

## Elemental Trade Break-up

Construction of new 7 building Poultry Commercial Development located at 180 Mockingbird Road, Pheasants Nest

Construction Costs	\$/sqm	%	Total Cost	Total Cost Incl. GST
Preliminaries	115	6.90%	403,650	444,015
Excavation	129	7.80%	456,300	501,930
Site Preparation	97	5.85%	342,225	376,448
Substructure	95	5.70%	333,450	366,795
Superstructure				
Columns	70	4.20%	245,700	270,270
Roof	231	13.90%	813,150	894,465
External Walls	193	11.60%	678,600	746,460
Windows	4	0.25%	14,625	16,088
External Doors	13	0.80%	46,800	51,480
Internal Walls	30	1.80%	105,300	115,830
Internal Screens	8	0.50%	29,250	32,175
Internal Doors	10	0.60%	35,100	38,610
FINISHES				
Wall	13	0.80%	46,800	51,480
Floor	7	0.40%	23,400	25,740
Ceiling	10	0.60%	35,100	38,610
FITTINGS				
Fittings	2	0.10%	5,850	6,435
SERVICES				
Plumbing	206	12.40%	725,400	797,940
Mechanical	27	1.60%	93,600	102,960
Fire	7	0.40%	23,400	25,740
Electrical	221	13.30%	778,050	855,855
External Services	30	1.80%	105,300	115,830
External Works	144	8.70%	508,950	559,845
<b>TOTAL CONSTRUCTION COST</b>	<b>1,660</b>	<b>100.00%</b>	<b>\$5,850,000</b>	<b>\$6,435,000</b>
<b>Development Costs</b>				
Professional Fees	21	1.4%	81,900	90,090
<b>Total</b>	<b>1,682</b>	<b>m2</b>	<b>\$5,931,900</b>	<b>\$6,525,090</b>