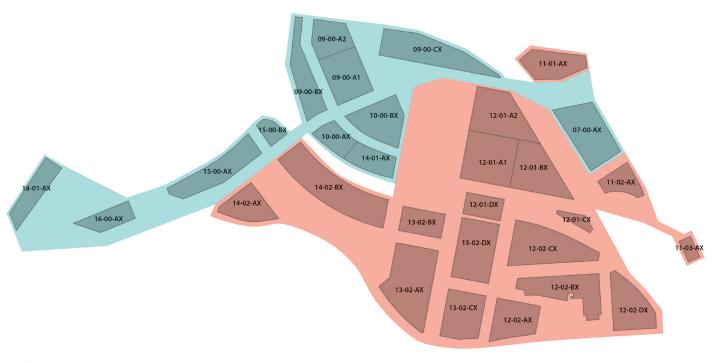
# 4.0| Summary of Costs Eastern Wedge Option 6

Ref	Description	Parcel 11-01-AX	Parcel 11-02-AX		Parcel 12-01-A1 / 12-01-A2 / 12-01- BX / 12-01-CX / 12 01-DX	Parcel 12-02-AX / 12-02-BX / 12-02 - CX / 12-02 - DX	Car Giant 13-02 Parcel 13-02- AX / 13-02-BX / 13-02-CX / 13-02- DX	Parcel 14-02- AX / 14-02-B1 / ·14-02-B2
	Plot reference	15	16	17	18	19	21	23
ON PLO	T COSTS							
	Residential Costs	81,094,800	64,991,300	15,213,700	359,323,750	276,371,750	554,906,400	91,481,400
	Commercial Costs	3,158,060	<u> </u>			, ,	5,285,850	, ,
	Retail Costs	0,100,000					2,910,150	
	Leisure Costs	0	,				1,828,475	
	Hotel Costs	0	0	O	0		35,014,200	
	Car Parking	758,860	1,566,360	C	5,186,620	4,009,380	10,710,680	
	Vehicle Servicing	0			0	0	0	(
	Transfer Structures	998,500	901,000	C	3,768,500	2,112,500	7,046,500	(
	Vertical Circulation	500,000	500,000	500,000	2,500,000	2,500,000	5,000,000	1,000,000
	External Works (Highways							
	& Landscaping)	1,685,057	1,466,424	306,980	7,364,538	6,034,695	11,998,902	1,890,327
	Demolition	1,500,000	1,000,000	500,000	5,000,000	6,000,000	5,500,000	1,000,000
	Decontamination	248,050	108,450	33,050	812,350	951,350	1,061,750	163,400
	Drainage	1,263,793	1,099,818	230,235	5,523,404	4,526,021	8,999,176	1,417,74
	Services	1,263,793	1,099,818	230,235	5,523,404	4,526,021	8,999,176	1,417,745
TOTAL	BUILD COSTS	92,470,913	81,063,070	17,149,500	403,905,720	332,394,728	659,261,259	101,405,583
	Contingency	9,247,091	8,106,307	1,714,950	40,390,572	33,239,473	65,926,126	10,140,558
	Professional fees (Survey	, ,	, ,			, ,	, ,	, ,
	costs)	12,206,161	10,700,325	2,263,734	53,315,555	43,876,104	87,022,486	13,385,537
	Maintenance - Excluded							
TOTAL	COSTS	113,924,165	99,869,702	21,128,184	497,611,847	409,510,305	812,209,871	124,931,679
	Optimism Bias (N/A)							
OVERA	LL TOTAL COSTS	113,924,165	99,869,702	21,128,184	497,611,847	409,510,305	812,209,871	124,931,679
	Math Check	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE



# 5.0| Site Plan

### **OPTION 6**



Key

Western Wedge

Eastern Wedge (Cargiant)



# 6.0| Detailed Breakdown of Costs Western Wedge Option 6

Cumberland Business Park Parcel 07-00-AX (Plot 11)

Description	Quantity Unit	Rate	Total	Overall To
NG COSTS				
Residential Costs				77,
50% Medium Value Private - Less than 20 Storeys	12,853 m <sup>2</sup>	3050	39,201,650	
50% Affordable - Less than 20 Storeys	12,853 m <sup>2</sup>	2950	39,201,650	
·	,		, , , , , , , , , , , , , , , , , , , ,	
Commercial Costs				3
B1a - less than 20 storeys	691 m <sup>2</sup>	2690	1,858,790	
B1a - more than 20 storeys	m <sup>2</sup>	2960	0	
B1b - less than 20 storeys	m² 1,048 m²	1725 1100	0 1,152,800	
B1c - less than 20 storeys	1,040 111	1100	1,152,800	
Retail Costs (Shell and Core)				
Retail A1 - A2	330 m <sup>2</sup>	1115	367,950	
Hospitality	m²	1115	0	
Leisure Costs				
	^			
Leisure	m <sup>2</sup>	1525	0	
Hotel Costs				
4* hotel including fit out and FFE	m <sup>2</sup>	3900	0	
Car Parking				1
Above Ground	$m^2$	380	0	
Semi-basement Semi-basement	m² 1,973 m²	0	0	
Vehicle Servicing (See Car Parking above)				
Assumed all at street level			0	
Transfer Structures				
Allowance for transfer structures between uses at level 0 & those above (Total area of SG-CHP and				
ground floor parking)	1,806 m <sup>2</sup>	500	903,000	
Vertical Circulation				
Allowance	1 sum	500,000	500,000	
TRUCTURE COSTS				
EXTRUCTURE COSTS  External Works (Highways & Landscaping)				1
External Works (Highways & Landscaping)  Residential Costs	77,118,000 sum	0.02	1,542,360	
External Works (Highways & Landscaping)  Residential Costs  Commercial Costs	3,011,590 sum	0.02	60,232	
External Works (Highways & Landscaping)  Residential Costs  Commercial Costs  Retail Costs (Shell and Core)	3,011,590 sum 367,950 sum	0.02 0.02		
External Works (Highways & Landscaping)  Residential Costs  Commercial Costs	3,011,590 sum	0.02	60,232 7,359	
External Works (Highways & Landscaping)  Residential Costs  Commercial Costs  Retail Costs (Shell and Core)  Leisure Costs	3,011,590 sum 367,950 sum 0 sum	0.02 0.02 0.02	60,232 7,359 0	
External Works (Highways & Landscaping)  Residential Costs Commercial Costs Retail Costs (Shell and Core) Leisure Costs Hotel Costs	3,011,590 sum 367,950 sum 0 sum	0.02 0.02 0.02	60,232 7,359 0	

Decontamination (TBC - Pending Site Areas)				257,400
Decontamination	5,148 m <sup>2</sup>	50	257,400	
Decontamination	5,146 111	50	257,400	
			0	
Drainage				1,207,463
	<b></b>	2.24=		
Residential Costs	77,118,000 sum	0.015	1,156,770	
Commercial Costs	3,011,590 sum	0.015	45,174	
Retail Costs (Shell and Core)	367,950 sum	0.015	5,519	
Leisure Costs Hotel Costs	0 sum 0 sum	0.015 0.015	0	
Hotel Costs	0 Suiii	0.015	U	
Services				1,207,463
Residential Costs	77,118,000 sum	0.015	1,156,770	
Commercial Costs	3,011,590 sum	0.015	45,174	
Retail Costs (Shell and Core)	367,950 sum	0.015	5,519	
Leisure Costs	0 sum	0.015	0	
Hotel Costs	0 sum	0.015	0	
Tiotol Coole	0 00111	0.010	- U	
TOTAL BUILD COSTS				89,182,297
OTHER COSTS				
Contingency				8,918,230
Contingency				0,510,200
Contingency	89,182,297 sum	0.10	8,918,230	
Professional fees (Survey costs)				11,772,063
1 rolessional roos (earvey costs)				11,772,000
Design / Town planning / Cost management	98,100,527 sum	0.12	11,772,063	
Development management - Excluded	98,100,527 sum	0.00	0	
Legal fees - Excluded	98,100,527 sum	0.00	0	
Maintenance - Excluded				0
Waliterance - Excided				<u> </u>
Highway				
Adoption fees	sum	0.10	0	
Commuted Sum	sum	0.10	0	
Landscaping			0	
Drainage			0	
			0	
OVERALL TOTAL COSTS				109,872,590
Optimism Bias (N/A)				0
			^	
			0	
OVERALL TOTAL COSTS				109,872,590
ROUNDING				110,000,000

EMR Site - Parcel 09-00-AX (Plot 13)

Description	Quantity Unit	Rate	Total	Overall T
NG COSTS				
Residential Costs				138
50% Medium value Private - less than 20 storeys	10,532 m <sup>2</sup>	3050	32,122,600	
50% Affordable - less than 20 storeys	10,532 m <sup>2</sup>	2950	31,069,400	
50% Medium value Private - more than 20 storeys	10,563 m <sup>2</sup>	3650	38,554,950	
50% Affordable - more than 20 storeys	10,563 m <sup>2</sup>	3500	36,970,500	
Commercial Costs				7
	4.0772	2000	5.040.400	
B1a - less than 20 storeys	1,977 m <sup>2</sup>	2690	5,318,130	
B1a - more than 20 storeys	m <sup>2</sup>	2960	0	
B1b - less than 20 storeys	m <sup>2</sup>	1725	0	
B1c - less than 20 storeys	1,691 m <sup>2</sup>	1100	1,860,100	
Retail Costs (Shell and Core)				2
Retail A1-A2	666 m <sup>2</sup>	1115	742,590	
Hospitality A3-A4-A5	1,516 m <sup>2</sup>	1115	1,690,340	
Leisure Costs				3
Leisure	2,329 m <sup>2</sup>	1525	3,551,725	
	2,329 111	1525	3,551,725	
Hotel Costs				
4* hotel including fit out and FFE	m²	3900	0	
Car Parking				1
Above Ground	3,836 m <sup>2</sup>	380	1,457,680	
Semi-basement				
	m m²	700	0	
Basement		760	0	
Vehicle Servicing (See Car Parking above)				
Accuracy of all at atreat lovel			0	
Assumed all at street level			0	
Transfer Structures				
Allowance for transfer structures between uses at				
level 0 & those above (Top floor of car park and top floor of cinema)	1,544 m <sup>2</sup>	500	772,200	
noor or ornerna)	1,044 111	300	772,200	
Vertical Circulation				1
Allowance	1 sum	1000000	1,000,000	
TRUCTURE COSTS				
External Works (Highways & Landscaping)				3
Residential Costs	138,717,450 sum	0.02	2,774,349	
Commercial Costs	7,178,230 sum	0.02	143,565	
Retail Costs (Shell and Core)	2,432,930 sum	0.02	48,659	
Leisure Costs	3,551,725 sum	0.02	71,035	
Hotel Costs	0 sum	0.02	0	
Demolition (TBC - Pending Site Areas)				•
Demolition	1 sum	1,500,000	1,500,000	

			0	
			0	
Decontamination (TBC - Pending Site Areas)				386,650
Decontamination	7,733 m <sup>2</sup>	50	386,650	
	·		0	
			0	
Drainage				2,278,205
Residential Costs	138,717,450 sum	0.015	2,080,762	
Commercial Costs	7,178,230 sum	0.015	107,673	
Retail Costs (Shell and Core)	2,432,930 sum	0.015	36,494	
Leisure Costs	3,551,725 sum	0.015	53,276	
Hotel Costs	0 sum	0.015	0	
Services				2,278,205
Residential Costs	138,717,450 sum	0.015	2,080,762	
Commercial Costs	7,178,230 sum	0.015	107,673	
Retail Costs (Shell and Core)	2,432,930 sum	0.015	36,494	
Leisure Costs	3,551,725 sum	0.015	53,276	
Hotel Costs	0 sum	0.015	0	
TOTAL BUILD COSTS				164,590,882
OTHER COSTS				
Contingency				16,459,088
Contingonov	164,590,882 sum	0.10	16,459,088	
Contingency	164,590,662 Sum	0.10	10,459,066	
Professional fees (Survey costs)				21,725,996
Design / Town planning / Cost management	181,049,970 sum	0.12	21,725,996	
Development management - Excluded	181,049,970 sum	0.00	0	
Legal fees - Excluded	181,049,970 sum	0.00	0	
Maintenance - Excluded				0
Highway				
Adoption fees	sum	0.10	0	
Commuted Sum	sum	0.10	0	
Landscaping	Sum	0.10	0	
Drainage			0	
			0	
OVERALL TOTAL COSTS				202,775,966
OVERALL TOTAL COSTS				202,113,900
Optimism Bias (N/A)				0
			0	
OVERALL TOTAL COSTS				202,775,966
ROUNDING				203,000,000

EMR Site - Parcel 09-00-BX - (Plot 13)

Description	Quantity Unit	Rate To		verall <sup>*</sup>
NG COSTS				
Residential Costs				6
50% Medium Value Private - Less than 20 Storeys	10,454 m <sup>2</sup>	3050	31,884,700	
50% Affordable - Less than 20 Storeys	10,454 m <sup>2</sup>	2950	30,839,300	
Commercial Costs				
B1a - less than 20 storeys	3,115 m <sup>2</sup>	2690	8,379,350	
B1a - more than 20 storeys	m <sup>2</sup>	2960	0	
B1b - less than 20 storeys	m <sup>2</sup>	1725	0	
B1c - less than 20 storeys	625 m <sup>2</sup>	1100	687,500	
Retail Costs (Shell and Core)				
Retail A1-A2	250 m <sup>2</sup>	1115	278,750	
Hospitality	m²	1115	0	
Leisure Costs				
Leisure	m <sup>2</sup>	1525	0	
Hotel Costs				
4* hotel including fit out and FFE	$m^2$	3900	0	
Car Parking				
-	2			
Above Ground	2,075 m <sup>2</sup>	380	788,500	
Semi-basement Basement	m² m²	0 760	0	
Assumed all at street level			0	
			0	
Transfer Structures				
Allowance for transfer structures between uses at	2			
level 0 & those above (car park)	2,075 m <sup>2</sup>	500	1,037,500	
Vertical Circulation				
Vertical Circulation			=	
Allowance	1 sum	500,000	500,000	
TRUCTURE COSTS				
External Works (Highways & Landscaping)				
Residential Costs	62,724,000 sum	0.02	1,254,480	
Commercial Costs  Petail Costs (Shall and Core)	9,066,850 sum	0.02	181,337	
Retail Costs (Shell and Core) Leisure Costs	278,750 sum 0 sum	0.02 0.02	5,575 0	
Hotel Costs	0 sum	0.02	0	
Demolition (TBC - Pending Site Areas)				
Demolition	1 sum	1,500,000	1,500,000	
		, ,	0	
			0	

NDING				98,000,
RALL TOTAL COSTS				98,197,
			0	
Optimism Bias (N/A)				
RALL TOTAL COSTS				98,197,
			0	
Drainage			0	
Landscaping			0	
Commuted Sum	sum	0.10	0	
Adoption fees	sum	0.10	0	
Highway				
Maintenance - Excluded				
Legal fees - Excluded	87,676,303 sum	0.00	0	
Development management - Excluded	87,676,303 sum	0.00	0	
Design / Town planning / Cost management	87,676,303 sum	0.12	10,521,156	
Professional fees (Survey costs)				10,521
Contingency	79,705,730 sum	0.10	7,970,573	
Contingency	70 705 700	0.40	7.070.570	7,970
				7.070
ER COSTS				19,105,
AL BUILD COSTS		0.0.0		79,705
Hotel Costs	0 sum	0.015	0	
Leisure Costs	0 sum	0.015	0	
Retail Costs (Shell and Core)	278,750 sum	0.015	4,181	
Residential Costs Commercial Costs	62,724,000 sum 9,066,850 sum	0.015 0.015	940,860 136,003	
	60 704 000 6	0.045	040.000	.,,,,,
Services				1,081
Hotel Costs	0 sum	0.015	0	
Leisure Costs	0 sum	0.015	0	
Retail Costs (Shell and Core)	278,750 sum	0.015	4,181	
Commercial Costs	9,066,850 sum	0.015	136,003	
Residential Costs	62,724,000 sum	0.015	940,860	
Drainage				1,081
			0	
			0	

EMR Site - Parcel 09-00-CX (plot 13)

	Description	Quantity Unit	Rate To	otal	Overall Tota
DI	NG COSTS				
	Residential Costs				162,76
	Neside Itiai Costs				102,70
	50% Medium Value Private - less than 20 storeys	7,562 m <sup>2</sup>	3050	23,064,100	
	50% Affordable - less than 20 storeys	7,562 m <sup>2</sup>	2950	22,307,900	
	50% Medium Value Private - more than 20 storeys	16,418 m <sup>2</sup>	3650	59,925,700	
	50% Affordable - more than 20 storeys	16,418 m <sup>2</sup>	3500	57,463,000	
	Commercial Costs				9,30
	B1a - less than 20 storeys	2,621 m <sup>2</sup>	2690	7,050,490	
	B1a - more than 20 storeys	m <sup>2</sup>	2960	0	
	B1b - less than 20 storeys	m <sup>2</sup>	1725	0	
	B1c - less than 20 storeys	2,048 m <sup>2</sup>	1100	2,252,800	
	Retail Costs (Shell and Core)				2,61
	Retail A1-A2	1,556 m <sup>2</sup>	1115	1,734,940	
	Hospitality	791 m <sup>2</sup>	1115	881,965	
		701 111	1113	001,300	
	Leisure Costs				
	Leisure (assumed covered under strategic infrastructure; community & sports facilities)	m <sup>2</sup>	1525	0	
	innastructure, community & sports facilities)	111	1525	0	
	Hotel Costs				
	4* hotel including fit out and FFE	$m^2$	3900	0	
	<u> </u>		3900	0	
	Car Parking				4,12
	Above Ground	m²	380	0	
	Semi-basement	m <sup>2</sup>	0	0	
	Basement	5,427 m <sup>2</sup>	760	4,124,520	
	Vehicle Servicing (See Car Parking above)				
	Assumed all at street level			0	
				0	
				0	
	Transfer Structures				1,7
	Allowance for transfer structures between uses at				
	level 0 & those above (Top floor of car park and leisure centre)	3,505 m <sup>2</sup>	500	1,752,300	
	leisure centre)	3,505 111	300	1,732,300	
	Vertical Circulation				1,50
	Allowance	1 sum	1,500,000	1,500,000	
ΑS	STRUCTURE COSTS			, ,	
	External Works (Highways & Landscaping)				3,49
	Residential Costs	162,760,700 sum	0.02	3,255,214	
	Commercial Costs	9,303,290 sum	0.02	186,066	
	Retail Costs (Shell and Core) Leisure Costs	2,616,905 sum 0 sum	0.02 0.02	52,338 0	
		U SUIII	U.UZ	U	
_	Hotel Costs	0 sum	0.02	0	

RALL TOTAL COSTS					237,241,4
				0	
Optimism Bias (N/A)					
ERALL TOTAL COSTS					237,241,4
				0	
Drainage				0	
Landscaping		Juili	0.10	0	
Commuted Sum		sum	0.10	0	
Highway  Adoption fees		sum	0.10	0	
Highway					
Maintenance - Excluded					
Legai iees - Excluded		211,022,121 SUIII	0.00	U	
Legal fees - Excluded		211,822,721 sum	0.00	0	
Design / Town planning / Cost management Development management - Excluded		211,822,721 sum 211,822,721 sum	0.12 0.00	25,418,726 0	
· · · ·		044 000 704	0.40	0E 440 700	
Professional fees (Survey costs)					25,418
Contingency		192,566,110 sum	0.10	19,256,611	
Contingency					19,256
					40.050
ER COSTS					
AL BUILD COSTS					192,566
	0	0 sum	0.015	0	
Leisure Costs		0 sum	0.015	0	
Retail Costs (Shell and Core)		2,616,905 sum	0.015	39,254	
Commercial Costs		9,303,290 sum	0.015	139,549	
Residential Costs		162,760,700 sum	0.015	2,441,411	
Scivices					2,620
Services					2.620
	0	0 sum	0.015	0	
Leisure Costs		0 sum	0.015	0	
Retail Costs (Shell and Core)		2,616,905 sum	0.015	39,254	
Commercial Costs		9,303,290 sum	0.015	139,549	
Residential Costs		162,760,700 sum	0.015	2,441,411	
Drainage					2,620
				0	
				0	
Decontamination		5,487 m <sup>2</sup>	50	274,350	
Decontamination(TBC - Pending Site Areas)					274
				0	
Demontori		1 Sum	1,000,000	0	
Demolition		1 sum	1,500,000	1,500,000	

EMR Site - Parcel 09-00-DX (plot 13)

	Description	Quantity Unit	Rate To	otal Overall To
DI	NG COSTS			
	Residential Costs			
	Nesideridai Costs			
	50% Medium Value Private - less than 20 storeys	m <sup>2</sup>		0
	50% Affordable - less than 20 storeys	m <sup>2</sup>		0
	50% Medium Value Private - more than 20 storeys	m <sup>2</sup>		0
	50% Affordable - more than 20 storeys	m <sup>2</sup>		0
	Commercial Costs			
	B1a - less than 20 storeys	m <sup>2</sup>		0
	B1a - more than 20 storeys	m <sup>2</sup>		0
	B1b - less than 20 storeys	$m^2$		0
	B1c - less than 20 storeys	m <sup>2</sup>		0
	Retail Costs (Shell and Core)			Į.
	Retail A1-A2	495 m <sup>2</sup>	1115	551,925
	Hospitality	495 m	1110	0
	Leisure Costs			
	Leisure (assumed covered under strategic infrastructure; community & sports facilities)	$m^2$	1525	0
	innastructure, community & sports facilities)		1525	0
	Hotel Costs			
	4* hotel including fit out and FFE	m²	3900	0
	Car Parking		3300	U
	Cai Faiking			
	Above Ground	m <sup>2</sup>	380	0
	Semi-basement Semi-basement	m <sup>2</sup>	0	0
	Basement	m <sup>2</sup>	760	0
	Vehicle Servicing (See Car Parking above)			
	Assumed all at street level			0
				0
				0
	Transfer Structures			
	Allowance for transfer structures between uses at			
	level 0 & those above (Top floor of car park and leisure centre)	$m^2$	500	0
	lolouro dontroj		300	0
	Vertical Circulation			
	Allowance	sum		0
AS	STRUCTURE COSTS			
	External Works (Highways & Landscaping)			
	Residential Costs	0 2	0.00	0
	Commercial Costs	0 sum 0 sum	0.02 0.02	0
	Retail Costs (Shell and Core)	551,925 sum	0.02	11,039
	Leisure Costs	0 sum	0.02	0
_	Hotel Costs	0 sum	0.02	0

ROUNDING					1,000,000
OVERALL TOTAL COSTS					713,970
				0	
Optimism Bias (N/A)					0
OVERALL TOTAL COSTS					713,970
<u>ылашауе</u>				0	
Landscaping Drainage				0	
Commuted Sum		sum	0.10	0	
Adoption fees		sum	0.10	0	
Highway					
Maintenance - Excluded					0
Legal fees - Excluded		637,473 sum	0.00	0	
Development management - Excluded		637,473 sum	0.12	0	
Design / Town planning / Cost management		637,473 sum	0.12	76,497	
Professional fees (Survey costs)					76,497
Contingency		579,521 sum	0.10	57,952	
					31,002
Contingency					57,952
OTHER COSTS					
TOTAL BUILD COSTS					579,521
Loiouro Godio	0	0 sum	0.015	0	
Leisure Costs		551,925 sum 0 sum	0.015	8,279 0	
Commercial Costs  Retail Costs (Shell and Core)		0 sum	0.015 0.015	9 270	
Residential Costs		0 sum	0.015	0	
Services					8,279
	0	0 sum	0.015	0	
Leisure Costs		0 sum	0.015	0	
Retail Costs (Shell and Core)		551,925 sum	0.015	8,279	
Commercial Costs		0 sum	0.015	0	
Residential Costs		0 sum	0.015	0	
Drainage					8,279
				0	
				0	
Decontamination		m <sup>2</sup>		0	
Decontamination(TBC - Pending Site Areas)					0
				0	
				0	
Demolition		sum		0	

### Old Oak Common Western Wedge Option 6 On Plot Costs LBHF Parcel 10-00-AX (plot 14)

Ref	Description	Quantity Unit	Rate T	otal	Overall Total
BUILD	ING COSTS				
	Residential Costs				39,414,00
		2 2			55, 11 1,00
	50% Medium Value Private - Less than 20 Storeys 50% Affordable - Less than 20 Storeys	6,569 m <sup>2</sup> 6,569 m <sup>2</sup>	3050 2950	20,035,450 19,378,550	
	·	0,509 111	2930	19,376,330	
	Commercial Costs				
	B1a - less than 20 storeys	m <sup>2</sup>	2690	0	
	B1a - more than 20 storeys	m <sup>2</sup>	2960	0	
	B1b - less than 20 storeys	$\frac{m^2}{m^2}$	1725	0	
	B1c - less than 20 storeys	m <sup>-</sup>	1100	0	
	Retail Costs (Shell and Core)				279,86
	Retail A1-A2	251 m <sup>2</sup>	1115	279,865	
	Hospitality	m <sup>2</sup>	1115	0	
	Leisure Costs				
	Ecisure Costs				
	Leisure	m <sup>2</sup>	1525	0	
	Hotel Costs				
		2	0000		
	4* hotel including fit out and FFE	m <sup>2</sup>	3900	0	
	Car Parking				763,42
	Above Ground	2,009 m <sup>2</sup>	380	763,420	
	Semi-basement	m <sup>2</sup>	0	0	
	Basement	m²	760	0	
	Vehicle Servicing (See Car Parking above)				
	Assumed all at street level			0	
				0	
	Transfer Structures				1,004,50
					.,,,,,,,
	Allowance for transfer structures between uses at level 0 & those above (car park)	2,009 m <sup>2</sup>	500	1,004,500	
	(car party)	<b></b>		.,001,000	
	Vertical Circulation				500,00
	Allowance	1 sum	500,000	500,000	
FRA	STRUCTURE COSTS				
	External Works (Highways & Landscaping)				793,87
	Residential Costs	39,414,000 sum	0.02	788,280	
	Commercial Costs	0 sum	0.02	0	
	Retail Costs (Shell and Core) Leisure Costs	279,865 sum 0 sum	0.02 0.02	5,597 0	
	Hotel Costs	0 sum	0.02	0	
	Demolition (TRC Panding Site Areas)				1,000,00
	Demolition (TBC - Pending Site Areas)				1,000,00
	Demolition	1 sum	1,000,000	1,000,000	
				0	
	December (TDO D III O')				100 ==
	Decontamination (TBC - Pending Site Areas)				109,75

Residential Costs   39,414,000 sum   0.015   591,210	Retail Costs (Shell and Core)	279,865 sum	0.015	4,198	
Hotel Costs	· · · · · · · · · · · · · · · · · · ·				
Services         59           Residential Costs         39,414,000 sum         0.015         591,210           Commercial Costs         0 sum         0.015         0           Retail Costs (Shell and Core)         279,865 sum         0.015         4,198           Leisure Costs         0 sum         0.015         0           Hotel Costs         0 sum         0.015         0           TAL BUILD COSTS         45,05           Contingency         45,056,228 sum         0.10         4,505,623           Professional fees (Survey costs)         5,947           Design / Town planning / Cost management         49,561,851 sum         0.12         5,947,422           Development management - Excluded         49,561,851 sum         0.00         0           Legal fees - Excluded         49,561,851 sum         0.00         0           Maintenance - Excluded           Highway           Adoption fees         sum         0.10         0           Commuted Sum         sum         0.10         0           Landscaping         0         0           Drainage         0         0           ERALL					
Residential Costs   39,414,000 sum   0.015   591,210			0.0.0	<u> </u>	
Commercial Costs   O sum   O.015   O	Services				595,
Retail Costs (Shell and Core)         279,865 sum         0.015         4,198           Leisure Costs         0 sum         0.015         0           Hotel Costs         0 sum         0.015         0           FAL BUILD COSTS         45,05           Contingency         45,056,228 sum         0.10         4,505,623           Professional fees (Survey costs)         5,94           Design / Town planning / Cost management         49,561,851 sum         0.12         5,947,422           Development management - Excluded         49,561,851 sum         0.00         0           Legal fees - Excluded         49,561,851 sum         0.00         0           Maintenance - Excluded           Highway         4doption fees         sum         0.10         0           Commuted Sum         sum         0.10         0           Landscaping         0         0           Drainage         0         0           ERALL TOTAL COSTS         55,50	Residential Costs	39,414,000 sum	0.015	591,210	
Leisure Costs         0 sum         0.015         0           Hotel Costs         0 sum         0.015         0           TAL BUILD COSTS         45,05           ABER COSTS           Contingency         45,056,228 sum         0.10         4,505,623           Professional fees (Survey costs)         5,94           Design / Town planning / Cost management         49,561,851 sum         0.12         5,947,422           Development management - Excluded         49,561,851 sum         0.00         0           Legal fees - Excluded         49,561,851 sum         0.00         0           Maintenance - Excluded         49,561,851 sum         0.00         0           Highway         Adoption fees         sum         0.10         0           Commuted Sum         sum         0.10         0         0           Landscaping         0         0         0           Drainage         0         0         0           ERALL TOTAL COSTS         55,50	Commercial Costs	0 sum	0.015	0	
Hotel Costs		279,865 sum		4,198	
AL BUILD COSTS	Leisure Costs	0 sum	0.015	0	
Contingency	Hotel Costs	0 sum	0.015	0	
Contingency         45,056,228 sum         0.10         4,505,623           Professional fees (Survey costs)         5,94           Design / Town planning / Cost management         49,561,851 sum         0.12         5,947,422           Development management - Excluded         49,561,851 sum         0.00         0           Legal fees - Excluded         49,561,851 sum         0.00         0           Maintenance - Excluded         49,561,851 sum         0.00         0           Highway         3         0.10         0         0           Commuted Sum         sum         0.10         0         0           Landscaping         0         0         0         0           ERALL TOTAL COSTS         55,50           Optimism Bias (N/A)	AL BUILD COSTS				45,056
Contingency   45,056,228 sum   0.10   4,505,623	ER COSTS				
Professional fees (Survey costs)   5,94	Contingency				4,505
Design / Town planning / Cost management         49,561,851 sum         0.12         5,947,422           Development management - Excluded         49,561,851 sum         0.00         0           Legal fees - Excluded         49,561,851 sum         0.00         0           Maintenance - Excluded           Highway         Sum         0.10         0           Commuted Sum         sum         0.10         0           Landscaping         0         0           Drainage         0         0           ERALL TOTAL COSTS         55,50           Optimism Bias (N/A)         50,00         0	Contingency	45,056,228 sum	0.10	4,505,623	
Development management - Excluded					5 047
Development management - Excluded         49,561,851 sum         0.00         0           Legal fees - Excluded         49,561,851 sum         0.00         0           Maintenance - Excluded           Highway           Adoption fees         sum         0.10         0           Commuted Sum         sum         0.10         0           Landscaping         0         0           Drainage         0         0           ERALL TOTAL COSTS         55,50	Professional fees (Survey costs)				5,547
Legal fees - Excluded       49,561,851 sum       0.00       0         Maintenance - Excluded         Highway       Sum       0.10       0         Adoption fees       sum       0.10       0         Commuted Sum       sum       0.10       0         Landscaping       0       0         Drainage       0       0         ERALL TOTAL COSTS       55,50         Optimism Bias (N/A)       55,50		49.561.851 sum	0.12	5.947.422	3,347
Highway	Design / Town planning / Cost management				3,347
Adoption fees         sum         0.10         0           Commuted Sum         0.10         0           Landscaping         0         0           Drainage         0         0           RALL TOTAL COSTS         55,50           Optimism Bias (N/A)         55,50	Design / Town planning / Cost management Development management - Excluded	49,561,851 sum	0.00	0	3,347
Adoption fees         sum         0.10         0           Commuted Sum         0.10         0           Landscaping         0         0           Drainage         0         0           RALL TOTAL COSTS         55,50           Optimism Bias (N/A)         55,50	Design / Town planning / Cost management Development management - Excluded Legal fees - Excluded	49,561,851 sum	0.00	0	0,947
Commuted Sum         sum         0.10         0           Landscaping         0           Drainage         0           RALL TOTAL COSTS         55,50           Optimism Bias (N/A)	Design / Town planning / Cost management Development management - Excluded Legal fees - Excluded  Maintenance - Excluded	49,561,851 sum	0.00	0	0,047
Landscaping 0 Drainage 0  RALL TOTAL COSTS 55,50  Optimism Bias (N/A)	Design / Town planning / Cost management Development management - Excluded Legal fees - Excluded  Maintenance - Excluded  Highway	49,561,851 sum 49,561,851 sum	0.00 0.00	0	J,347
Drainage 0 0 RALL TOTAL COSTS 55,50 Optimism Bias (N/A)	Design / Town planning / Cost management Development management - Excluded Legal fees - Excluded  Maintenance - Excluded  Highway Adoption fees	49,561,851 sum 49,561,851 sum sum	0.00 0.00	0	0,047
RALL TOTAL COSTS  Optimism Bias (N/A)	Design / Town planning / Cost management Development management - Excluded Legal fees - Excluded  Maintenance - Excluded  Highway Adoption fees Commuted Sum	49,561,851 sum 49,561,851 sum sum	0.00 0.00	0 0 0	0,047
Optimism Bias (N/A)	Design / Town planning / Cost management Development management - Excluded Legal fees - Excluded  Maintenance - Excluded  Highway Adoption fees Commuted Sum Landscaping	49,561,851 sum 49,561,851 sum sum	0.00 0.00	0 0 0 0 0	0,047
Optimism Bias (N/A)	Design / Town planning / Cost management Development management - Excluded Legal fees - Excluded  Maintenance - Excluded  Highway Adoption fees Commuted Sum Landscaping	49,561,851 sum 49,561,851 sum sum	0.00 0.00	0 0 0 0 0 0	0,041
	Design / Town planning / Cost management Development management - Excluded Legal fees - Excluded  Maintenance - Excluded  Highway Adoption fees Commuted Sum Landscaping Drainage	49,561,851 sum 49,561,851 sum sum	0.00 0.00	0 0 0 0 0 0	
0	Design / Town planning / Cost management Development management - Excluded Legal fees - Excluded  Maintenance - Excluded  Highway Adoption fees Commuted Sum Landscaping Drainage	49,561,851 sum 49,561,851 sum sum	0.00 0.00	0 0 0 0 0 0	
	Design / Town planning / Cost management Development management - Excluded Legal fees - Excluded  Maintenance - Excluded  Highway Adoption fees Commuted Sum Landscaping Drainage	49,561,851 sum 49,561,851 sum sum	0.00 0.00	0 0 0 0 0 0	
	Design / Town planning / Cost management Development management - Excluded Legal fees - Excluded  Maintenance - Excluded  Highway Adoption fees Commuted Sum Landscaping Drainage	49,561,851 sum 49,561,851 sum sum	0.00 0.00	0 0 0 0 0 0	55,509
	Design / Town planning / Cost management Development management - Excluded Legal fees - Excluded  Maintenance - Excluded  Highway Adoption fees Commuted Sum Landscaping Drainage	49,561,851 sum 49,561,851 sum sum	0.00 0.00	0 0 0 0 0 0	

### Old Oak Common Western Wedge Option 6 On Plot Costs LBHF Parcel 10-00-BX (plot 14)

NO COCTO				
NG COSTS				
Residential Costs				111
50% Medium Value Private - less than 20 storeys	6,479 m <sup>2</sup>	3050	19,760,950	
50% Affordable - less than 20 storeys	6,479 m <sup>2</sup>	2950	19,113,050	
50% Medium Value Private - more than 20 storeys	10,096 m <sup>2</sup>	3650	36,850,400	
50% Affordable - more than 20 storeys	10,096 m <sup>2</sup>	3500	35,336,000	
Commercial Costs				
B1a - less than 20 storeys	m <sup>2</sup>	2690	0	
B1a - more than 20 storeys	$m^2$	2960	0	
B1b - less than 20 storeys	$m^2$	1725	0	
B1c - less than 20 storeys	m <sup>2</sup>	1100	0	
Retail Costs (Shell and Core)				1
Retail A1-A2	1,203 m <sup>2</sup>	1115	1,341,345	
Hospitality A3-A4-A5	240 m <sup>2</sup>	1115	267,600	
Leisure Costs	-	-	- ,	
Leisure (Community centre included in social infrastructure)			0	
			0	
Hotel Costs	2			
4* hotel including fit out and FFE	m <sup>2</sup>	3900	0	
Car Parking				1
Above Ground	m <sup>2</sup>	380	0	
Semi-basement Semi-basement	$m^2$	0	0	
Basement	1,796 m <sup>2</sup>	760	1,364,960	
Vehicle Servicing (See Car Parking above)				
Assumed all at street level			0	
			0	
			0	
Transfer Structures				
Allowance for transfer structures between uses at level 0 & those				
above (car Park)	1,796 m²	500	898,000	
	1,796 m <sup>2</sup>	500	898,000	
	1,796 m <sup>2</sup>	500	898,000	
	1,796 m <sup>2</sup>	500	898,000	1
above (car Park)  Vertical Circulation				1
above (car Park)  Vertical Circulation  Allowance	1,796 m <sup>2</sup>	1,000,000	1,000,000	1
above (car Park)  Vertical Circulation  Allowance  STRUCTURE COSTS				
above (car Park)  Vertical Circulation  Allowance  STRUCTURE COSTS  External Works (Highways & Landscaping)	1 sum	1,000,000	1,000,000	
above (car Park)  Vertical Circulation  Allowance  STRUCTURE COSTS  External Works (Highways & Landscaping)  Residential Costs	1 sum	1,000,000	1,000,000	
above (car Park)  Vertical Circulation  Allowance  STRUCTURE COSTS  External Works (Highways & Landscaping)  Residential Costs  Commercial Costs	1 sum  1 sum  111,060,400 sum 0 sum	1,000,000 0.02 0.02	1,000,000 2,221,208 0	
above (car Park)  Vertical Circulation  Allowance  STRUCTURE COSTS  External Works (Highways & Landscaping)  Residential Costs Commercial Costs Retail Costs (Shell and Core)	1 sum  1 sum  111,060,400 sum 0 sum 1,608,945 sum	1,000,000 0.02 0.02 0.02 0.02	1,000,000 2,221,208 0 32,179	
above (car Park)  Vertical Circulation  Allowance  STRUCTURE COSTS  External Works (Highways & Landscaping)  Residential Costs  Commercial Costs	1 sum  1 sum  111,060,400 sum 0 sum	1,000,000 0.02 0.02	1,000,000 2,221,208 0	
above (car Park)  Vertical Circulation  Allowance  STRUCTURE COSTS  External Works (Highways & Landscaping)  Residential Costs Commercial Costs Retail Costs (Shell and Core) Leisure Costs	1 sum  111,060,400 sum 0 sum 1,608,945 sum 0 sum	0.02 0.02 0.02 0.02 0.02 0.02	2,221,208 0 32,179 0	2
above (car Park)  Vertical Circulation  Allowance  STRUCTURE COSTS  External Works (Highways & Landscaping)  Residential Costs Commercial Costs Retail Costs (Shell and Core) Leisure Costs Hotel Costs  Demolition (TBC - Pending Site Areas)	1 sum  111,060,400 sum 0 sum 1,608,945 sum 0 sum 0 sum	0.02 0.02 0.02 0.02 0.02 0.02	1,000,000 2,221,208 0 32,179 0 0	2
above (car Park)  Vertical Circulation  Allowance  STRUCTURE COSTS  External Works (Highways & Landscaping)  Residential Costs Commercial Costs Retail Costs (Shell and Core) Leisure Costs Hotel Costs	1 sum  111,060,400 sum 0 sum 1,608,945 sum 0 sum	0.02 0.02 0.02 0.02 0.02 0.02	1,000,000 2,221,208 0 32,179 0 0	2
above (car Park)  Vertical Circulation  Allowance  STRUCTURE COSTS  External Works (Highways & Landscaping)  Residential Costs Commercial Costs Retail Costs (Shell and Core) Leisure Costs Hotel Costs  Demolition (TBC - Pending Site Areas)	1 sum  111,060,400 sum 0 sum 1,608,945 sum 0 sum 0 sum	0.02 0.02 0.02 0.02 0.02 0.02	1,000,000 2,221,208 0 32,179 0 0	2
above (car Park)  Vertical Circulation  Allowance  STRUCTURE COSTS  External Works (Highways & Landscaping)  Residential Costs Commercial Costs Retail Costs (Shell and Core) Leisure Costs Hotel Costs  Demolition (TBC - Pending Site Areas)	1 sum  111,060,400 sum 0 sum 1,608,945 sum 0 sum 0 sum	0.02 0.02 0.02 0.02 0.02 0.02	1,000,000 2,221,208 0 32,179 0 0 1,000,000 0	2
above (car Park)  Vertical Circulation  Allowance  STRUCTURE COSTS  External Works (Highways & Landscaping)  Residential Costs Commercial Costs Retail Costs (Shell and Core) Leisure Costs Hotel Costs  Demolition (TBC - Pending Site Areas)  Demolition	1 sum  111,060,400 sum 0 sum 1,608,945 sum 0 sum 0 sum	0.02 0.02 0.02 0.02 0.02 0.02	1,000,000 2,221,208 0 32,179 0 0 1,000,000 0	1

			0	
Drainage				1,690,
Residential Costs	111,060,400 sum	0.015	1,665,906	
Commercial Costs	0 sum	0.015	0	
Retail Costs (Shell and Core)	1,608,945 sum	0.015	24,134	
Leisure Costs	0 sum	0.015	0	
Hotel Costs	0 sum	0.015	0	
Services				1,690
Residential Costs	111,060,400 sum	0.015	1,665,906	
Commercial Costs	0 sum	0.015	0	
Retail Costs (Shell and Core)	1,608,945 sum	0.015	24,134	
Leisure Costs	0 sum	0.015	0	
Hotel Costs	0 sum	0.015	0	
AL BUILD COSTS				122,754
ER COSTS				
Contingency				12,275
Contingency	122,754,672 sum	0.10	12,275,467	
Professional fees (Survey costs)				16,203
Design / Town planning / Cost management	135,030,139 sum	0.12	16,203,617	
Development management - Excluded	135,030,139 sum	0.00	0	
Legal fees - Excluded	135,030,139 sum	0.00	0	
Maintenance - Excluded				
Highway				
Adoption fees	sum	0.10	0	
Commuted Sum	sum	0.10	0	
Landscaping			0	
Drainage			0	
			0	
RALL TOTAL COSTS				151,233
Optimism Bias (N/A)				
Optimism Bias (N/A)			0	
Optimism Bias (N/A)  RALL TOTAL COSTS			0	151,233

# Old Oak Common Western Wedge Option 6

On Plot Costs

West Car Giant - Parcel 14-01-AX - 22

Description	Quantity Unit			erall '
NG COSTS				
Residential Costs				4
50% Medium Value Private - Less than 20 Storeys	7,229 m <sup>2</sup>	3050	22,048,450	
50% Affordable - Less than 20 Storeys	7,229 m <sup>2</sup>	2950	21,325,550	
Commercial Costs				
P1a loss than 20 storous	181 m <sup>2</sup>	2690	496 900	
B1a - less than 20 storeys B1a - more than 20 storeys	m <sup>2</sup>	2960	486,890	
B1b - less than 20 storeys	m <sup>2</sup>	1725	0	
B1c - less than 20 storeys	m <sup>2</sup>	1100	0	
Retail Costs (Shell and Core)				
Retail A1-A2	1,066 m <sup>2</sup>	1115	1,188,590	
Hospitality	m <sup>2</sup>	1115	0	
Leisure Costs				
Leisure	$m^2$	1525	0	
Hotel Costs				
4* hotel including fit out and FFE	m²	3900	0	
	III	3900	U	
Car Parking				
Above Ground	m <sup>2</sup>	380	0	
Semi-basement Semi-basement	m² 1,234 m²	0 	937,840	
Vehicle Servicing (See Car Parking above)  Assumed all at street level			0	
Assumed all at street level			0	
			0	
Transfer Structures				
Allowance for transfer structures between uses at				
level 0 & those above (car park)	1,234 m <sup>2</sup>	500	617,000	
Vertical Circulation				
Allowance	1 sum	500,000	500,000	
TRUCTURE COSTS				
External Works (Highways & Landscaping)				
Residential Costs	43,374,000 sum	0.02	867,480	
Commercial Costs	486,890 sum	0.02	9,738	
Retail Costs (Shell and Core)	1,188,590 sum	0.02	23,772	
Leisure Costs Hotel Costs	0 sum 0 sum	0.02 0.02	0	
Demolition (TBC - Pending Site Areas)				
Demolition	1 sum	1,000,000	1,000,000	
Demolition	ı aunı	1,000,000	1,000,000	
Demolition			0	

Decontamination	2,123 m <sup>2</sup>	50	106,150	
Doornamilation	2,120		0	
			0	
Drainage				675
Residential Costs	43,374,000 sum	0.015	650,610	
Commercial Costs	486,890 sum	0.015	7,303	
Retail Costs (Shell and Core)	1,188,590 sum	0.015	17,829	
Leisure Costs	0 sum	0.015	0	
Hotel Costs	0 sum	0.015	0	
Services				675
Residential Costs	43,374,000 sum	0.015	650,610	
Commercial Costs	486,890 sum	0.015	7,303	
Retail Costs (Shell and Core)	1,188,590 sum	0.015	17,829	
Leisure Costs	0 sum	0.015	0	
Hotel Costs	0 sum	0.015	0	
L BUILD COSTS				50,462
ER COSTS				
Contingency				5,046
Contingency	50,462,944 sum	0.10	5,046,294	
Professional fees (Survey costs)				6,661
Design / Town planning / Cost management	55,509,238 sum	0.12	6,661,109	
Development management - Excluded	55,509,238 sum	0.00	0	
Legal fees - Excluded	55,509,238 sum	0.00	0	
Maintenance - Excluded				
Highway				
Adoption fees	sum	0.10	0	
Commuted Sum	sum	0.10	0	
			0	
Commuted Sum Landscaping				
Commuted Sum			0	
Commuted Sum Landscaping Drainage			0 0	62,170
Commuted Sum Landscaping Drainage			0 0	62,170
Commuted Sum Landscaping Drainage  RALL TOTAL COSTS			0 0	62,170
Commuted Sum Landscaping Drainage  RALL TOTAL COSTS  Optimism Bias (N/A)			0 0 0	
Commuted Sum Landscaping Drainage  RALL TOTAL COSTS			0 0 0	62,170

West Car Giant - Parcel 15-00-AX (plot 25)

Description	Quantity Unit	Rate Tot	al Ov	erall Total
ING COSTS				
Residential Costs				77,716
50% Medium Value Private - Less than 20				
Storeys	5,916 m <sup>2</sup>	3050	18,043,800	
50% Affordable - Less than 20 Storeys	5,916 m <sup>2</sup>	2950	17,452,200	
50% Medium Value Private - more than 20	5.005 m <sup>2</sup>	2050	04 550 050	
Storeys 50% Affordable - more than 20 Storeys	5,905 m <sup>2</sup> 5,905 m <sup>2</sup>	3650 3500	21,553,250 20,667,500	
·	3,303 111	3300	20,007,300	
Commercial Costs				13,92
B1a - less than 20 storeys	5,175 m <sup>2</sup>	2690	13,920,750	
B1a - more than 20 storeys	$m^2$	2960	0	
B1b - less than 20 storeys	$m^2$	1725	0	
B1c - less than 20 storeys	m <sup>2</sup>	1100	0	
Retail Costs (Shell and Core)				1,14
	4.0042	4445	4 4 4 4 700	
Retail	1,024 m <sup>2</sup>	1115	1,141,760	
Hospitality	m <sup>2</sup>	1115	0	
Leisure Costs				
Leisure	$m^2$	1525	0	
Hotel Costs				
Tiblei Costs				
4* hotel including fit out and FFE	m <sup>2</sup>	3900	0	
Car Parking				1,62
Above Ground	4,273	380	1,623,740	
Semi-basement		0	0	
Basement		760	0	
Vehicle Servicing (See Car Parking above)				
Assumed all at street level			0	
			0	
			0	
Transfer Structures				2,13
Allowance for transfer structures between uses				
at level 0 & those above car park	4,273 m2	500	2,136,500	
Vertical Circulation				50
Allowance	1 sum	500,000	500,000	
	1 duiii	000,000	000,000	
STRUCTURE COSTS				
External Works (Highways & Landscaping)				1,85
		0.00	1,554,335	
Residential Costs	77,716,750 sum	0.02		
Residential Costs Commercial Costs	13,920,750 sum	0.02	278,415	
Residential Costs Commercial Costs Retail Costs (Shell and Core)	13,920,750 sum 1,141,760 sum	0.02 0.02	278,415 22,835	
Residential Costs Commercial Costs	13,920,750 sum	0.02	278,415	

Demolition	1 sum	1,500,000	1,500,000	
			0	
			0	
Decontamination				260,0
Decontamination	5,201 m <sup>2</sup>	50	260,050	
			0	
Drainage			0	1,391,6
				1,001,0
Residential Costs	77,716,750 sum	0.015	1,165,751	
Commercial Costs	13,920,750 sum	0.015	208,811	
Retail Costs (Shell and Core)	1,141,760 sum	0.015	17,126	
Leisure Costs	0 sum	0.015	0	
Hotel Costs	0 sum	0.015	0	
Services				1,391,
Residential Costs	77,716,750 sum	0.015	1,165,751	
Commercial Costs	13,920,750 sum	0.015	208,811	
Retail Costs (Shell and Core)	1,141,760 sum	0.015	17,126	
Leisure Costs	0 sum	0.015	0	
Hotel Costs	0 sum	0.015	0	
L BUILD COSTS				103,438,
ER COSTS				
Contingency				10,343,
	402 420 E42 oum	0.10	10 242 054	
Contingency	103,438,513 sum	0.10	10,343,851	
Professional fees (Survey costs)				13,653,
Design / Town planning / Cost management	113,782,364 sum	0.12	13,653,884	
Development management - Excluded	113,782,364 sum	0.00	0	
Legal fees - Excluded	113,782,364 sum	0.00	0	
Maintenance - Excluded				
Highway				
Adoption fees	sum	0.10	0	
Commuted Sum	sum	0.10	0	
Landscaping			0	
Drainage			0	
			0	
RALL TOTAL COSTS				127,436
Optimism Bias (N/A)				
			0	
			U	
RALL TOTAL COSTS				127,436,

### Old Oak Common Western Wedge Option 6 On Plot Costs Land North of Oaklands - Parcel 1600-AX (plot 26)

<b>Description</b> G	Quantity Unit	Rate To	U	/erall 1
NG COSTS				
Residential Costs				66
50% Medium Value Private - less than 20 storeys	3,923 m2	3,050	11,965,150	
50% Affordable - less than 20 storeys	3,923 m2	2,950	11,572,850	
50% Medium Value Private - more than 20 storeys	5,965 m <sup>2</sup>	3650	21,772,250	
50% Affordable - more than 20 storeys	5,965 m <sup>2</sup>	3500	20,877,500	
Commercial Costs				;
B1a - less than 20 storeys	1,225 m <sup>2</sup>	2690	3,295,250	
B1a - more than 20 storeys	m <sup>2</sup>	2960	0	
B1b - less than 20 storeys	$m^2$	1725	0	
B1c - less than 20 storeys	m <sup>2</sup>	1100	0	
Retail Costs (Shell and Core)				
Retail A1-A2	m <sup>2</sup>	1115	0	
Hospitality	m <sup>2</sup>	1115	0	
			<u> </u>	
Leisure Costs				
Leisure	$m^2$	1525	0	
Hotel Costs				
	2			
4* hotel including fit out and FFE	m <sup>2</sup>	3900	0	
Car Parking				
Above Ground	m <sup>2</sup>	380	0	
Semi-basement	m <sup>2</sup>		0	
Basement	1,468 m <sup>2</sup>	760	1,115,680	
Vehicle Servicing (See Car Parking above)				
			2	
Assumed all at street level			0	
			0	
Transfer Structures				
Allowance for transfer structures between uses at	1,468 m <sup>2</sup>	500	724.000	
level 0 & those above (Car park)	1,468 111	500	734,000	
Vertical Circulation				
Allowance	1 no	500,000	500,000	
TRUCTURE COSTS				
External Works (Highways & Landscaping)				
	00 107 750	2.22	4.000 777	
Residential Costs	66,187,750 sum	0.02	1,323,755	
Commercial Costs Retail Costs (Shell and Core)	3,295,250 sum 0 sum	0.02 0.02	65,905	
Leisure Costs	0 sum 0 sum	0.02	0	
Hotel Costs	0 sum	0.02	0	
Demolition				
Demolition	1 sum	1,000,000	1,000,000	
·			0	

				100 100
Decontamination				108,400
Decontamination	2,168 m <sup>2</sup>	50	108,400	
			0	
			0	
Desirana				4 0 4 0 0 4 5
Drainage				1,042,245
Residential Costs	66,187,750 sum	0.015	992,816	
Commercial Costs	3,295,250 sum	0.015	49,429	
Retail Costs (Shell and Core)	0 sum	0.015	0	
Leisure Costs	0 sum	0.015	0	
Hotel Costs	0 sum	0.015	0	
Services				1,042,245
Residential Costs	66,187,750 sum	0.015	992,816	
Commercial Costs	3,295,250 sum	0.015	49,429	
Retail Costs (Shell and Core)	0 sum	0.015	0	
Leisure Costs	0 sum	0.015	0	
Hotel Costs	0 sum	0.015	0	
TOTAL BUILD COSTS				76,415,230
OTHER COSTS				
OTHER COSTS				
Contingency				7,641,523
Gentingeney				7,041,020
Contingency	76,415,230 sum	0.10	7,641,523	
Professional fees (Survey costs)				10,086,810
Design / Town planning / Cost management	04.050.750.000	0.40	40.000.040	
Design / Town planning / Cost management  Development management - Excluded	84,056,753 sum 84,056,753 sum	0.12 0.00	10,086,810	
Legal fees - Excluded	84,056,753 sum	0.00		
Logal 1000 Likolada	0-4,000,700 0dill	0.00		
Maintenance - Excluded				(
Highway				
Adoption fees	sum	0.10	0	
Commuted Sum	sum	0.10	0	
Landscaping			0	
Drainage			0	
			0	
OVERALL TOTAL COSTS				94,143,563
0.11.1				
Optimism Bias (N/A)				(
			0	
OVERALL TOTAL COSTS				94,143,563
ROUNDING				94,000,000

## Old Oak Common Western Wedge Option 6 On Plot Costs

Canal Site - Parcel 1801AX (plot 28,29)

Ref	Description	Quantity	Unit	Rate	T	otal	Overall Total
BUILD	DING COSTS						
	Residential Costs						28,752,000
	Nesidential Costs						20,732,000
	50% Medium Value Private - Less than 20 Store		2 m <sup>2</sup>		3050	14,615,600	
	50% Affordable - Less than 20 Storeys	4,79	2 m <sup>2</sup>		2950	14,136,400	
	Commercial Costs						3,459,340
	B1a - less than 20 storeys	1 28	6 m <sup>2</sup>		2,690	3,459,340	
	B1a - more than 20 storeys	1,20	m <sup>2</sup>		2,960	0,400,040	
	B1b - less than 20 storeys		$m^2$		1,725	0	
	B1c - less than 20 storeys		$m^2$		1,100	0	
	Retail Costs (Shell and Core)						496,175
			2				
	Retail A1-A2	4.4	m <sup>2</sup> 5 m <sup>2</sup>		1,115	0	
	Hospitality	44	5 111		1115	496,175	
	Leisure Costs						C
	Leisure		m <sup>2</sup>		1,525	0	
					1,020		
	Hotel Costs						C
	4* hotel including fit out and FFE		$m^2$		3,900	0	
	-						004.006
	Car Parking						621,680
	Above Ground		m <sup>2</sup>		380	0	
	Semi-basement		m <sup>2</sup>		0	0	
	Basement	81	8 m <sup>2</sup>		760	621,680	
	Vehicle Servicing (See Car Parking above)						C
						0	
	Assumed all at street level					0	
						0	
	Transfer Structures						409,000
							100,000
	Allowance for transfer structures between uses at level 0 & those above (Car park)	01	8 m <sup>2</sup>		500	409,000	
	at level 0 & those above (Cal park)	01	0 111		500	409,000	
	Vertical Circulation						500,000
	Allowance		1 sum	50	00,000	500,000	
INFRA	STRUCTURE COSTS						
IIII IV							
	External Works (Highways & Landscaping)						654,150
	Residential Costs	28,752,00			0.02	575,040	
	Commercial Costs Retail Costs (Shell and Core)	3,459,34 496,17			0.02	69,187 9,924	
	Leisure Costs		o sum o sum		0.02	9,924	
	Hotel Costs		0 sum		0.02	0	
	Demolition						500,000
	Demolition		1 sum	5	00,000	500,000	
						0	

			0	
Decontamination				60
Decontamination	1,202 m <sup>2</sup>	50	60,100	
			0	
			0	
Drainage				490
Residential Costs	20.752.000 0000	0.045	424 200	
Commercial Costs	28,752,000 sum 3,459,340 sum	0.015 0.015	431,280 51,890	
Retail Costs (Shell and Core)	496,175 sum	0.015	7,443	
Leisure Costs	0 sum	0.015	7,443	
Hotel Costs	0 sum	0.015	0	
Services				49
Residential Costs	28,752,000 sum	0.015	431,280	
Commercial Costs	3,459,340 sum	0.015	51,890	
Retail Costs (Shell and Core)	496,175 sum	0.015	7,443	
Leisure Costs	0 sum	0.015	0	
Hotel Costs	0 sum	0.015	0	
L BUILD COSTS				36,43
R COSTS				
Contingency				3,64
Contingency	36,433,671 sum	0.10	3,643,367	
Professional fees (Survey costs)				4,80
Design / Town planning / Cost management	40,077,038 sum	0.12	4,809,245	
Development management - Excluded	40,077,038 sum	0.00	0	
Legal fees - Excluded	40,077,038 sum	0.00	0	
Maintenance - Excluded				
Highway				
Highway  Adoption fees	sum	0.10	0	
Commuted Sum	sum	0.10	0	
Landscaping	Juin	0.10	0	
Drainage			0	
2			0	
RALL TOTAL COSTS				44,880
Optimism Bias (N/A)				
			0	
RALL TOTAL COSTS				44,88
TALL TOTAL COSTS				44,88
IDING				45,00



# 7.0| Detailed Breakdown of Costs Eastern Wedge Option 6

Car Giant Parcel 11-01-AX (Plot 15)

	Description	Quantity Unit	Rate T	otal	Overall Total
LD	ING COSTS				
	Residential Costs				81,094,8
	Residential Odsis				01,004,0
	65% Medium Value Private - Less than 20 Storeys	6,411 m <sup>2</sup>	3050	19,553,550	
	35% Affordable - Less than 20 Storeys	3,452 m <sup>2</sup>	2950	10,183,400	
	65% Medium Value Private - more than 20 Storeys	9,279 m <sup>2</sup>	3650	33,868,350	
	35% Affordable - more than 20 Storeys	4,997 m <sup>2</sup>	3500	17,489,500	
	Commercial Costs				3,158,
	Dia loss than 20 startur	4.474 m <sup>2</sup>	2000	2.450.000	
	B1a - less than 20 storeys	1,174 m <sup>2</sup> m <sup>2</sup>	2690	3,158,060	
	B1a - more than 20 storeys		2960	0	
	B1b - less than 20 storeys		1725	0	
	B1c - less than 20 storeys	m <sup>2</sup>	1100	0	
	Retail Costs (Shell and Core)				
	Retail A1-A2	m <sup>2</sup>	1115	0	
	Hospitality	m <sup>2</sup>	1115	0	
		111	1110	0	
	Leisure Costs				
	Leisure	m²	1525	0	
	Hotel Costs				
	Hotel Costs	$m^2$	3900	0	
	Car Parking		0000		758,
		2			700,
	Above ground	1,997 m <sup>2</sup> m <sup>2</sup>	380	758,860	
	Semi-basement Basement		0 760	0	
	Vehicle Servicing (See Car Parking above)				
	Assumed all at street level			0	
				0	
				0	
	Transfer Structures				998,
	Allowance for transfer structures between car park	4.007.002	500	202.522	
	use at level 0 & those above	1,997 m <sup>2</sup>	500	998,500	
	Vertical Circulation				500,
	Allowance	1 sum	500,000	500,000	
RΔ	STRUCTURE COSTS		, 		
	External Works (Highways & Landscaping)				1,685,
					,
	Residential Costs	81,094,800 sum	0.02	1,621,896	
	Commercial Costs Retail Costs (Shell and Core)	3,158,060 sum 0 sum	0.02 0.02	63,161 0	
	Leisure Costs	0 sum	0.02	0	
		o auni		0	
	Hotel Costs	0 sum	0.02		
		0 sum	0.02	0	1,500.
	Hotel Costs	0 sum	1,500,000	1,500,000	1,500,

			0	
Decontamination				248,
Decontamination	4,961 m <sup>2</sup>	50	248,050	
	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		0	
			0	
Drainage				1,263
Residential Costs	81,094,800 sum	0.015	1,216,422	
Commercial Costs	3,158,060 sum	0.015	47,371	
Retail Costs (Shell and Core)	0 sum	0.015	0	
Leisure Costs	0 sum	0.015	0	
Hotel Costs	0 sum	0.015	0	
Services				1,263
Residential Costs	81,094,800 sum	0.015	1,216,422	
Commercial Costs	3,158,060 sum	0.015	47,371	
Retail Costs (Shell and Core)	0 sum	0.015	0	
Leisure Costs	0 sum	0.015	0	
Hotel Costs	0 sum	0.015	0	
L BUILD COSTS				92,470
R COSTS				
Contingency				9,247
Contingency	92,470,913 sum	0.10	9,247,091	
Professional fees (Survey costs)				12,206
Design / Town planning / Cost management	101,718,004 sum	0.12	12,206,161	
Development management - Excluded	101,718,004 sum	0.00	0	
Legal fees - Excluded	101,718,004 sum	0.00	0	
Maintenance - Excluded				
Highway				
Adoption fees	sum	0.10	0	
Commuted Sum	sum	0.10	0	
Landscaping			0	
Drainage			0	
-			0	
ALL TOTAL COSTS				113,924
Optimism Bias (N/A)				
			0	
ALL TOTAL COSTS				113,924
				114,000

Car Giant Parcel 11-02-AX (Plot 16)

Residential Costs	Description	Quantity Uni	t Rate	Total	Overall Tota
65% Medium Value Private - Less than 20 Storeys	ING COSTS				
35% Alfordable - Less than 20 Storeys	Residential Costs				64,99
35% Affordable - Less than 20 Storeys   7,545 m²   2850   22,257.750	65% Medium Value Private - Less than 20 Sto	orevs 14.011 m <sup>2</sup>	3050	42.733.550	
Bita - less than 20 storeys					
Bits - Incest than 20 storeys m² 2960 0   Bits - Incest than 20 storeys m² 1725 0   Bits - Incest than 20 storeys 1,955 m² 11100 2,150,500    Retail Costs (Shell and Core)  Retail A1-A2 150 m² 11115 167,250   Hospitality m² 1115 0    Leisure Costs  Leisure m² 1525 0    Hotel Costs  Hotel Costs m² 3900 0    Car Parking    Above ground m² 380 0   Semi-basement m² 0   Basement 2,061 m² 760 1,566,360    Vehicle Servicing (See Car Parking above)  Assumed all at street level 0	Commercial Costs				8,16
### Bita - more than 20 storeys ### 2 2960 0 Bita - less than 20 storeys ### 2 1725 0 Bita - less than 20 storeys 1,955 m² 11100 2,150,500  #### Retail A1-A2 150 m² 11115 167,250 Hospitality ### 1115 0 0  #### Retail A1-A2 150 m² 11115 0 0  #### Retail A1-A2 150 m² 11115 0 0  #### Leisure Costs  #### Leisure ### 1525 0 0  #### Hotel Costs  #### Hotel Costs  #### Hotel Costs  #### Above ground ### 3 3900 0 0  #### Car Parking  ### Above ground ### 3 380 0 0  ### Sammehassement ### 3 0 0 0  ### Sammehassement ### 3 0 0 0  ### Basement 2,061 m² 760 1,566,360  ### Vehicle Servicing (See Car Parking above)  ### Assumed all at street level	R1a - loss than 20 storovs	2 235 m <sup>2</sup>	2600	6.012.150	
B1b - less than 20 storeys	•				
B1c - less than 20 storeys	•				
Retail A1-A2	•	1,955 m <sup>2</sup>	1100	2,150,500	
Hospitality	Retail Costs (Shell and Core)				16
Leisure Costs  Leisure m² 1525 0  Hotel Costs  Hotel Costs  Hotel Costs  Above ground m² 380 0 Semi-basement m² 380 0 Basement m² 0 0 0  Vehicle Servicing (See Car Parking above)  Assumed all at street level 0 0 Assumed all at street level 0 0 Transfer Structures  Allowance for transfer structures between car park use at level 0 & those above 1,802 m² 500 901,000  Vertical Circulation  Allowance 1 sum 500,000 500,000  ASTRUCTURE COSTS  External Works (Highways & Landscaping)  Residential Costs 8,4991,300 sum 0.02 1,299,826 Commercial Costs 8,162,660 sum 0.02 13,345 Leisure Costs 0 sum 0.02 0 3,345 Leisure Costs 0 sum 0.02 1,345 Leisure Costs 0 sum 0.02 0 1,345 Leisure Costs 0 sum 0.02 0 Hotel Costs 0 sum 0.02 0 Hotel Costs 0 sum 0.02 0 Demolition	Retail A1-A2	150 m <sup>2</sup>	1115	167,250	
Leisure	Hospitality	m <sup>2</sup>	1115	0	
Hotel Costs	Leisure Costs				
Hotel Costs	Leisure	m <sup>2</sup>	1525	0	
Above ground	Hotel Costs				
Above ground	Hotel Costs	m <sup>2</sup>	3900	0	
Above ground m² 380 0 Semi-basement m² 0 0 Basement 2,061 m² 760 1,566,360  Vehicle Servicing (See Car Parking above)  Assumed all at street level 0 Assumed all at street level 0 Transfer Structures  Allowance for transfer structures between car park use at level 0 & those above 1,802 m² 500 901,000  Vertical Circulation  Allowance 1 sum 500,000 500,000  ASTRUCTURE COSTS  External Works (Highways & Landscaping)  Residential Costs 64,991,300 sum 0.02 1,299,826 Commercial Costs 8,162,650 sum 0.02 163,253 Retail Costs (Shell and Core) 167,250 sum 0.02 3,345 Leisure Costs 0 sum 0.02 0 Hotel Costs 0 sum 0.02 0 Demolition  Demolition 1 sum 1,000,000 1,000,000			0000	0	4.50
Semi-basement	Car Parking				1,56
Note   Passement   Passement					
Vehicle Servicing (See Car Parking above)					
Commercial Costs   Section   Costs   Commercial Costs   Section   Section				0	
Allowance for transfer structures between car park use at level 0 & those above	7.00 difficulti di di col lovoi			0	
Allowance for transfer structures between car park use at level 0 & those above 1,802 m² 500 901,000  Vertical Circulation  Allowance 1 sum 500,000 500,000  ASTRUCTURE COSTS  External Works (Highways & Landscaping)  Residential Costs 64,991,300 sum 0.02 1,299,826 Commercial Costs 8,162,650 sum 0.02 163,253 Retail Costs (Shell and Core) 167,250 sum 0.02 3,345 Leisure Costs 0 sum 0.02 0 Hotel Costs 0 sum 0.02 0  Hotel Costs 0 sum 0.02 0  Demolition  Demolition 1 sum 1,000,000 1,000,000	Transfer Structures				90
use at level 0 & those above         1,802 m²         500         901,000           Vertical Circulation           ASTRUCTURE COSTS           External Works (Highways & Landscaping)           Residential Costs         64,991,300 sum         0.02         1,299,826           Commercial Costs         8,162,650 sum         0.02         163,253           Retail Costs (Shell and Core)         167,250 sum         0.02         3,345           Leisure Costs         0 sum         0.02         0           Hotel Costs         0 sum         0.02         0           Demolition         1 sum         1,000,000         1,000,000           0         0         0         0         0		and .			
Vertical Circulation           Allowance         1 sum         500,000         500,000           ASTRUCTURE COSTS           External Works (Highways & Landscaping)           Residential Costs         64,991,300 sum         0.02         1,299,826           Commercial Costs         8,162,650 sum         0.02         163,253           Retail Costs (Shell and Core)         167,250 sum         0.02         3,345           Leisure Costs         0 sum         0.02         0           Hotel Costs         0 sum         0.02         0           Demolition         1 sum         1,000,000         1,000,000           Demolition         1 sum         1,000,000         1,000,000			500	901 000	
Allowance 1 sum 500,000 500,000  ASTRUCTURE COSTS  External Works (Highways & Landscaping)  Residential Costs 64,991,300 sum 0.02 1,299,826 Commercial Costs 8,162,650 sum 0.02 163,253 Retail Costs (Shell and Core) 167,250 sum 0.02 3,345 Leisure Costs 0 sum 0.02 0 Hotel Costs 0 sum 0.02 0  Demolition  Demolition  1 sum 1,000,000 1,000,000	do di lovel e di filose diseve	1,002 111	300	301,000	
Allowance 1 sum 500,000 500,000  ASTRUCTURE COSTS  External Works (Highways & Landscaping)  Residential Costs 64,991,300 sum 0.02 1,299,826 Commercial Costs 8,162,650 sum 0.02 163,253 Retail Costs (Shell and Core) 167,250 sum 0.02 3,345 Leisure Costs 0 sum 0.02 0 Hotel Costs 0 sum 0.02 0  Demolition  Demolition  1 sum 1,000,000 1,000,000					
External Works (Highways & Landscaping)	Vertical Circulation				50
External Works (Highways & Landscaping)           Residential Costs         64,991,300 sum         0.02         1,299,826           Commercial Costs         8,162,650 sum         0.02         163,253           Retail Costs (Shell and Core)         167,250 sum         0.02         3,345           Leisure Costs         0 sum         0.02         0           Hotel Costs         0 sum         0.02         0           Demolition         1 sum         1,000,000         1,000,000           0         0         0         0	Allowance	1 sum	500,000	500,000	
Residential Costs         64,991,300 sum         0.02         1,299,826           Commercial Costs         8,162,650 sum         0.02         163,253           Retail Costs (Shell and Core)         167,250 sum         0.02         3,345           Leisure Costs         0 sum         0.02         0           Hotel Costs         0 sum         0.02         0           Demolition         1 sum         1,000,000         1,000,000           0         0         0         0	STRUCTURE COSTS				
Commercial Costs         8,162,650 sum         0.02         163,253           Retail Costs (Shell and Core)         167,250 sum         0.02         3,345           Leisure Costs         0 sum         0.02         0           Hotel Costs         0 sum         0.02         0           Demolition         1 sum         1,000,000         1,000,000           0         0         0         0	External Works (Highways & Landscaping)				1,46
Retail Costs (Shell and Core)         167,250 sum         0.02         3,345           Leisure Costs         0 sum         0.02         0           Hotel Costs         0 sum         0.02         0           Demolition         1 sum         1,000,000         1,000,000           0         0         0         0					
Leisure Costs         0 sum         0.02         0           Hotel Costs         0 sum         0.02         0           Demolition         1 sum         1,000,000         1,000,000           0         0         0		8,162,650 sum	0.02	163,253	
Hotel Costs         0 sum         0.02         0           Demolition         1 sum         1,000,000         1,000,000           0         0         0		· · · · · · · · · · · · · · · · · · ·			
Demolition 1 sum 1,000,000 1,000,000 0					
0	Demolition				1,00
0	Demolition	1 sum	1,000,000	1 000 000	
	_ 3	1 3411	1,000,000		
Decontamination	Decontamination				

OVERAL	L TOTAL COSTS				99,869,702
OVERAL	L TOTAL COSTS				99.869 702
	1 70741 00070				22 222 722
				0	
(	Optimism Bias (N/A)				0
OVERAL	L TOTAL COSTS				99,869,702
OVED 41	L TOTAL COSTS				00 000 700
	Drainage			0	
	Landscaping Drainage			0	
	Commuted Sum	sum	0.10	0	
	Adoption fees	sum	0.10	0	
I	Highway				
	Maintenance - Excluded				0
	Maintan and English to I				
l	Legal fees - Excluded	89,169,377 sum	0.00	0	
	Development management - Excluded	89,169,377 sum	0.00	0	
<u> </u>	Design / Town planning / Cost management	89,169,377 sum	0.12	10,700,325	
F	Professional fees (Survey costs)				10,700,325
				,	
(	Contingency	81,063,070 sum	0.10	8,106,307	
	Contingency				8,106,307
	0				0.400.005
OTHER C	COSTS				
TOTAL B	JOILD GOOTS				01,003,070
TOTAL B	BUILD COSTS				81,063,070
ŀ	Hotel Costs	0 sum	0.015	0	
	Leisure Costs	0 sum	0.015	0	
	Retail Costs (Shell and Core)	167,250 sum	0.015	2,509	
	Commercial Costs	8,162,650 sum	0.015	122,440	
	Residential Costs	64,991,300 sum	0.015	974,870	
	Services				1,099,818
	Hotel Costs	0 sum	0.015	0	
	Leisure Costs	0 sum	0.015	0	
	Retail Costs (Shell and Core)	167,250 sum	0.015	122,440 2,509	
	Residential Costs Commercial Costs	64,991,300 sum 8,162,650 sum	0.015 0.015	974,870	
Į.	<u>Drainage</u>				1,099,818
				0	
				0	
	Decontamination	2,169 m <sup>2</sup>	50	108,450	

Car Giant Parcel 11-03-AX (Plot 17)

Description	Quantity Unit	Rate To	ıaı ÜV	erall To
NG COSTS				
Residential Costs				15,
65% Medium Value Private - Less than 20 Storeys	3,280 m <sup>2</sup>	3050	10,004,000	
35% Affordable - Less than 20 Storeys	1,766 m <sup>2</sup>	2950	5,209,700	
Commercial Costs				
B1a - less than 20 storeys	$m^2$	2690	0	
B1a - more than 20 storeys	$m^2$	2960	0	
B1b - less than 20 storeys	m <sup>2</sup>	1725	0	
B1c - less than 20 storeys	123 m²	1100	135,300	
Retail Costs (Shell and Core)				
Retail A1-A2	$m^2$	1115	0	
Hospitality	m <sup>2</sup>	1115	0	
Leisure Costs				
	m²	4505	0	
Leisure	m	1525	0	
Hotel Costs				
Hotel Costs	m <sup>2</sup>	3900	0	
Car Parking				
Above ground	m <sup>2</sup>	380	0	
Semi-basement	$m^2$	0	0	
Basement	$m^2$	760	0	
Vehicle Servicing (See Car Parking above)				
Assumed all at street level				
Assumed all at street level			0	
			0	
Transfer Structures - N/A				
Allowance for transfer structures between car park				
use at level 0 & those above			0	
Vertical Circulation				
Allowance	1 sum	500,000	500,000	
TRUCTURE COSTS				
External Works (Highways & Landscaping)				
Residential Costs	15,213,700 sum	0.02	304,274	
Commercial Costs	135,300 sum	0.02	2,706	
Retail Costs (Shell and Core) Leisure Costs	0 sum 0 sum	0.02 0.02	0	
Hotel Costs	0 sum	0.02	0	
Demolition				
	1 sum	500.000	500.000	
Demolition  Demolition	1 sum	500,000	500,000	

Decontamination	661 m <sup>2</sup>	50	33,050	
			0	
Drainage			<u> </u>	230,
Residential Costs	45 040 700 0000	0.045	220, 200	
Commercial Costs	15,213,700 sum 135,300 sum	0.015 0.015	228,206 2,030	
Retail Costs (Shell and Core)	0 sum	0.015	2,030	
Leisure Costs	0 sum	0.015	0	
Hotel Costs	0 sum	0.015	0	
Services				230
Residential Costs	15,213,700 sum	0.015	228,206	
Commercial Costs	135,300 sum	0.015	2,030	
Retail Costs (Shell and Core)	0 sum	0.015	0	
Leisure Costs	0 sum	0.015	0	
Hotel Costs	0 sum	0.015	0	
L BUILD COSTS				17,149
ER COSTS				
Contingency				1,714
Contingency	17,149,500 sum	0.10	1,714,950	
Professional fees (Survey costs)				2,263
Design / Town planning / Cost management	18,864,450 sum	0.12	2,263,734	
Development management - Excluded	18,864,450 sum	0.00	0	
Legal fees - Excluded	18,864,450 sum	0.00	0	
Maintenance - Excluded				
Highway				
Highway Adoption fees	sum	0.10	0	
Highway Adoption fees Commuted Sum	sum sum	0.10 0.10	0	
Adoption fees				
Adoption fees Commuted Sum			0 0 0	
Adoption fees Commuted Sum Landscaping			0 0	
Adoption fees Commuted Sum Landscaping			0 0 0	21,128
Adoption fees Commuted Sum Landscaping Drainage			0 0 0	21,128
Adoption fees Commuted Sum Landscaping Drainage			0 0 0	21,128,
Adoption fees Commuted Sum Landscaping Drainage			0 0 0 0	21,128,

Car Giant Parcel 12-01-A1 (Plot 18)

·	Quantity Unit	Rate To	tal O	verall To
NG COSTS				404
Residential Costs				104
65% Medium Value Private - Less than 20 Storeys	5,010 m <sup>2</sup>	3050	15,280,500	
35% Affordable - Less than 20 Storeys	2,698 m²	2950	7,959,100	
65% Medium Value Private - more than 20 Storeys	14,736 m <sup>2</sup>	3650	53,786,400	
35% Affordable - more than 20 Storeys	7,935 m <sup>2</sup>	3500	27,772,500	
Commercial Costs				1
B1a - less than 20 storeys	499 m <sup>2</sup>	2690	1,342,310	
B1a - more than 20 storeys	m <sup>2</sup>	2960	0	
B1b - less than 20 storeys	m <sup>2</sup>	1725	0	
B1c - less than 20 storeys	$m^2$	1100	0	
Retail Costs (Shell and Core)				
	2		100 -0-	
Retail A1-A2	111 m <sup>2</sup>	1115	123,765	
Hospitality A3-A4-A5	95 m <sup>2</sup>	1115	105,925	
Leisure Costs				
Leisure	m²	1525	0	
Hotel Costs				
	m <sup>2</sup>			
Hotel Costs	m	3900	0	
Car Parking				
Above ground	0 m <sup>2</sup>	380	0	
Semi-basement	m <sup>2</sup>	0	0	
Basement	$m^2$	760	0	
Vehicle Servicing (See Car Parking above)				
Assumed all at street level			0	
7.55urieu dii at street ievei			0	
			0	
Transfer Structures				
Allowance for transfer structures between car park				
use at level 0 & those above	0 m <sup>2</sup>	500	0	
Vertical Circulation				
Allowance	1 sum	500,000	500,000	
STRUCTURE COSTS	, 64111	200,000	200,000	
External Works (Highways & Landscaping)				2
Residential Costs Commercial Costs	104,798,500 sum 1,342,310 sum	0.02 0.02	2,095,970	
Retail Costs (Shell and Core)	1,342,310 sum 229,690 sum	0.02	26,846 4,594	
Leisure Costs	0 sum	0.02	4,594	
Hotel Costs	0 sum	0.02	0	
Demolition				1
Demolition	1 sum	1,500,000	1,500,000	

			0	
Decontamination				226
Decontamination	4,536 m <sup>2</sup>	50	226,800	
Doornammanon	1,000		0	
			0	
Drainage				1,59
Residential Costs	104,798,500 sum	0.015	1,571,978	
Commercial Costs	1,342,310 sum	0.015	20,135	
Retail Costs (Shell and Core)	229,690 sum	0.015	3,445	
Leisure Costs	0 sum	0.015	0	
Hotel Costs	0 sum	0.015	0	
Services				1,59
Residential Costs	104,798,500 sum	0.015	1,571,978	
Commercial Costs	1,342,310 sum	0.015	20,135	
Retail Costs (Shell and Core)	229,690 sum	0.015	3,445	
Leisure Costs	0 sum	0.015	0	
Hotel Costs	0 sum	0.015	0	
BUILD COSTS				113,91
R COSTS				
Contingency				11,39
Contingency	113,915,825 sum	0.10	11,391,583	
Professional fees (Survey costs)				15,03
Design / Town planning / Cost management	125,307,408 sum	0.12	15,036,889	
Development management - Excluded	125,307,408 sum	0.00	0	
Legal fees - Excluded	125,307,408 sum	0.00	0	
Maintenance - Excluded				
Highway				
Adoption fees	sum	0.10	0	
Commuted Sum	sum	0.10	0	
Landscaping			0	
Drainage			0	
ALL TOTAL COSTS			0	140,34
				140,34
Optimism Bias (N/A)				
ALL TOTAL COSTS			0	4.40.0.4
ALL TOTAL COSTS				140,34
DING				140,00

Car Giant Parcel 12-01-A2 (Plot 18)

Description	Quantity Unit	Rate To	otal O	verall T
IG COSTS				
Residential Costs				168
65% Medium Value Private - Less than 20 Storeys	22,539 m <sup>2</sup>	3050	68,743,950	
35% Affordable - Less than 20 Storeys	12,136 m <sup>2</sup>	2950	35,801,200	
65% Medium Value Private - More than 20 Storeys	11,512 m2	3650	42,018,800	
35% Affordable - More than 20 Storeys	6,199 m2	3500	21,696,500	
Commercial Costs				2
B1a - less than 20 storeys	m <sup>2</sup>	2690	0	
B1a - more than 20 storeys	$m^2$	2960	0	
B1b - less than 20 storeys	$m^2$	1725	0	
B1c - less than 20 storeys	1,881 m <sup>2</sup>	1100	2,069,100	
Retail Costs (Shell and Core)				1
Tetali oosis (onoii ana ooro)				
Retail A1-A2	461 m²	1115	514,015	
Hospitality	660 m <sup>2</sup>	1115	735,900	
Leisure Costs				
	m²			
Leisure	m <sup>c</sup>	1525	0	
Hotel Costs				
Hotel Costs	m²	3900	0	
Car Parking				,
A	4.0452	000	4 000 700	
Above ground	4,315 m <sup>2</sup>	380	1,639,700	
Semi-basement Basement	m m²	0 760	0	
	III	760	0	
Vehicle Servicing (See Car Parking above)				
Assumed all at street level			0	
			0	
			0	
Transfer Structures				•
Allowance for transfer structures between car park	2			
use at level 0 & those above	2,870 m <sup>2</sup>	500	1,435,000	
Vertical Circulation				1
Allowance	1 sum	1,000,000	1,000,000	
TRUCTURE COSTS				
External Works (Highways & Landscaping)				3
Residential Costs	168,260,450 sum	0.02	3,365,209	
Commercial Costs	2,069,100 sum	0.02	41,382	
Retail Costs (Shell and Core)	1,249,915 sum	0.02	24,998	
Retail Costs (Shell and Cole)	0 sum	0.02	0	
Leisure Costs	U Sum	v.v=		
	0 sum	0.02	0	
Leisure Costs Hotel Costs		0.02	0	
Leisure Costs		0.02	0	ŕ
Leisure Costs Hotel Costs		1,500,000	1,500,000	1

Decontamination				289,150
Decontamination	5,783 m <sup>2</sup>	50	289,150	
	-,		0	
			0	
Drainage				2,573,692
Residential Costs	168,260,450 sum	0.015	2,523,907	
Commercial Costs	2,069,100 sum	0.015	31,037	
Retail Costs (Shell and Core)	1,249,915 sum	0.015	18,749	
Leisure Costs	0 sum	0.015	0	
Hotel Costs	0 sum	0.015	0	
Services				2,573,692
Posidential Costs	160 260 450 000	0.015	2 522 007	
Residential Costs Commercial Costs	168,260,450 sum 2,069,100 sum	0.015 0.015	2,523,907 31,037	
Retail Costs (Shell and Core)	1,249,915 sum	0.015	18,749	
Leisure Costs	0 sum	0.015	0	
Hotel Costs	0 sum	0.015	0	
TOTAL BUILD COSTS				186,022,288
OTHER COSTS				
OTHER GOOTS				
Contingency				18,602,229
Contingency	186,022,288 sum	0.10	18,602,229	
Professional fees (Survey costs)				24,554,942
Transcalation (Burvey 353.6)				24,004,042
Design / Town planning / Cost management	204,624,517 sum	0.12	24,554,942	
Development management - Excluded	204,624,517 sum	0.00	0	
Legal fees - Excluded	204,624,517 sum	0.00	0	
Maintenance - Excluded				0
Maintenance Excised				
Highway				
Adoption fees	sum	0.10	0	
Commuted Sum	sum	0.10	0	
Landscaping			0	
Drainage			0	
			0	
OVERALL TOTAL COSTS				229,179,459
Optimism Bias (N/A)				0
			0	
OVERALL TOTAL COSTS				229,179,459
				,
ROUNDING				229,000,000

Car Giant Parcel 12-01-BX (Plot 18)

	Quantity Unit	Rate To	otal O	verall 1
NG COSTS				
Residential Costs				86
65% Medium Value Private - Less than 20 Storeys	8,406 m <sup>2</sup>	3050	25,638,300	
35% Affordable - Less than 20 Storeys	4,526 m <sup>2</sup>	2950	13,351,700	
65% Medium Value Private - more than 20 Storeys	8,542 m <sup>2</sup>	3650	31,178,300	
35% Affordable - more than 20 Storeys	4,599 m <sup>2</sup>	3500	16,096,500	
Commercial Costs				2
B1a - less than 20 storeys	933 m <sup>2</sup>	2690	2,509,770	
B1a - more than 20 storeys	$m^2$	2960	0	
B1b - less than 20 storeys	$m^2$	1725	0	
B1c - less than 20 storeys	415 m²	1100	456,500	
Retail Costs (Shell and Core)				
Retail A1-A2	m <sup>2</sup>	1115	0	
Hospitality	m²	1115	0	
Leisure Costs				
Leisure (Cinema)	m <sup>2</sup>	1525	0	
Hotel Costs				
	2			
Hotel Costs	m <sup>2</sup>	3900	0	
Car Parking				
Above ground	m <sup>2</sup>	380	0	
Semi-basement	$m^2$	0	0	
Basement	4,667 m <sup>2</sup>	760	3,546,920	
Vehicle Servicing (See Car Parking above)				
Assumed all at street level			0	
			0	
			0	
Transfer Structures				
Allowance for transfer structures between car park use at level 0 & those above	4,667 m <sup>2</sup>	500	2,333,500	
use at level 0 & those above	4,007 111	300	2,333,300	
Vertical Circulation				
Allowance	1 sum	1,000,000	1,000,000	
TRUCTURE COSTS				
External Works (Highways & Landscaping)				
Residential Costs	86,264,800 sum	0.02	1,725,296	
Commercial Costs	2,966,270 sum	0.02	59,325	
Retail Costs (Shell and Core)	0 sum	0.02	0	
Leisure Costs	0 sum	0.02	0	
Hotel Costs	0 sum	0.02	0	
Demolition				

			0	
Decontamination				227
Decontamination	4,540 m <sup>2</sup>	50	227,000	
Doomanination	1,010		0	
			0	
Drainage				1,338
Residential Costs	86,264,800 sum	0.015	1,293,972	
Commercial Costs	2,966,270 sum	0.015	44,494	
Retail Costs (Shell and Core)	0 sum	0.015	0	
Leisure Costs	0 sum	0.015	0	
Hotel Costs	0 sum	0.015	0	
Services				1,33
Residential Costs	86,264,800 sum	0.015	1,293,972	
Commercial Costs	2,966,270 sum	0.015	44,494	
Retail Costs (Shell and Core)	0 sum	0.015	0	
Leisure Costs	0 sum	0.015	0	
Hotel Costs	0 sum	0.015	0	
BUILD COSTS				102,30
R COSTS				
Contingency				10,23
Contingency	102,300,044 sum	0.10	10,230,004	
Professional fees (Survey costs)				13,50
Design / Town planning / Cost management	112,530,048 sum	0.12	13,503,606	
Development management - Excluded	112,530,048 sum	0.00	0	
Legal fees - Excluded	112,530,048 sum	0.00	0	
Maintenance - Excluded				
Highway				
Adoption fees	sum	0.10	0	
Commuted Sum	sum	0.10	0	
Landscaping			0	
Drainage			0	
			U	
ALL TOTAL COSTS				126,033
Optimism Bias (N/A)				
			0	
ALL TOTAL COSTS				126,033
DING				126,000

Car Giant Parcel 12-01-DX (Plot 18)

Description	Quantity Unit	Rate To	tal Overall
NG COSTS			
Residential Costs			
65% Medium Value Private - Less than 20 Storeys	m <sup>2</sup>	3050	0
35% Affordable - Less than 20 Storeys	m <sup>2</sup>	2950	0
Commercial Costs			
Commercial Costs			
B1a - less than 20 storeys	m²	2690	0
B1a - more than 20 storeys	${\sf m}^2$ ${\sf m}^2$	2960	0
B1b - less than 20 storeys B1c - less than 20 storeys	m <sup>2</sup>	1725 1100	0
Retail Costs (Shell and Core)			
Retail A1-A2	938 m <sup>2</sup>	1115	1,045,870
Hospitality	m <sup>2</sup>	1115	0
Leisure Costs			
Laiaura	m²	4505	^
Leisure	m	1525	0
Hotel Costs			
Hotel Costs	m <sup>2</sup>	3900	0
Car Parking			
Above ground	m²	380	0
Semi-basement Basement	${\sf m}^2$ ${\sf m}^2$	0 760	0
		700	U
Vehicle Servicing (See Car Parking above)			
Assumed all at street level			0
			0
Transfer Structures			
Allowance for transfer structures between car park use at level 0 & those above	$m^2$	500	0
use at level 0 & triose above		500	0
•			
Vertical Circulation			
Allowance	sum		0
			-
TRUCTURE COSTS			
External Works (Highways & Landscaping)			
Residential Costs	0 sum	0.02	0
Commercial Costs Retail Costs (Shell and Core)	0 sum 1,045,870 sum	0.02 0.02	0 20,917
Leisure Costs	0 sum	0.02	0
Hotel Costs	0 sum	0.02	0
Demolition			
	A	F00 000	E00.000
Demolition	1 sum	500,000	500,000
			0

Decontamination	1,388 m <sup>2</sup>	50	69,400	
			0	
Drainage				15,
Residential Costs	0 sum	0.015	0	
Commercial Costs	0 sum	0.015	0	
Retail Costs (Shell and Core)	1,045,870 sum	0.015	15,688	
Leisure Costs	0 sum	0.015	0	
Hotel Costs	0 sum	0.015	0	
Services				15,
Residential Costs	0 sum	0.015	0	
Commercial Costs	0 sum	0.015	0	
Retail Costs (Shell and Core)	1,045,870 sum	0.015	15,688	
Leisure Costs	0 sum	0.015	0	
Hotel Costs	0 sum	0.015	0	
TAL BUILD COSTS				1,667
HER COSTS				
Contingency				166,
Contingency	1,667,564 sum	0.10	166,756	
Professional fees (Survey costs)				220,
Design / Town planning / Cost management	1,834,320 sum	0.12	220,118	
Development management - Excluded	1,834,320 sum	0.00	0	
Legal fees - Excluded	1,834,320 sum	0.00	0	
Maintenance - Excluded				
Highway				
Adoption fees	sum	0.10	0	
Commuted Sum	sum	0.10	0	
Landscaping			0	
Drainage			0	
ERALL TOTAL COSTS				2,054,
Optimism Bias (N/A)				_,001,
Optimism bias (IVA)				
			0	
ERALL TOTAL COSTS				2,054,

IG COSTS				
Residential Costs				6
65% Medium Value Private - Less than 20 Storeys	14,071 m <sup>2</sup>	3050	42,916,550	
35% Affordable - Less than 20 Storeys	7,576 m <sup>2</sup>	2950	22,349,200	
Commercial Costs				
B1a - less than 20 storeys	218 m <sup>2</sup>	2690	586,420	
B1a - more than 20 storeys	m <sup>2</sup>	2960	0	
B1b - less than 20 storeys	m <sup>2</sup>	1725	0	
B1c - less than 20 storeys	m <sup>2</sup>	1100	0	
Retail Costs (Shell and Core)				
Retail A1-A2	$m^2$	1115	0	
Hospitality A3-A4-A5	325 m <sup>2</sup>	1115	362,375	
	323 111	1113	302,373	
Leisure Costs				
Community Centre 2,089 m2 - Listed under strategic			0	
infrastructure costs			0	
Hotel Costs				
Hotel Costs	m <sup>2</sup>	3900	0	
Car Parking				
About	0.4402	000	040.040	
Above ground	2,148 m <sup>2</sup> m <sup>2</sup>	380	816,240	
Semi-basement Basement	m	0 760	0	
Vehicle Servicing (See Car Parking above)				
Assumed all at street level			0	
Assumed all at sileet level			0	
			0	
Transfer Structures				
Allowance for transfer structures between car park use at level 0	•			
& those above	1,945 m <sup>2</sup>	500	972,500	
Vertical Circulation				
Allowance	1 sum	500,000	500,000	
TRUCTURE COSTS				
External Works (Highways & Landscaping)				
	05 005 750	0.00	4 005 045	
Residential Costs Commercial Costs	65,265,750 sum 586,420 sum	0.02 0.02	1,305,315 11,728	
Retail Costs (Shell and Core)	362,375 sum	0.02	7,248	
Leisure Costs	0 sum	0.02	0	
Hotel Costs	0 sum	0.02	0	
Demolition				
Demolition	1 sum	1,500,000	1,500,000	
		· · · · · · · · · · · · · · · · · · ·	0	
			0	
Decontamination				
Decontamination  Decontamination	4,092 m <sup>2</sup>	50	204,600	

Drainage				993,2
Residential Costs	65,265,750 sum	0.015	978,986	
Commercial Costs	586,420 sum	0.015	8,796	
Retail Costs (Shell and Core)	362,375 sum	0.015	5,436	
Leisure Costs	0 sum	0.015	0	
Hotel Costs	0 sum	0.015	0	
Services				993,
Residential Costs	65,265,750 sum	0.015	978,986	
Commercial Costs	586,420 sum	0.015	8,796	
Retail Costs (Shell and Core)	362,375 sum	0.015	5,436	
Leisure Costs	0 sum	0.015	0	
Hotel Costs	0 sum	0.015	0	
TAL BUILD COSTS				73,518
HER COSTS				
Contingency				7,351
Contingency	73,518,612 sum	0.10	7,351,861	
Professional fees (Survey costs)				9,704
Design / Town planning / Cost management	80,870,473 sum	0.12	9,704,457	
Development management - Excluded	80,870,473 sum	0.00	0	
Legal fees - Excluded	80,870,473 sum	0.00	0	
Maintenance - Excluded				
Highway				
Adoption fees	sum	0.10	0	
Commuted Sum	sum	0.10	0	
Landscaping			0	
Drainage			0	
			0	
ERALL TOTAL COSTS				90,574
Optimism Bias (N/A)				
			0	
ERALL TOTAL COSTS				90,574
JNDING				91,000

Car Giant Parcel 12-02-BX (Plot 19)

B1a - more than 20 storeys					
Best					
2950   35% Affordable - Less than 20 Storeys   m²   2950	_	_		2	
B1a - less than 20 storeys (Refurbishment including new cladding)	0				•
B1a - less than 20 storeys (Refurbishment including new cladding)	0	U	2950	m	·
including new cladding) 10,278 m² 2000 20,556,0 B1a - more than 20 storeys m² 2960 B1a - more than 20 storeys m² 1725 B1b - less than 20 storeys m² 1725 B1c - less than 20 storeys m² 1100 B1a - more than 20 storeys m² 1100 B1a - more than 20 storeys m² 1100 B1a - less than 20 storeys m² 1100 B1a - less than 20 storeys m² 1100 B1a - less than 20 storeys m² 1115 B1c - less than 20 storeys m² 1115 B1a - less than 20 storeys m² 1115 B1a - less than 20 storeys m² 1115 B1a - less than 20 storeys m² 1100 B1a - less than 20 storeys m² 1100 B1a - less than 20 storeys m² 1100 B1a - less than 20 storeys m² 1200 B1a	20				Costs
### B1a - more than 20 storeys ## 2 2980 B1b - less than 20 storeys ## 2 1725 B1c - less than 20 storeys ## 1100    Retail Cots (Shell and Core)					
## Bits - less than 20 storeys ## 1725 ## Bits - less than 20 storeys ## 1100    Retail Costs (Shell and Core)		20,556,000			
B1c - less than 20 storeys	0				
Retail Costs (Shell and Core)           Retail A1-A2 hospitality A3-A4-A5 (Refurbishment including new cladding)         m²         1115           Leisure Costs         Leisure (Refurbishment including new cladding)         1,738 m²         1200         2,085,0           Hotel Costs         m²         3900           Car Parking         Car Parking           Above ground         m²         380	0				
Retail A1-A2					
Hospitality A3-A4-A5 (Refurbishment including new cladding)  1919 m²  800  735, i  Leisure Costs  Leisure (Refurbishment including new cladding)  1,738 m²  1200  2,085, i  Hotel Costs  Hotel Costs  ### 3900  Car Parking  Above ground  ### 380  Semi-basement  ### 0  Basement  ### 0  Wehicle Servicing (See Car Parking above)  Assumed all at street level  Transfer Structures - N/A  Allowance for transfer structures between car park use at level 0 & those above  #### Vertical Circulation - N/A  Allowance  *### STRUCTURE COSTS  External Works (Highways & Landscaping)  Residential Costs  0 sum  0.02  411,  Retail Costs (Shell and Core)  735,200 sum  0.02  141,  Retail Costs (Shell and Core)  735,200 sum  0.02  141,  ################################				2	
New cladding   1919 m²   1800   735,	0	0	1115	m²	
Leisure (Refurbishment including new cladding) 1,738 m² 1200 2,085,00   Hotel Costs	200	735,200	800	919 m²	
Hotel Costs m² 3900  Car Parking  Above ground m² 380 Semi-basement m² 0 Basement m² 760  Vehicle Servicing (See Car Parking above)  Assumed all at street level  Transfer Structures - N/A  Allowance for transfer structures between car park use at level 0 & those above  Vertical Circulation - N/A  Allowance sum  TRUCTURE COSTS  External Works (Highways & Landscaping)  Residential Costs 0 sum 0.02 Commercial Costs 0 sum 0.02 Commercial Costs 0.02 411, Retail Costs (Shell and Core) 735,200 sum 0.02 114,	2				ets et a constant a co
Hotel Costs m² 3900  Car Parking  Above ground m² 380 Semi-basement m² 0 Basement m² 760  Vehicle Servicing (See Car Parking above)  Assumed all at street level  Transfer Structures - N/A  Allowance for transfer structures between car park use at level 0 & those above  Vertical Circulation - N/A  Allowance sum  STRUCTURE COSTS  External Works (Highways & Landscaping)  Residential Costs 0 sum 0.02 Commercial Costs 0.056,000 sum 0.02 411, Retail Costs (Shell and Core) 735,200 sum 0.02 14,	600	2.095.600	1200	1 720 m <sup>2</sup>	furbishment including new cladding)
Hotel Costs	000	2,065,600	1200	1,736 111	
Above ground m² 380 Semi-basement m² 0 Basement m² 760  Vehicle Servicing (See Car Parking above)  Assumed all at street level  Transfer Structures - N/A  Allowance for transfer structures between car park use at level 0 & those above  Vertical Circulation - N/A  Allowance sum  TRUCTURE COSTS  External Works (Highways & Landscaping)  Residential Costs 0 sum 0.02 Commercial Costs 0.02 411, Retail Costs (Shell and Core) 735,200 sum 0.02 411, Retail Costs (Shell and Core) 735,200 sum 0.02 14,					
Above ground m² 380  Semi-basement m² 0  Basement m² 760  Vehicle Servicing (See Car Parking above)  Assumed all at street level  Transfer Structures - N/A  Allowance for transfer structures between car park use at level 0 & those above  Vertical Circulation - N/A  Allowance sum  TRUCTURE COSTS  External Works (Highways & Landscaping)  Residential Costs 0 sum 0.02  Commercial Costs 0.02 411,  Retail Costs (Shell and Core) 735,200 sum 0.02 14,	0	0	3900	m <sup>2</sup>	
Semi-basement m² 0 Basement m² 760  Vehicle Servicing (See Car Parking above)  Assumed all at street level  Transfer Structures - N/A  Allowance for transfer structures between car park use at level 0 & those above  Vertical Circulation - N/A  Allowance sum  TRUCTURE COSTS  External Works (Highways & Landscaping)  Residential Costs 0 sum 0.02  Commercial Costs 20,556,000 sum 0.02 411,7  Retail Costs (Shell and Core) 735,200 sum 0.02 14,7					l
Semi-basement m² 0 Basement m² 760  Vehicle Servicing (See Car Parking above)  Assumed all at street level  Transfer Structures - N/A  Allowance for transfer structures between car park use at level 0 & those above  Vertical Circulation - N/A  Allowance sum  TRUCTURE COSTS  External Works (Highways & Landscaping)  Residential Costs 0 sum 0.02  Commercial Costs 20,556,000 sum 0.02 411,7  Retail Costs (Shell and Core) 735,200 sum 0.02 14,7	0	0	390	m <sup>2</sup>	nd
Basement m² 760  Vehicle Servicing (See Car Parking above)  Assumed all at street level  Transfer Structures - N/A  Allowance for transfer structures between car park use at level 0 & those above  Vertical Circulation - N/A  Allowance sum  TRUCTURE COSTS  External Works (Highways & Landscaping)  Residential Costs 0 sum 0.02  Commercial Costs 20,556,000 sum 0.02 411,7  Retail Costs (Shell and Core) 735,200 sum 0.02 14,7	0				
Assumed all at street level  Transfer Structures - N/A  Allowance for transfer structures between car park use at level 0 & those above  Vertical Circulation - N/A  Allowance sum  STRUCTURE COSTS  External Works (Highways & Landscaping)  Residential Costs 0 sum 0.02  Commercial Costs 20,556,000 sum 0.02 411,  Retail Costs (Shell and Core) 735,200 sum 0.02 14,	0				non.
Assumed all at street level  Transfer Structures - N/A  Allowance for transfer structures between car park use at level 0 & those above  Vertical Circulation - N/A  Allowance sum  STRUCTURE COSTS  External Works (Highways & Landscaping)  Residential Costs 0 sum 0.02  Commercial Costs 20,556,000 sum 0.02 411,  Retail Costs (Shell and Core) 735,200 sum 0.02 14,					vicing (See Car Parking above)
Transfer Structures - N/A  Allowance for transfer structures between car park use at level 0 & those above  Vertical Circulation - N/A  Allowance sum  STRUCTURE COSTS  External Works (Highways & Landscaping)  Residential Costs 0 sum 0.02  Commercial Costs 20,556,000 sum 0.02 411,  Retail Costs (Shell and Core) 735,200 sum 0.02 14,	0	0			
Allowance for transfer structures between car park use at level 0 & those above  Vertical Circulation - N/A  Allowance sum  STRUCTURE COSTS  External Works (Highways & Landscaping)  Residential Costs 0 sum 0.02  Commercial Costs 20,556,000 sum 0.02 411,7  Retail Costs (Shell and Core) 735,200 sum 0.02 14,7	0				i at street level
Allowance for transfer structures between car park use at level 0 & those above  Vertical Circulation - N/A  Allowance sum  TRUCTURE COSTS  External Works (Highways & Landscaping)  Residential Costs 0 sum 0.02  Commercial Costs 20,556,000 sum 0.02 411,7  Retail Costs (Shell and Core) 735,200 sum 0.02 14,7	0				
Vertical Circulation - N/A  Allowance sum  TRUCTURE COSTS  External Works (Highways & Landscaping)  Residential Costs 0 sum 0.02  Commercial Costs 20,556,000 sum 0.02 411,7  Retail Costs (Shell and Core) 735,200 sum 0.02 14,7					ructures - N/A
Vertical Circulation - N/A  Allowance sum  STRUCTURE COSTS  External Works (Highways & Landscaping)  Residential Costs 0 sum 0.02  Commercial Costs 20,556,000 sum 0.02 411,7  Retail Costs (Shell and Core) 735,200 sum 0.02 14,7					or transfer structures between car
Allowance         sum           STRUCTURE COSTS           External Works (Highways & Landscaping)           Residential Costs         0 sum         0.02           Commercial Costs         20,556,000 sum         0.02         411,7           Retail Costs (Shell and Core)         735,200 sum         0.02         14,7	0	0			
Allowance         sum           STRUCTURE COSTS           External Works (Highways & Landscaping)           Residential Costs         0 sum         0.02           Commercial Costs         20,556,000 sum         0.02         411,7           Retail Costs (Shell and Core)         735,200 sum         0.02         14,7					
Allowance         sum           STRUCTURE COSTS           External Works (Highways & Landscaping)           Residential Costs         0 sum         0.02           Commercial Costs         20,556,000 sum         0.02         411,7           Retail Costs (Shell and Core)         735,200 sum         0.02         14,7					
External Works (Highways & Landscaping)           Residential Costs         0 sum         0.02           Commercial Costs         20,556,000 sum         0.02         411,1           Retail Costs (Shell and Core)         735,200 sum         0.02         14,7					culation - N/A
External Works (Highways & Landscaping)           Residential Costs         0 sum         0.02           Commercial Costs         20,556,000 sum         0.02         411,1           Retail Costs (Shell and Core)         735,200 sum         0.02         14,7	0	0		sum	
External Works (Highways & Landscaping)           Residential Costs         0 sum         0.02           Commercial Costs         20,556,000 sum         0.02         411,7           Retail Costs (Shell and Core)         735,200 sum         0.02         14,7	-				E COSTS
Residential Costs         0 sum         0.02           Commercial Costs         20,556,000 sum         0.02         411,1           Retail Costs (Shell and Core)         735,200 sum         0.02         14,7					
Commercial Costs         20,556,000 sum         0.02         411,7           Retail Costs (Shell and Core)         735,200 sum         0.02         14,7					
Retail Costs (Shell and Core) 735,200 sum 0.02 14,7	0				
		411,120			
TERRORE VIOLATION SHIP THE ATTEMPT AT		14,704 41,712	0.02		
Hotel Costs 0 sum 0.02	0				
Demolition	1				

			0	
			0	
			•	
Decontamination				227,450
Decontamination	4,549 m <sup>2</sup>	50	227,450	
			0	
			0	
Drainage				350,652
Residential Costs	0 sum	0.015	0	
Commercial Costs	20,556,000 sum	0.015	308,340	
Retail Costs (Shell and Core)	735,200 sum	0.015	11,028	
Leisure Costs	2,085,600 sum	0.015	31,284	
Hotel Costs	0 sum	0.015	0	
Services				350,652
Desired Colors	0	0.045		
Residential Costs	0 sum	0.015	0	
Commercial Costs	20,556,000 sum	0.015 0.015	308,340	
Retail Costs (Shell and Core) Leisure Costs	735,200 sum 2,085,600 sum	0.015	11,028 31,284	
Hotel Costs	2,005,600 Sum	0.015	31,264	
Flotel Costs	U Suili	0.013	0	
TOTAL BUILD COSTS				26,273,090
OTHER COSTS				
Contingency				2,627,309
Contingency	26,273,090 sum	0.10	2,627,309	
Professional fees (Survey costs)				3,468,048
Design / Town planning / Cost management	28,900,399 sum	0.12	3,468,048	
Development management - Excluded	28,900,399 sum	0.00	0	
Legal fees - Excluded	28,900,399 sum	0.00	0	
Maintenance - Excluded				(
Highway				
Adoption fees	sum	0.10	0	
Commuted Sum	sum	0.10	0	
Landscaping			0	
Drainage			0	
			0	
OVERALL TOTAL COSTS				32,368,447
Optimism Bias (N/A)				(
			0	
OVERALL TOTAL COSTS				20 260 44
				32,368,447
ROUNDING				32,000,000

Car Giant Parcel 12-02-CX (Plot 19)

Description	Quantity Unit	Rate To	otal	Overall To
NG COSTS				
Residential Costs				90
CED/ modium value Drivate Loca than 20 storay	9,133 m <sup>2</sup>	3050	27.955.650	
65% medium value Private - less than 20 storeys	4,918 m <sup>2</sup>	2950	27,855,650	
35% Affordable - less than 20 storeys	4,918 111		14,508,100	
65% medium value Private - more than 20 storey		3650	32,039,700	
35% Affordable - more than 20 storeys	4,727 m <sup>2</sup>	3500	16,544,500	
Commercial Costs				
B1a - less than 20 storeys	m <sup>2</sup>	2690	0	
B1a - more than 20 storeys	$m^2$	2960	0	
B1b - less than 20 storeys	m <sup>2</sup>	1725	0	
B1c - less than 20 storeys	m <sup>2</sup>	1100	0	
Retail Costs (Shell and Core)				
Retail A1-A2	299 m <sup>2</sup>	1115	333,385	
Hospitality	m <sup>2</sup>	1115	0	
Leisure Costs				
Leisure Costs				
Leisure	m <sup>2</sup>	1525	0	
Hotel Costs				
Hotel Costs	m²	3900	0	
Car Parking				2
Above ground		380	0	
Above ground Semi-bsement		0	0	
Basement	2,752 m <sup>2</sup>	760	2,091,520	
Vehicle Servicing (See Car Parking above)				
Assumed all at street level			0	
Assumed all at street level			0	
			0	
Transfer Structures				
Allowance for transfer structures between car				
park use at level B1 & 02 & those above	895 m²	500	447,500	
_				
Vertical Circulation				1
Allowance	1 sum	1,000,000	1,000,000	
STRUCTURE COSTS				
External Works (Highways & Landscaping)				1
Residential Costs	90,947,950 sum	0.02	1,818,959	
Commercial Costs	90,947,950 Sum	0.02	1,616,939	
Retail Costs (Shell and Core)	333,385 sum	0.02	6,668	
Leisure Costs	0 sum	0.02	0	
Ecisure Costs				_
Hotel Costs	0 sum	0.02	0	

	1 sum	1,500,000	1,500,000	
			0	
			0	
Decontamination				291,750
Decontamination	5,835 m <sup>2</sup>	50	291,750	
Decontamination	3,033 111	30	291,730	
			0	
Drainage				1,369,220
-				
Residential Costs	90,947,950 sum	0.015	1,364,219	
Commercial Costs	0 sum	0.015	0	
Retail Costs (Shell and Core)	333,385 sum	0.015	5,001	
Leisure Costs	0 sum	0.015	0	
Hotel Costs	0 sum	0.015	0	
Services				1,369,220
Residential Costs	90,947,950 sum	0.015	1,364,219	
Commercial Costs	0 sum	0.015	0	
Retail Costs (Shell and Core)	333,385 sum	0.015	5,001	
Leisure Costs	0 sum	0.015	0	
Hotel Costs	0 sum	0.015	0	
	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0.0.0		
OTAL BUILD COSTS				101,176,172
OTHER COSTS				
Contingency				10,117,617
Contingency	101,176,172 sum	0.10	10,117,617	
Professional fees (Survey costs)				13,355,25
Professional fees (Survey costs)				13,355,25
Design / Town planning / Cost management	111,293,789 sum	0.12	13,355,255	
Development management - Excluded	111,293,789 sum	0.00	0	
Legal fees - Excluded	111,293,789 sum	0.00	0	
Maintenance - Excluded				
Maintenance - Excluded				
Highway				
Adoption fees	sum	0.10	0	
Commuted Sum	sum	0.10	0	
Landscaping			0	
Drainage			0	
			0	
OVERALL TOTAL COSTS				124,649,04
Optimism Bias (N/A)				
			0	
Optimism Bias (N/A)			0	
			0	124,649,04

Car Giant Parcel 12-02-DX (Plot 19)

Description	Quantity Unit	Rate To	otal O	verall 1
NG COSTS				10
Residential Costs				120
65% Medium Value Private - less than 20 storeys	7,794 m²	3,050	23,771,700	
35% Affordable - less than 20 storeys	4,197 m <sup>2</sup>	2,950	12,381,150	
65% Medium Value Private - more than 20 storeys	15,178 m <sup>2</sup>	3,650	55,399,700	
35% Affordable - more than 20 storeys	8,173 m <sup>2</sup>	3,500	28,605,500	
Commercial Costs				
B1a - less than 20 storeys	81 m <sup>2</sup>	2,690	217,890	
B1a - more than 20 storeys	$m^2$	2,960	0	
B1b - less than 20 storeys	$m^2$	1,725	0	
B1c - less than 20 storeys	m²	1,100	0	
Retail Costs (Shell and Core)				
Retail A1-A2	95 m <sup>2</sup>	1,115	105,925	
Hospitality A3-A4-A5	341 m <sup>2</sup>	1,115	380,215	
Leisure Costs				
Lataura	$m^2$	4.505	0	
Leisure	III	1,525	0	
Hotel Costs				
Hotel Costs	m²	3,900	0	
Car Parking				
Above ground	2,899 m <sup>2</sup>	380	1,101,620	
Semi-basement	m <sup>2</sup>		0	
Basement	m <sup>2</sup>	760	0	
Vehicle Servicing (See Car Parking above)				
Assumed all at street level			0	
			•	
Transfer Characters				
Transfer Structures				
Allowance for transfer structures between car park use at level 0 & those above	1,385 m²	500	692,500	
	,		,	
Vertical Circulation				
		1 000 000	1,000,000	
Allowance	1 sum	1,000,000	1,000,000	
TRUCTURE COSTS				
External Works (Highways & Landscaping)				
Residential Costs	120,158,050 sum	0.02	2,403,161	
Commercial Costs	217,890 sum	0.02	4,358	
Retail Costs (Shell and Core) Leisure Costs	486,140 sum 0 sum	0.02 0.02	9,723 0	
Hotel Costs	0 sum	0.02	0	
Demolition				
Demolition	1 sum	1,500,000	1,500,000	

Decontamination				2
Decontamination	4,551 m <sup>2</sup>	50	227,550	
	·		0	
			0	
Drainage				1,
Residential Costs	120,158,050 sum	0.015	1,802,371	
Commercial Costs	217,890 sum	0.015	3,268	
Retail Costs (Shell and Core)	486,140 sum	0.015	7,292	
Leisure Costs	0 sum	0.015	0	
Hotel Costs	0 sum	0.015	0	
Services				1,
Residential Costs	120,158,050 sum	0.015	1,802,371	
Commercial Costs	217,890 sum	0.015	3,268	
Retail Costs (Shell and Core)	486,140 sum	0.015	7,292	
Leisure Costs	0 sum	0.015	0	
Hotel Costs	0 sum	0.015	0	
BUILD COSTS				131,
COSTS				
Contingency				13,
Contingency	131,426,854 sum	0.10	13,142,685	
	, ,	0.70		
Professional fees (Survey costs)				17,
Design / Town planning / Cost management	144,569,539 sum	0.12	17,348,345	
Development management - Excluded	144,569,539 sum	0.00	0	
Legal fees - Excluded	144,569,539 sum	0.00	0	
Maintenance - Excluded				
Highway				
Adoption fees	sum	0.10	0	
Commuted Sum	sum	0.10	0	
Landscaping	34	30	0	
Drainage			0	
			0	
LL TOTAL COSTS				161,
Optimism Bias (N/A)				
· · ·			0	
LI TOTAL COSTS				161
LL TOTAL COSTS				161,

Car Giant Parcel 13-02-AX (Plot 21)

Description NG COSTS				
NG COSTS				
Residential Costs				196
65% medium value Private - less than 20 storeys		3,050	66,157,550	
35% Affordable - less than 20 storeys	11,680 m <sup>2</sup>	2,950	34,456,000	
65% medium value Private - more than 20 store		3,650	62,947,900	
35% Affordable - more than 20 storeys	9,286 m <sup>2</sup>	3,500	32,501,000	
Commercial Costs				
B1a - less than 20 storeys	m <sup>2</sup>	2,690	0	
B1a - more than 20 storeys	$m^2$	2,960	0	
B1b - less than 20 storeys	$m^2$	1,725	0	
B1c - less than 20 storeys	m <sup>2</sup>	1,100	0	
Retail Costs (Shell and Core)				1
Retail A1-A2	265 m <sup>2</sup>	1,115	295,475	
Hospitality A3-A4-A5	889 m²	1115	991,235	
Leisure Costs				1
Leisure	1,199 m <sup>2</sup>	1,525	1,828,475	
Hotel Costs				
Hotel Costs	$m^2$	3,900	0	
Car Parking		-,		3
·	2			
Above ground	m <sup>2</sup>	380	0	
Semi-basement	m <sup>2</sup>	0	0	
Basement	5,000 m <sup>2</sup>	760	3,800,000	
Vehicle Servicing (See Car Parking above)				
Assumed all at street level			0	
			0	
			0	
Transfer Structures				2
Allowance for transfer structures between car	5 000 m²	500	0.500.000	
park use at level B1 & those above	5,000 m <sup>2</sup>	500	2,500,000	
Vertical Circulation				,
		4 500 000	4.500.000	
Allowance	1 sum	1,500,000	1,500,000	
STRUCTURE COSTS				
External Works (Highways & Landscaping)				3
Residential Costs	196,062,450 sum	0.02	3,921,249	
Commercial Costs  Potall Costs (Shell and Core)	0 sum 1,286,710 sum	0.02 0.02	0 25,734	
Retail Costs (Shell and Core) Leisure Costs	1,286,710 sum 1,828,475 sum	0.02	25,734 36,570	
Hotel Costs	0 sum	0.02	0	
		J.V=		

Demolition	1 sum	1,500,000	1,500,000	
			0	
			0	
Decontamination				406,100
Decontamination	8,122 m <sup>2</sup>	50	406,100	
Decontamination	8,122 111	50	406,100	
			0	
				2 227 225
Drainage				2,987,665
Residential Costs	196,062,450 sum	0.015	2,940,937	
Commercial Costs	0 sum	0.015	0	
Retail Costs (Shell and Core)	1,286,710 sum	0.015	19,301	
Leisure Costs	1,828,475 sum	0.015	27,427	
Hotel Costs	0 sum	0.015	0	
Services				2,987,665
				2,007,000
Residential Costs	196,062,450 sum	0.015	2,940,937	
Commercial Costs	0 sum	0.015	0	
Retail Costs (Shell and Core)	1,286,710 sum	0.015	19,301	
Leisure Costs	1,828,475 sum	0.015	27,427	
Hotel Costs	0 sum	0.015	0	
TOTAL BUILD COSTS				218,842,617
OTHER COSTS				
				04.004.000
Contingency				21,884,262
Contingency	218,842,617 sum	0.10	21,884,262	
Professional fees (Survey costs)				28,887,225
Design / Town planning / Cost management	240,726,878 sum	0.12	28,887,225	
Development management - Excluded	240,726,878 sum	0.00	0	
Legal fees - Excluded	240,726,878 sum	0.00	0	
Maintenance - Excluded				0
Highway				
Adoption fees	sum	0.10	0	
Commuted Sum		0.10	0	
Landscaping	sum	0.10	0	
Drainage			0	
			•	
OVERALL TOTAL COSTS				269,614,104
Optimism Bias (N/A)				0
			0	
OVERALL TOTAL COSTS				269,614,104
ROUNDING				270,000,000

#### Old Oak Common Option 6

On Plot Costs

Car Giant Parcel 13-02-BX (Plot 21)

Description		Quantity	Unit	Rate	То	tal	Overall Total
DING COSTS							
Residential Co	sts						82,890
65% Medium v	value Private - more than 20 store	y 14,9	977 m <sup>2</sup>		3,650	54,666,050	
35% Affordabl	e - more than 20 storeys	8,0	)64 m <sup>2</sup>		3,500	28,224,000	
Commercial C	osts						2,735
B1a - less thar	n 20 storeys	1,0	)17 m <sup>2</sup>		2,690	2,735,730	
B1a - more tha	•		$m^2$		2,960	0	
B1b - less thar	n 20 storeys		$m^2$		1,725	0	
B1c - less thar	20 storeys		m <sup>2</sup>		1,100	0	
Retail Costs (S	Shell and Core)						875
Retail A1-A2		5	526 m <sup>2</sup>		1,115	586,490	
Hospitality A3-	A4-A5	2	259 m <sup>2</sup>		1115	288,785	
Leisure Costs							
Leisure			m <sup>2</sup>		1,525	0	
Hotel Costs							35,014
Hotel 4*		Ω (	978 m²		3,900	35,014,200	·
		0,8	776 111		3,900	35,014,200	4.400
Car Parking							1,486
Above ground			m <sup>2</sup>		380	0	
Semi-basemer	nt		m <sup>2</sup>		0	0	
Basement  Vehicle Service	ing (See Car Parking above)	1,8	956 m <sup>2</sup>		760	1,486,560	
Assumed all a						0	
Assumed all a	i Sireet level					0	
						0	
Transfer Struc	tures						978
Allowance for	transfer structures between car						
park use at lev	rel B1 & those above	1,9	956 m <sup>2</sup>		500	978,000	
Vertical Circula	ation						1,000
Allowance			1 sum	1,0	00,000	1,000,000	
ASTRUCTURE (	COSTS						
External Work	s (Highways & Landscaping)						2,430
Residential Co		82,890,0			0.02	1,657,801	
Commercial C			730 sum		0.02	54,715	
Retail Costs (S Leisure Costs	Shell and Core)	875,2	275 sum 0 sum		0.02 0.02	17,506 0	
Hotel Costs		35,014,2			0.02	700,284	
Demolition							1,000
Demolition			1 sum		00,000	1,000,000	

			0	
Decontamination				135,
	2			
Decontamination	2,716 m <sup>2</sup>	50	135,800	
			0	
			0	
Drainage				1,822,
Residential Costs	82,890,050 sum	0.015	1,243,351	
Commercial Costs	2,735,730 sum	0.015	41,036	
Retail Costs (Shell and Core)	875,275 sum	0.015	13,129	
Leisure Costs	0 sum	0.015	0	
Hotel Costs	35,014,200 sum	0.015	525,213	
Services				1,822
Residential Costs	82,890,050 sum	0.015	1,243,351	
Commercial Costs	2,735,730 sum	0.015	41,036	
Retail Costs (Shell and Core)	875,275 sum	0.015	13,129	
Leisure Costs	0 sum	0.015	0	
Hotel Costs	35,014,200 sum	0.015	525,213	
L BUILD COSTS				132,191
ER COSTS				
Contingency				13,219
Contingency	132,191,378 sum	0.10	13,219,138	
Professional fees (Survey costs)				17,449
Design / Town planning / Cost management	145,410,516 sum	0.12	17,449,262	
Development management - Excluded	145,410,516 sum	0.00	0	
Legal fees - Excluded	145,410,516 sum	0.00	0	
<u> </u>	140,410,010 00111	0.00	<u> </u>	
Maintenance - Excluded				
Highway				
Adoption fees	sum	0.10	0	
Commuted Sum	sum	0.10	0	
Commuted Sum			-	
Landscaping			0	
			0 0 0	
Landscaping Drainage			0	162 850
Landscaping Drainage  RALL TOTAL COSTS			0	162,859
Landscaping Drainage			0	162,859
Landscaping Drainage  RALL TOTAL COSTS			0	162,859
Landscaping Drainage  RALL TOTAL COSTS			0	162,859 162,859

Car Giant Parcel 13-02-CX (Plot 21)

Description	Quantity Unit	Rate To	otal O	verall T
NG COSTS				
Residential Costs				188
65% Medium value Private - less than 20 storeys		3,050	66,429,000	
35% Affordable - less than 20 storeys	11,727 m <sup>2</sup>	2,950	34,594,650	
65% Medium value Private - less than 20 storey		3,650	57,761,250	
35% Affordable - less than 20 storeys	8,521 m <sup>2</sup>	3,500	29,823,500	
Commercial Costs				1
B1a - less than 20 storeys	512 m <sup>2</sup>	2,690	1,377,280	
B1a - more than 20 storeys	m <sup>2</sup>	2,960	0	
B1b - less than 20 storeys	m <sup>2</sup>	1,725	0	
B1c - less than 20 storeys	m <sup>2</sup>	1,100	0	
Retail Costs (Shell and Core)				
Retail A1-A2	m <sup>2</sup>	1,115	0	
Hospitality	285 m <sup>2</sup>	1115	317,775	
Leisure Costs				
Leisure	m <sup>2</sup>	1,525	0	
Hotel Costs				
Hotel Costs	m <sup>2</sup>	3,900	0	
Car Parking				Ę
<u> </u>	2			
Above ground	m <sup>2</sup>	380	0	
Semi-basement  Basement	$\frac{\text{m}^2}{7,137 \text{ m}^2}$	0 760	<u>0</u> 5,424,120	
Vehicle Servicing (See Car Parking above)	,		, ,	
Assumed all at street level			0	
			0	
Transfer Structures				(
Allowance for transfer structures between car				
park use at level B1 & those above	7,137 m <sup>2</sup>	500	3,568,500	
Vertical Circulation				,
Allowance	1 sum	1,000,000	1,000,000	
STRUCTURE COSTS				
External Works (Highways & Landscaping)				3
Residential Costs	188,608,400 sum	0.02	3,772,168	
Commercial Costs	1,377,280 sum	0.02	27,546	
	317,775 sum	0.02	6,356	
Retail Costs (Shell and Core)				
Retail Costs (Shell and Core) Leisure Costs Hotel Costs	0 sum 0 sum	0.02 0.02	0	

Demolition	1 sum	1,500,000	1,500,000	
			0	
			0	
Decontamination				227,050
Decemberation	4.544.m2		007.050	
Decontamination	4,541 m <sup>2</sup>	50	227,050 0	
			0	
			U	
Drainage				2,854,552
				_,00 .,00_
Residential Costs	188,608,400 sum	0.015	2,829,126	
Commercial Costs	1,377,280 sum	0.015	20,659	
Retail Costs (Shell and Core)	317,775 sum	0.015	4,767	
Leisure Costs	0 sum	0.015	0	
Hotel Costs	0 sum	0.015	0	
Services				2,854,552
	100 000 100			
Residential Costs	188,608,400 sum	0.015	2,829,126	
Commercial Costs	1,377,280 sum	0.015	20,659	
Retail Costs (Shell and Core)	317,775 sum	0.015	4,767	
Leisure Costs	0 sum	0.015	0	
Hotel Costs	0 sum	0.015	0	
TOTAL BUILD COSTS				211,538,298
TOTAL BUILD COSTS				211,030,290
OTHER COSTS				
OTTLEN GOOTG				
Contingency				21,153,830
				=:,:00,000
Contingency	211,538,298 sum	0.10	21,153,830	
,				
Professional fees (Survey costs)				27,923,055
Design / Town planning / Cost management	232,692,128 sum	0.12	27,923,055	
Development management - Excluded	232,692,128 sum	0.00	0	
Legal fees - Excluded	232,692,128 sum	0.00	0	
Maintenance - Excluded				0
History				
Highway	0.1.20	0.10	0	
Adoption fees Commuted Sum	sum	0.10 0.10	0	
Landscaping	sum	0.10	0	
Drainage			0	
Dramage			0	
			J	
OVERALL TOTAL COSTS				260,615,183
				_00,010,100
Optimism Bias (N/A)				0
, ,				
			0	
OVERALL TOTAL COSTS				260,615,183
ROUNDING				261,000,000

Car Giant Parcel 13-02-DX (Plot 21)

Description	Quantity Unit	Rate To	otal Ov	verall To
NG COSTS				
Residential Costs				87
65% Medium value Private - less than 20 storeys	3,924 m <sup>2</sup>	3,050	11,968,200	
35% Affordable - less than 20 storeys	2,113 m <sup>2</sup>	2,950	6,233,350	
65% medium value Private - more than 20 store		3,650	45,599,450	
35% Affordable - more than 20 storeys	6,727 m <sup>2</sup>	3,500	23,544,500	
Commercial Costs				1
B1a - less than 20 storeys	436 m <sup>2</sup>	2,690	1,172,840	
B1a - more than 20 storeys	$m^2$	2,960	0	
B1b - less than 20 storeys	m <sup>2</sup>	1,725	0	
B1c - less than 20 storeys	m <sup>2</sup>	1,100	0	
Retail Costs (Shell and Core)				
Retail A1-A2	386 m <sup>2</sup>	1,115	430,390	
Hospitality	m²	1115	0	
Leisure Costs				
Leisure	m <sup>2</sup>	1,525	0	
Hotel Costs		·		
Hotel Costs	m²	3,900	0	
		3,900	0	
Car Parking				
Above ground	m²	380	0	
Semi-basement	m <sup>2</sup>	0	0	
Basement	m <sup>2</sup>	760	0	
Vehicle Servicing (See Car Parking above)				
Assumed all at street level			0	
			0	
			0	
Transfer Structures				
Allowance for transfer structures between car	2			
park use at level B1 & those above	m <sup>2</sup>	500	0	
Vertical Circulation				1
Allowance	1 sum	1,500,000	1,500,000	
STRUCTURE COSTS				
External Works (Highways & Landscaping)				1
	87,345,500 sum	0.02	1,746,910	
Residential Costs		0.02	23,457	
Commercial Costs	1,172,840 sum			
Commercial Costs Retail Costs (Shell and Core)	430,390 sum	0.02	8,608	
Commercial Costs			8,608 0 0	

Demolition	1 sum	1,500,000	1,500,000	
			0	
			0	
Decontamination				292,800
Decontamination	5,856 m <sup>2</sup>	50	292,800	
Descritation	0,000		0	
			0	
Drainage				1,334,231
Residential Costs	87,345,500 sum	0.015	1,310,183	
Commercial Costs	1,172,840 sum	0.015	17,593	
Retail Costs (Shell and Core)	430,390 sum	0.015	6,456	
Leisure Costs	0 sum	0.015	0,430	
Hotel Costs	0 sum	0.015	0	
Services				1,334,231
Residential Costs	87,345,500 sum	0.015	1,310,183	
Commercial Costs	1,172,840 sum	0.015	17,593	
Retail Costs (Shell and Core)	430,390 sum	0.015	6,456	
Leisure Costs	0 sum	0.015	0	
Hotel Costs	0 sum	0.015	0	
TOTAL BUILD COSTS				96,688,967
OTHER COSTS				
Contingency				9,668,897
Contingency	96,688,967 sum	0.10	9,668,897	
Contingency	90,000,907 Suiti	0.10	9,000,097	
Professional fees (Survey costs)				12,762,944
Design / Town planning / Cost management	106,357,863 sum	0.12	12,762,944	
Development management - Excluded	106,357,863 sum	0.00	0	
Legal fees - Excluded	106,357,863 sum	0.00	0	
Maintenance - Excluded				0
Highway				
Highway	0.1.00	0.40	0	
Adoption fees	sum	0.10	0	
Commuted Sum	sum	0.10	0	
Landscaping			0	
Drainage			0	
OVERALL TOTAL COSTS			•	140 400 007
OVERALL TOTAL COSTS				119,120,807
Optimism Bias (N/A)				0
			0	
OVERALL TOTAL COSTS				119,120,807
ROUNDING				119,000,000

Car Giant Parcel 14-02-AX (Plot 23)

	Description	Quantity	Unit	Rate	To	otal	Overall Tot
11(	NG COSTS						
	Residential Costs						91,4
	659/ Modium value Private Loca than 20 storaya	5,130	m <sup>2</sup>		3,050	15,646,500	
	65% Medium value Private - less than 20 storeys 35% Affordable - less than 20 storeys	2,762					
	· · · · · · · · · · · · · · · · · · ·				2,950	8,147,900	
	65% Medium value Private - less than 20 storeys 35% Affordable - less than 20 storeys	12,230 6,585			3,650 3,500	44,639,500 23,047,500	
	Commercial Costs	2,222			.,	-,- ,	9
			2				
	B1a - less than 20 storeys	340			2,690	914,600	
	B1a - more than 20 storeys		m <sup>2</sup>		2,960	0	
	B1b - less than 20 storeys		m <sup>2</sup>		1,725	0	
	B1c - less than 20 storeys		m <sup>2</sup>		1,100	0	
	Retail Costs (Shell and Core)						8
	Retail A1-A2		$m^2$		1,115	0	
	Hospitality A3-A4-A5	761	m <sup>2</sup>		1115	848,515	
	Leisure Costs						1,2
	Leisure	834	m <sup>2</sup>		1,525	1,271,850	)
	Hotel Costs						
	Hotel Costs		$m^2$		3,900	0	<u> </u>
	Car Parking						
	J.		2				
	Above ground		m <sup>2</sup>		380	0	
	Semi-basement		$m^2$		0	0	
	Basement		m <sup>2</sup>		760	0	1
	Vehicle Servicing (See Car Parking above)						
	Assumed all at street level					0	
						O	
						0	
	Transfer Structures						
	Allowance for transfer structures between car						
	park use at level 02 & those above		m <sup>2</sup>		500	0	1
	Vertical Circulation						1,0
	Allowance	1	sum	1,0	000,000	1,000,000	
S	TRUCTURE COSTS						
	External Works (Highways & Landscaping)						1,8
	Residential Costs	91,481,400	sum		0.02	1,829,628	<u> </u>
	Commercial Costs	914,600	sum		0.02	18,292	
	Retail Costs (Shell and Core)	848,515			0.02	16,970	
	Leisure Costs	1,271,850			0.02	25,437	
	Hotel Costs	0	sum		0.02	0	<u> </u>

Decontamination  Decontamination			0	
			0	
Decontamination				163
Doornamiation	3,268 m <sup>2</sup>	50	163,400	
	0,200		0	
			0	
Drainage				1,417
Parity fol Oasts	04 404 400	0.045	4.070.004	
Residential Costs	91,481,400 sum	0.015	1,372,221	
Commercial Costs	914,600 sum	0.015	13,719	
Retail Costs (Shell and Core)	848,515 sum	0.015	12,728	
Leisure Costs	1,271,850 sum	0.015	19,078	
Hotel Costs	0 sum	0.015	0	
Services				1,41
Residential Costs	91,481,400 sum	0.015	1,372,221	
Commercial Costs	914,600 sum	0.015	13,719	
Retail Costs (Shell and Core)	848,515 sum	0.015	12,728	
Leisure Costs	1,271,850 sum	0.015	19,078	
Hotel Costs	0 sum	0.015	0	
Hotel Costs	U Suili	0.013		
L BUILD COSTS				101,40
ER COSTS				
Contingency				10,140
Contingency	101,405,583 sum	0.10	10,140,558	
Professional fees (Survey costs)				13,38
· · · ·				,
Design / Town planning / Cost management	111,546,142 sum	0.12	13,385,537	
Development management - Excluded	111,546,142 sum	0.00	0	
Legal fees - Excluded	111,546,142 sum	0.00	0	
Maintenance - Excluded				
Highway				
Adoption fees	sum	0.10	0	
Commuted Sum	sum	0.10	0	
Landscaping	3411	0.10	0	
Drainage			0	
Drainage			0	
2411 70741 00070				101.00
RALL TOTAL COSTS				124,93
Optimism Bias (N/A)				
			0	
RALL TOTAL COSTS				124,93

Car Giant Parcel 14-02-BX (Plot 23)

Description	Quantity Unit	Rate To	otal C	verall To
NG COSTS				
Residential Costs				134,
65% Medium value Private - less than 20 storeys	s 28,956 m <sup>2</sup>	3,050	88,315,800	
35% Affordable - less than 20 storeys	15,591 m <sup>2</sup>	2,950	45,993,450	
Commercial Costs				
B1a - less than 20 storeys	m <sup>2</sup>	2,690	0	
B1a - more than 20 storeys	$m^2$	2,960	0	
B1b - less than 20 storeys	$m^2$	1,725	0	
B1c - less than 20 storeys	856 m <sup>2</sup>	1,100	941,600	
Retail Costs (Shell and Core)				1
Retail A1-A2	525 m <sup>2</sup>	1,115	585,375	
Hospitality A3-A4-A5	1,009 m <sup>2</sup>	1115	1,125,035	
Leisure Costs				4
Leisure	3,128 m <sup>2</sup>	1,525	4,770,200	
	3,120	.,0_0	.,,	
Hotel Costs	2			
Hotel Costs	m <sup>2</sup>	3,900	0	
Car Parking				2
Above ground	m <sup>2</sup>	380	0	
Semi-basement	$m^2$	0	0	
Basement	3,578 m <sup>2</sup>	760	2,719,280	
Vehicle Servicing (See Car Parking above)				
Assumed all at street level			0	
			0	
			0	
Transfer Structures				
Allowance for transfer structures between car				
park use at level 0 & those above	1,829 m <sup>2</sup>	500	914,500	
Vertical Circulation				1
Allowance	1 sum	1,500,000	1,500,000	
STRUCTURE COSTS				
External Works (Highways & Landscaping)				2
Residential Costs	134,309,250 sum	0.02	2,686,185	
Commercial Costs	941,600 sum	0.02	18,832	
Retail Costs (Shell and Core) Leisure Costs	1,710,410 sum 4,770,200 sum	0.02	34,208	
Hotel Costs	4,770,200 sum 0 sum	0.02 0.02	95,404 0	
Demolition				1
Demolition	1 sum	1,500,000	1,500,000	

			0	
			0	
Decontamination				422
Decontamination	8,445 m <sup>2</sup>	50	422,250	
2 cooma.milation	-,		0	
			0	
Drainage				2,125
Residential Costs	134,309,250 sum	0.015	2,014,639	
Commercial Costs	941,600 sum	0.015	14,124	
Retail Costs (Shell and Core)	1,710,410 sum	0.015	25,656	
Leisure Costs	4,770,200 sum	0.015	71,553	
Hotel Costs	0 sum	0.015	0	
Services				2,125
Residential Costs	134,309,250 sum	0.015	2,014,639	
Commercial Costs	941,600 sum	0.015	14,124	
Retail Costs (Shell and Core)	1,710,410 sum	0.015	25,656	
Leisure Costs	4,770,200 sum	0.015	71,553	
Hotel Costs	0 sum	0.015	0	
AL BUILD COSTS				155,874
Contingency				15,587
Commigency				10,001
Contingency	155,874,063 sum	0.10	15,587,406	
Professional fees (Survey costs)				20,575
Design / Town planning / Cost management	171,461,469 sum	0.12	20,575,376	
Development management - Excluded	171,461,469 sum	0.00	20,373,370	
Legal fees - Excluded	171,461,469 sum	0.00	0	
	171,401,400 34111	0.00	0	
Maintenance - Excluded				
Highway				
Adoption fees	sum	0.10	0	
	sum sum	0.10 0.10	0	
Adoption fees Commuted Sum Landscaping				
Adoption fees Commuted Sum			0 0 0	
Adoption fees Commuted Sum Landscaping Drainage			0 0	102.026
Adoption fees Commuted Sum Landscaping Drainage			0 0 0	192,036
Adoption fees Commuted Sum Landscaping Drainage			0 0 0	192,036
Adoption fees Commuted Sum Landscaping Drainage			0 0 0	192,036
Adoption fees Commuted Sum Landscaping Drainage			0 0 0 0	192,036