Wednesday, 8 July 2026

Melbourne Quantity Surveyors

Bannockburn South East Precinct Community Infrastructure Design Bannockburn VIC

Cost Plan A
Revision G
Masterplan - 2026/27 FY

A 2B Webb Street, Warrandyte, VIC 3113
P (03) 9068 3950
E info@melbourneqs.com.au

ABN: 96 635 662 725
ACN:635 662 725
www.quantitysurveyorsmelbourne.com.au

Bannockburn South East Precinct Community Infrastructure Design Bannockburn VIC

Cost Plan A
Revision G
Masterplan - 2026/27 FY

8 July 2026

BUILDING AREAS	AREA (m2)
Fully Enclosed Covered Areas (FECA)	m²
Unenclosed Covered Areas (UCA)	m²
Gross Floor Areas (GFA) (FECA + UCA)	m²

INTRODUCTION

The Cost Plan is based on Masterplan - 2026/27 FY documents from Taylors Development Strategists.

DOCUMENTS

This Cost Plan is based on the following documents provided by Taylors Development Strategists.

Architectural drawings dated 02/07/2026

TOTAL CONSTRUCTION COST ESTIMATE

The current anticipated Total End Cost is:

Sports Reserve 1 - External Works	$8,835,000
Sports Reserve 2 - External Works	$6,118,000
Sports Reserve 3 - External Works	$14,464,000
Indoor Recreation Centre	$16,096,000
Community Facility 1	$18,653,000
Community Facility 2	$15,220,000
Total End Cost ex GST	**$79,386,000**

Note:

The Cost Plan is based on preliminary information and therefore should be regarded as indicative only of the possible order of cost.
The cost of various components of the Cost Plan could vary significantly depending on the final design, materials selection and quality of the proposed building works.

We recommend that a detailed Cost Plan be prepared at Schematic Design stage to verify the anticipated total cost.

Refer to the attached Cost Plan A for details.

Bannockburn South East Precinct Community Infrastructure Design Bannockburn VIC

Cost Plan A
Revision G
Masterplan - 2026/27 FY

8 July 2026

BUILDING AREAS	AREA (m2)
Fully Enclosed Covered Areas (FECA)	m²
Unenclosed Covered Areas (UCA)	m²
Gross Floor Areas (GFA) (FECA + UCA)	m²

INCLUSIONS

The Cost Plan includes allowances for the following:

- Preliminaries
- Overheads and Profit
- Building works
- External works
- External Services
- Demolition
- Hard Landscaping
- Soft Landscaping
- Contingencies
- Design Consultants' fees
- Site and services infrastructure upgrades
- Automation, IT, AV and communications equipment
- FF&E including loose furniture, window dressings & equipment etc
- Supervision & project management
- Council fees
- Competitive Tendering
- Locality allowance
- Environmentally sustainable design initiatives

EXCLUSIONS

The Cost Plan excludes the following:

- GST
- Supply authority and headworks charges
- Cost escalation up to completion of construction July, 2026
- Cost escalation after July, 2026
- Staging costs
- Procurement method costs
- Disbursements
- Management support costs
- Decanting, relocation and temporary accommodation
- Rainwater harvesting
- Solar PV System
- Asbestos removal
- Rock excavation
- Site decontamination
- Adverse ground conditions
- Out of hours works
- Traffic management
- Site establishment

Melbourne Quantity Surveyors

8 July 2026

Bannockburn South East Precinct Community Infrastructure Design Bannockburn VIC

Cost Plan A
Revision G
Masterplan - 2026/27 FY

BUILDING AREAS	AREA (m2)
Fully Enclosed Covered Areas (FECA)	m²
Unenclosed Covered Areas (UCA)	m²
Gross Floor Areas (GFA) (FECA + UCA)	m²

	Quantity	$/m2	Total
COST PLAN SUMMARY			
CONSTRUCTION AREA SUMMARY			
Fully Enclosed Covered Area (FECA)	**m²**		
Fully Enclosed Covered Area	m²		0
Unenclosed Covered Area (UCA)	**m²**		
Unenclosed Covered Area	m²		0
External Areas	**54966 m²**		
Oval (AFL/Cricket/Soccer - Large)	22000 m²	$83/m²	1,831,000
Soccer Field	m²	$99/m²	0
Carpark	2880 m²	$260/m²	749,000
Covered Spectator Area	80 m²	$1,560/m²	125,000
Pedestrian Path Networks/Hardstand	1530 m²	$114/m²	176,000
Internal Access Roads	75 m²	$187/m²	15,000
Landscaping	28401 m²	$42/m²	1,182,000
Ancillary Items			
Cricket Pitch (turf)	1 No	$26,000	26,000
Practice Nets (2 lanes)	1 No	$52,000	52,000
Goals (AFL)	2 No	$15,600	32,000
Lighting	4 No	$26,000	104,000
Signage	15 No	$1,040	16,000
Site Boundary Fencing	1000 m	$104	104,000
Driveway Crossing	1 No	$10,400	11,000
Utility Service Connection	1 No	$41,600	42,000
Drainage	1 No	$52,000	52,000
Interchange Shelters	5 No	$15,600	78,000
Furniture	10 No	$5,200	52,000
Safety Netting	2 No	$20,800	42,000
Irrigation for Turf Surface	22000 m²	$21	458,000
Score Board	2 No	$20,800	42,000
External Works and Services			
External Works	10.00%		519,000
External Services	5.00%		260,000
Site and services infrastructure upgrades	2.50%		143,000
Gross Floor Area (GFA = FECA + UCA)	**m²**		**6,111,000**

Melbourne Quantity Surveyors

8 July 2026

Bannockburn South East Precinct Community Infrastructure Design Bannockburn VIC

Cost Plan A
Revision G
Masterplan - 2026/27 FY

BUILDING AREAS	AREA (m2)
Fully Enclosed Covered Areas (FECA)	m²
Unenclosed Covered Areas (UCA)	m²
Gross Floor Areas (GFA) (FECA + UCA)	m²

	Quantity	$/m2	Total
COST PLAN SUMMARY			
CONSTRUCTION COST SUMMARY			
Total Building Cost	m²	$0/m²	0
External Works and Services	54966 m²	$111/m²	6,111,000
NET CONSTRUCTION COST (NCC) (ex GST) (Jul, 2026)			**6,111,000**
CONTINGENCIES AND ALLOWANCES			
Environmentally sustainable design initiatives	2.00%		123,000
Locality allowance	0.50%		31,000
Additional costs for staging of the works			excluded
Additional costs for procurement method			excluded
Construction contingency	15.00%		917,000
TOTAL CONSTRUCTION COST (TCC) (ex GST) (Jul, 2026)			**7,182,000**
FEES, FFE, IT AND OTHER CLIENT ITEMS			
Council fees	1.00%		72,000
Supply authority and headworks charges	0.00%		excluded
Traffic management	2.00%		144,000
Environmental Management	0.50%		36,000
Survey/Design	5.00%		359,000
Supervision & project management	9.00%		646,000
Site establishment	2.50%		180,000
FF&E including furniture, window dressings & equipment etc	2.50%		180,000
Automation, IT, AV and communications equipment	0.50%		36,000
Disbursements			excluded
Management support costs			excluded
Decanting, relocation and temporary accommodation			excluded
TOTAL PROJECT COST (TPC) (ex GST) (Jul, 2026)			**8,835,000**
ESCALATION AND GST			
Cost Escalation			

Escalation rate	3.00%	Market conditions		0.00%
Up To	Date	Months	%/Year	Weighting
Tender	Jul, 26	0	3.50%	100%
Completion	Jul, 26	0	3.50%	70%

Tender	0.00%		excluded
Completion	0.00%		excluded
Goods and services tax	10.00%		excluded
NET CONSTRUCTION COST (NCC) (Inc GST) (Jul, 2026)			**8,835,000**
TOTAL END COST (TEC) (Jul, 2026)			8,835,000

Melbourne Quantity Surveyors Pty Ltd
A: 2B Webb Street, Warrandyte 3113
P: (03) 9068 3950

Melbourne Quantity Surveyors

8 July 2026

Bannockburn South East Precinct Community Infrastructure Design Bannockburn VIC

Cost Plan A
Revision G
Masterplan - 2026/27 FY

BUILDING AREAS	AREA (m2)
Fully Enclosed Covered Areas (FECA)	m²
Unenclosed Covered Areas (UCA)	m²
Gross Floor Areas (GFA) (FECA + UCA)	m²

	Quantity	$/m2	Total
COST PLAN SUMMARY			
CONSTRUCTION AREA SUMMARY			
Fully Enclosed Covered Area (FECA)	**m²**		
Fully Enclosed Covered Area	m²		0
Unenclosed Covered Area (UCA)	**m²**		
Unenclosed Covered Area	m²		0
External Areas	**13966 m²**		
Oval (AFL/Cricket/Soccer - Large)	20000 m²	$83/m²	1,664,000
Athletics Track	m²	$364/m²	0
Athletics Internal (multisport)	m²	$260/m²	0
Carpark	2880 m²	$260/m²	749,000
Covered Spectator Area	80 m²	$1,560/m²	125,000
Pedestrian Path Networks/Hardstand	1000 m²	$114/m²	115,000
Internal Access Roads	74 m²	$187/m²	14,000
Landscaping	9932 m²	$42/m²	414,000
Ancillary Items			
Cricket Pitch (turf)	No	$26,000	0
Practice Nets (2 lanes)	No	$52,000	0
Goals (AFL)	No	$15,600	0
Lighting	4 No	$26,000	104,000
Signage	15 No	$1,040	16,000
Site Boundary Fencing	1100 m	$104	115,000
Driveway Crossing	1 No	$10,400	11,000
Utility Service Connection	1 No	$41,600	42,000
Drainage	1 No	$52,000	52,000
Interchange Shelters	5 No	$15,600	78,000
Furniture	10 No	$5,200	52,000
Safety Netting	No	$20,800	0
Irrigation for Turf Surface	m²	$21	0
Score Board	2 No	$20,800	42,000
External Works and Services			
External Works	10.00%		360,000
External Services	5.00%		180,000
Site and services infrastructure upgrades	2.50%		99,000
Gross Floor Area (GFA = FECA + UCA)	**m²**		**4,232,000**

Melbourne Quantity Surveyors

8 July 2026

Bannockburn South East Precinct Community Infrastructure Design Bannockburn VIC

Cost Plan A
Revision G
Masterplan - 2026/27 FY

BUILDING AREAS	AREA (m2)
Fully Enclosed Covered Areas (FECA)	m²
Unenclosed Covered Areas (UCA)	m²
Gross Floor Areas (GFA) (FECA + UCA)	m²

	Quantity	$/m2	Total
COST PLAN SUMMARY			
CONSTRUCTION COST SUMMARY			
Total Building Cost	m²	$0/m²	0
External Works and Services	13966 m²	$303/m²	4,232,000
NET CONSTRUCTION COST (NCC) (ex GST) (Jul, 2026)			**4,232,000**
CONTINGENCIES AND ALLOWANCES			
Environmentally sustainable design initiatives	2.00%		85,000
Locality allowance	0.50%		22,000
Additional costs for staging of the works			excluded
Additional costs for procurement method			excluded
Contingency	15.00%		635,000
TOTAL CONSTRUCTION COST (TCC) (ex GST) (Jul, 2026)			**4,974,000**
FEES, FFE, IT AND OTHER CLIENT ITEMS			
Council fees	1.00%		50,000
Supply authority and headworks charges	0.00%		excluded
Traffic management	2.00%		99,000
Environmental Management	0.50%		25,000
Survey/Design	5.00%		249,000
Supervision & project management	9.00%		448,000
Site establishment	2.50%		124,000
FF&E including furniture, window dressings & equipment etc	2.50%		124,000
Automation, IT, AV and communications equipment	0.50%		25,000
Disbursements			excluded
Management support costs			excluded
Decanting, relocation and temporary accommodation			excluded
TOTAL PROJECT COST (TPC) (ex GST) (Jul, 2026)			**6,118,000**
ESCALATION AND GST			
Cost Escalation			

Escalation rate	3.00%	Market conditions		0.00%
Up To	Date	Months	%/Year	Weighting
Tender	Jul, 26	0	3.50%	100%
Completion	Jul, 26	0	3.50%	70%

Tender	0.00%		excluded
Completion	0.00%		excluded
Goods and services tax	10.00%		excluded
NET CONSTRUCTION COST (NCC) (Inc GST) (Jul, 2026)			**6,118,000**
TOTAL END COST (TEC) (Jul, 2026)	m²		6,118,000

Melbourne Quantity Surveyors Pty Ltd
A: 2B Webb Street, Warrandyte 3113
P: (03) 9068 3950

Melbourne Quantity Surveyors

8 July 2026

Bannockburn South East Precinct Community Infrastructure Design Bannockburn VIC

Cost Plan A
Revision G
Masterplan - 2026/27 FY

BUILDING AREAS	AREA (m2)
Fully Enclosed Covered Areas (FECA)	m²
Unenclosed Covered Areas (UCA)	m²
Gross Floor Areas (GFA) (FECA + UCA)	m²

	Quantity	$/m2	Total
COST PLAN SUMMARY			
CONSTRUCTION AREA SUMMARY			
Fully Enclosed Covered Area (FECA)	**m²**		
Fully Enclosed Covered Area	m²		0
Unenclosed Covered Area (UCA)	**m²**		
Unenclosed Covered Area	m²		0
External Areas	**74796 m²**		
Oval (AFL/Cricket/Soccer - Large)	40000 m²	$83/m²	3,328,000
Soccer Field	m²	$99/m²	0
Netball/Tennis (multisport)	1430 m²	$350/m²	501,000
Carpark	4200 m²	$260/m²	1,092,000
Covered Spectator Area	120 m²	$1,560/m²	188,000
Pedestrian Path Networks/Hardstand	3450 m²	$114/m²	395,000
Internal Access Roads	338 m²	$187/m²	64,000
Landscaping	25258 m²	$42/m²	1,051,000
Ancillary Items			
Cricket Pitch (turf)	2 No	$26,000	52,000
Practice Nets (3 lanes)	1 No	$50,000	50,000
Goals (AFL)	4 No	$15,600	63,000
Lighting	8 No	$26,000	208,000
Signage	24 No	$1,040	25,000
Site Boundary Fencing	1400 m	$104	146,000
Driveway Crossing	1 No	$10,400	11,000
Utility Service Connection	1 No	$41,600	42,000
Drainage	1 No	$52,000	52,000
Interchange Shelters	8 No	$15,600	125,000
Furniture	20 No	$5,200	104,000
Safety Netting	4 No	$20,800	84,000
Irrigation for Turf Surface	40000 m²	$21	832,000
Score Board	4 No	$20,800	84,000
External Works and Services			
External Works	10.00%		850,000
External Services	5.00%		425,000
Site and services infrastructure upgrades	2.50%		234,000
Gross Floor Area (GFA = FECA + UCA)	**m²**		**10,006,000**

8 July 2026

Bannockburn South East Precinct Community Infrastructure Design Bannockburn VIC

Cost Plan A
Revision G
Masterplan - 2026/27 FY

BUILDING AREAS	AREA (m2)
Fully Enclosed Covered Areas (FECA)	m²
Unenclosed Covered Areas (UCA)	m²
Gross Floor Areas (GFA) (FECA + UCA)	m²

	Quantity	$/m2	Total
COST PLAN SUMMARY			
CONSTRUCTION COST SUMMARY			
Total Building Cost	m²	$0/m²	0
External Works and Services	74796 m²	$134/m²	10,006,000
NET CONSTRUCTION COST (NCC) (ex GST) (Jul, 2026)			**10,006,000**
CONTINGENCIES AND ALLOWANCES			
Environmentally sustainable design initiatives	2.00%		201,000
Locality allowance	0.50%		51,000
Additional costs for staging of the works			excluded
Additional costs for procurement method			excluded
Contingency	15.00%		1,501,000
TOTAL CONSTRUCTION COST (TCC) (ex GST) (Jul, 2026)			**11,759,000**
FEES, FFE, IT AND OTHER CLIENT ITEMS			
Council fees	1.00%		118,000
Supply authority and headworks charges	0.00%		excluded
Traffic management	2.00%		235,000
Environmental Management	0.50%		59,000
Survey/Design	5.00%		588,000
Supervision & project management	9.00%		1,058,000
Site establishment	2.50%		294,000
FF&E including furniture, window dressings & equipment etc	2.50%		294,000
Automation, IT, AV and communications equipment	0.50%		59,000
Disbursements			excluded
Management support costs			excluded
Decanting, relocation and temporary accommodation			excluded
TOTAL PROJECT COST (TPC) (ex GST) (Jul, 2026)			**14,464,000**
ESCALATION AND GST			
Cost Escalation			

Escalation rate	3.00%	Market conditions		0.00%
Up To	Date	Months	%/Year	Weighting
Tender	Jul, 26	0	3.50%	100%
Completion	Jul, 26	0	3.50%	70%

Tender	0.00%		excluded
Completion	0.00%		excluded
Goods and services tax	10.00%		excluded
NET CONSTRUCTION COST (NCC) (Inc GST) (Jul, 2026)			**14,464,000**
TOTAL END COST (TEC) (Jul, 2026)	m²		14,464,000

8 July 2026

Bannockburn South East Precinct Community Infrastructure Design Bannockburn VIC

Cost Plan A
Revision G
Masterplan - 2026/27 FY

BUILDING AREAS	AREA (m2)
Fully Enclosed Covered Areas (FECA)	2432 m²
Unenclosed Covered Areas (UCA)	m²
Gross Floor Areas (GFA) (FECA + UCA)	2432 m²

COST PLAN SUMMARY

CONSTRUCTION AREA SUMMARY

	Quantity	$/m2	Total
Fully Enclosed Covered Area (FECA)	**2432 m²**		
Multi Purpose Courts (2)	1700 m²	$3,440/m²	5,848,000
Stands	100 m²	$3,700/m²	370,000
Change Rooms (4)	200 m²	$4,370/m²	874,000
Umpires Rooms (2)	40 m²	$4,370/m²	175,000
First Aid	15 m²	$4,270/m²	65,000
Amenities (4M / 4F / 1 DDA)	40 m²	$6,760/m²	271,000
Office (3 Staff)	30 m²	$3,900/m²	117,000
Kiosk/Kitchen (small)	20 m²	$6,760/m²	136,000
Storage 1	120 m²	$3,850/m²	462,000
Multipurpose Room / Club Room (dividable)	100 m²	$4,060/m²	406,000
Circulation / Ancillary Space (10%)	67 m²	$3,490/m²	234,000
Unenclosed Covered Area (UCA)	**m²**		
Unenclosed Covered Area	m²		0
External Areas	**3568 m²**		
Carpark	1170 m²	$260/m²	305,000
Half Court (multipurpose)	425 m²	$260/m²	111,000
Landscaping	1973 m²	$42/m²	83,000
External Works and Services			
External Works	10.00%		946,000
External Services	5.00%		473,000
Site and services infrastructure upgrades	2.50%		261,000
Gross Floor Area (GFA = FECA + UCA)	**2432 m²**		**11,137,000**

Melbourne Quantity Surveyors

8 July 2026

Bannockburn South East Precinct Community Infrastructure Design Bannockburn VIC

Cost Plan A
Revision G
Masterplan - 2026/27 FY

BUILDING AREAS	AREA (m2)
Fully Enclosed Covered Areas (FECA)	2432 m²
Unenclosed Covered Areas (UCA)	m²
Gross Floor Areas (GFA) (FECA + UCA)	2432 m²

	Quantity	$/m2	Total
COST PLAN SUMMARY			
CONSTRUCTION COST SUMMARY			
Total Building Cost	2432 m²	$3683/m²	8,958,000
External Works and Services	2432 m²	$896/m²	2,179,000
NET CONSTRUCTION COST (NCC) (ex GST) (Jul, 2026)		**$4579.36/m²GFA**	**11,137,000**
CONTINGENCIES AND ALLOWANCES			
Environmentally sustainable design initiatives	2.00%		223,000
Locality allowance	0.50%		56,000
Additional costs for staging of the works			excluded
Additional costs for procurement method			excluded
Contingency	15.00%		1,671,000
TOTAL CONSTRUCTION COST (TCC) (ex GST) (Jul, 2026)		**$5381.17/m²GFA**	**13,087,000**
FEES, FFE, IT AND OTHER CLIENT ITEMS			
Council fees	1.00%		131,000
Supply authority and headworks charges	0.00%		excluded
Traffic management	2.00%		262,000
Environmental Management	0.50%		65,000
Survey/Design	5.00%		654,000
Supervision & project management	9.00%		1,178,000
Site establishment	2.50%		327,000
FF&E including furniture, window dressings & equipment etc	2.50%		327,000
Automation, IT, AV and communications equipment	0.50%		65,000
Disbursements			excluded
Management support costs			excluded
Decanting, relocation and temporary accommodation			excluded
TOTAL PROJECT COST (TPC) (ex GST) (Jul, 2026)		**$6618.42/m²GFA**	**16,096,000**
ESCALATION AND GST			
Cost Escalation			

Escalation rate	3.00%	Market conditions		0.00%
Up To	Date	Months	%/Year	Weighting
Tender	Jul, 26	0	3.50%	100%
Completion	Jul, 26	0	3.50%	70%

	0.00%		excluded
	0.00%		excluded
Goods and services tax	10.00%		excluded
NET CONSTRUCTION COST (NCC) (Inc GST) (Jul, 2026)		**$6618.42/m²GFA**	**16,096,000**
TOTAL END COST (TEC) (Jul, 2026)	2432 m²		16,096,000

Melbourne Quantity Surveyors Pty Ltd
A: 2B Webb Street, Warrandyte 3113
P: (03) 9068 3950

Melbourne Quantity Surveyors

8 July 2026

Bannockburn South East Precinct Community Infrastructure Design Bannockburn VIC

Cost Plan A
Revision G
Masterplan - 2026/27 FY

BUILDING AREAS	AREA (m2)
Fully Enclosed Covered Areas (FECA)	2118 m²
Unenclosed Covered Areas (UCA)	m²
Gross Floor Areas (GFA) (FECA + UCA)	2118 m²

COST PLAN SUMMARY

CONSTRUCTION AREA SUMMARY

	Quantity	$/m2	Total
Fully Enclosed Covered Area (FECA)	**2118 m²**		
Kinder (4 Rooms / 132 Places)	1200 m²	$4,060/m²	4,872,000
MCH (2 rooms)	100 m²	$4,270/m²	427,000
Consulting Suites - Standard (3)	30 m²	$4,480/m²	135,000
Consulting Suites - Large (1)	15 m²	$4,300/m²	65,000
Amenities (4 M / 4 F / 1 DDA)	40 m²	$5,720/m²	229,000
Reception	10 m²	$5,000/m²	50,000
Staff Room	15 m²	$4,370/m²	66,000
Office (1 staff)	15 m²	$4,270/m²	65,000
Kitchen (commercial)	30 m²	$7,080/m²	213,000
Storage 1	30 m²	$3,850/m²	116,000
Community Meeting Large (1)	75 m²	$4,060/m²	305,000
Community Meeting Medium (2)	100 m²	$4,060/m²	406,000
Storage 2	40 m²	$3,850/m²	154,000
Neighbourhood House	225 m²	$4,060/m²	914,000
Circulation / Ancillary Space (10%)	193 m²	$4,060/m²	782,000
Unenclosed Covered Area (UCA)	**m²**		
Unenclosed Covered Area	m²		0
External Areas	**5883 m²**		
Carpark (75 spaces)	1900 m²	$270/m²	514,000
Playground	800 m²	$780/m²	624,000
Kindergarten Outdoor Play	1200 m²	$780/m²	936,000
Landscaping	1983 m²	$43/m²	86,000
External Works and Services			
External Works	10.00%		1,096,000
External Services	5.00%		548,000
Site and services infrastructure upgrades	2.50%		302,000
Gross Floor Area (GFA = FECA + UCA)	**2118 m²**		**12,905,000**

Melbourne Quantity Surveyors

8 July 2026

Bannockburn South East Precinct Community Infrastructure Design Bannockburn VIC

Cost Plan A
Revision G
Masterplan - 2026/27 FY

BUILDING AREAS	AREA (m2)
Fully Enclosed Covered Areas (FECA)	2118 m²
Unenclosed Covered Areas (UCA)	m²
Gross Floor Areas (GFA) (FECA + UCA)	2118 m²

	Quantity	$/m2	Total
COST PLAN SUMMARY			
CONSTRUCTION COST SUMMARY			
Total Building Cost	2118 m²	$4155/m²	8,799,000
External Works and Services	2118 m²	$1939/m²	4,106,000
NET CONSTRUCTION COST (NCC) (ex GST) (Jul, 2026)		**$6094.45/m²GFA**	**12,905,000**
CONTINGENCIES AND ALLOWANCES			
Environmentally sustainable design initiatives	2.00%		259,000
Locality allowance	0.50%		65,000
Additional costs for staging of the works			excluded
Additional costs for procurement method			excluded
Contingency	15.00%		1,936,000
TOTAL CONSTRUCTION COST (TCC) (ex GST) (Jul, 2026)		**$7161.75/m²GFA**	**15,165,000**
FEES, FFE, IT AND OTHER CLIENT ITEMS			
Council fees	1.00%		152,000
Supply authority and headworks charges	0.00%		excluded
Traffic management	2.00%		303,000
Environmental Management	0.50%		76,000
Survey/Design	5.00%		758,000
Supervision & project management	9.00%		1,365,000
Site establishment	2.50%		379,000
FF&E including furniture, window dressings & equipment etc	2.50%		379,000
Automation, IT, AV and communications equipment	0.50%		76,000
Disbursements			excluded
Management support costs			excluded
Decanting, relocation and temporary accommodation			excluded
TOTAL PROJECT COST (TPC) (ex GST) (Jul, 2026)		**$8808.97/m²GFA**	**18,653,000**
ESCALATION AND GST			
Cost Escalation			

Escalation rate	3.00%	Market conditions		0.00%
Up To	Date	Months	%/Year	Weighting
Tender	Jul, 26	0	3.50%	100%
Completion	Jul, 26	0	3.50%	70%

Tender	0.00%		excluded
Completion	0.00%		excluded
Goods and services tax	10.00%		excluded
NET CONSTRUCTION COST (NCC) (Inc GST) (Jul, 2026)		**$8808.97/m²GFA**	**18,653,000**
TOTAL END COST (TEC) (Jul, 2026)	2118 m²		18,653,000

Melbourne Quantity Surveyors Pty Ltd
A: 2B Webb Street, Warrandyte 3113
P: (03) 9068 3950

8 July 2026

Bannockburn South East Precinct
Community Infrastructure Design
Bannockburn VIC

Cost Plan A
Revision G
Masterplan - 2026/27 FY

BUILDING AREAS	AREA (m2)
Fully Enclosed Covered Areas (FECA)	1667 m²
Unenclosed Covered Areas (UCA)	m²
Gross Floor Areas (GFA) (FECA + UCA)	1667 m²

COST PLAN SUMMARY

CONSTRUCTION AREA SUMMARY

	Quantity	$/m2	Total
Fully Enclosed Covered Area (FECA)	**1667 m²**		
Kinder (4 Rooms / 132 Places)	1200 m²	$4,060/m²	4,872,000
MCH (2 rooms)	100 m²	$4,270/m²	427,000
Community Meeting - 2 Small (or 1 large)	100 m²	$4,270/m²	427,000
Consulting Suites - Standard (2)	20 m²	$4,480/m²	90,000
Amenities (4 M / 4 F / 1 DDA)	35 m²	$5,720/m²	201,000
Office/Reception (1 Staff)	15 m²	$5,000/m²	75,000
Kitchen (commercial - small)	20 m²	$7,080/m²	142,000
Staff Room	15 m²	$4,370/m²	66,000
Storage 1	10 m²	$3,850/m²	39,000
Circulation / Ancillary Space (10%)	152 m²	$4,060/m²	616,000
Unenclosed Covered Area (UCA)	**m²**		
Unenclosed Covered Area	m²		0
External Areas	**4934 m²**		
Carpark (75 spaces)	1800 m²	$260/m²	468,000
Playground	800 m²	$780/m²	624,000
Kindergarten Outdoor Play	1078 m²	$780/m²	841,000
Landscaping	1256 m²	$42/m²	53,000
External Works and Services			
External Works	10.00%		895,000
External Services	5.00%		448,000
Site and services infrastructure upgrades	2.50%		246,000
Gross Floor Area (GFA = FECA + UCA)	**1667 m²**		10,530,000

Melbourne Quantity Surveyors

8 July 2026

Bannockburn South East Precinct Community Infrastructure Design Bannockburn VIC

Cost Plan A
Revision G
Masterplan - 2026/27 FY

BUILDING AREAS	AREA (m2)
Fully Enclosed Covered Areas (FECA)	1667 m²
Unenclosed Covered Areas (UCA)	m²
Gross Floor Areas (GFA) (FECA + UCA)	1667 m²

	Quantity	$/m2	Total
COST PLAN SUMMARY			
CONSTRUCTION COST SUMMARY			
Total Building Cost	1667 m²	$4173/m²	6,955,000
External Works and Services	1667 m²	$2145/m²	3,575,000
NET CONSTRUCTION COST (NCC) (ex GST) (Jul, 2026)		**$6318.63/m²GFA**	**10,530,000**
CONTINGENCIES AND ALLOWANCES			
Environmentally sustainable design initiatives	2.00%		211,000
Locality allowance	0.50%		53,000
Additional costs for staging of the works			excluded
Additional costs for procurement method			excluded
Contingency	15.00%		1,580,000
TOTAL CONSTRUCTION COST (TCC) (ex GST) (Jul, 2026)		**$7425.14/m²GFA**	**12,374,000**
FEES, FFE, IT AND OTHER CLIENT ITEMS			
Council fees	1.00%		124,000
Supply authority and headworks charges	0.00%		excluded
Traffic management	2.00%		247,000
Environmental Management	0.50%		62,000
Survey/Design	5.00%		619,000
Supervision & project management	9.00%		1,114,000
Site establishment	2.50%		309,000
FF&E including furniture, window dressings & equipment etc	2.50%		309,000
Automation, IT, AV and communications equipment	0.50%		62,000
Disbursements			excluded
Management support costs			excluded
Decanting, relocation and temporary accommodation			excluded
TOTAL PROJECT COST (TPC) (ex GST) (Jul, 2026)		**$9132.91/m²GFA**	**15,220,000**
ESCALATION AND GST			
Cost Escalation			

Escalation rate	3.00%	Market conditions		0.00%
Up To	Date	Months	%/Year	Weighting
Tender	Jul, 26	0	3.50%	100%
Completion	Jul, 26	0	3.50%	70%

0.00%			excluded
0.00%			excluded
Goods and services tax	10.00%		excluded
NET CONSTRUCTION COST (NCC) (Inc GST) (Jul, 2026)		**$9132.91/m²GFA**	**15,220,000**
TOTAL END COST (TEC) (Jul, 2026)	1667 m²		15,220,000

Melbourne Quantity Surveyors Pty Ltd
A: 2B Webb Street, Warrandyte 3113
P: (03) 9068 3950