

JONNAR CONSULTING SERVICES PTY. LTD.

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COMPARATIVE FLOOR SYSTEMS

We have analysed the comparative cost of the two, alternative fully engineered floor systems for the upper three levels of the four storey, 79 apartment project at 26 Merri Parade, Northcote and present the following analysis - based on the cost average over the entire building:

Hebel Power Floor with Tecbeam Framing

Hebel power floor	– Supply	\$ 40/m2	
	- Fix	\$ 20/m2	
Complete Tecbeam structure			
(T25 @ 600cs)	- Supply	\$ 62/m2	
	- Fix	\$ 30/m2	
Supply & fix 2 layer fire-rated plasterboard on resilient mount ceiling plus insulation		\$ 50/m2	Total comparative cost per square metre \$ 202

Reinforced Concrete Slab with Concrete Columns

Columns	\$ 35/m2	
Concrete Slab	\$ 70/m2	
Formwork to soffit	\$ 120/m2	
Reinforcement	\$ 50/m2	
Steel trowel finish	\$ 15/m2	
13mm p'board ceiling	\$ 15/m2	Total comparative cost per square metre \$ 305

Historical records indicate the estimated cost of a basic concrete slab can vary from \$285 to \$315 per square metre depending on engineering design for loads and spans between supports.

NOTE:

- The estimated costs for the Hebel Power Floor assume selected finishes can be applied directly to the floor system. Any preparation work to suit a particular floor finish would be an additional cost.
- The estimated costs for a reinforced concrete slab assume a flat plate slab construction.
- Upper level, internal floor plates only -excluding balconies

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