

AKS MANAGEMENT LIMITED

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Registered Name: AKS Management Limited

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Property Location: Devils Tower Road, Gibraltar

Date Prepared 31/05/2012

Brief: Preliminary Budget estimate for New Multi Storey Car Park, Residential Apartments and Olympic Size Swimming Pool

Survey: Scheme Outline Drawings

Details

Item	Description	Aprox m2/Level	Aprox Tender Cost/m2	Levels	Aprox Total m2	Nr. Bays/Apa rtments (Aprox)	Budget Cost
OPTION 1 - Larger Proposed Plot							
UNICLASS D8							
Multi storey Car Park							
1	Above Ground flat slab construction - Enclosed	6,204	£ 555	3	18,612	609	£ 10,329,660
2	Extra over foundings for Piling - Fully Piled	6,204	£ 194		6,204		£ 1,203,576
Apartments							
3	Medium Rise Residential Apartments - 12 Storey	868	£ 1,293	12	10,418	133	£ 13,470,991
4	Medium Rise Residential Apartments - 16 Storey	1,190	£ 1,293	16	19,042	207	£ 24,620,789
5	Low Rise Residential Apartments - 5 Storey	190	£ 1,177	5	951	19	£ 1,119,562
6	Low Rise Residential Apartments - 4 Storey	190	£ 1,177	4	761	15	£ 895,650
7	Low Rise Residential Apartments - 3 Storey	190	£ 1,177	3	571	11	£ 671,737
8	Extra over flat roofing for featured overhangs	2,629	£ 183		2,629		£ 481,111
Common Areas							
8	Central core open paved common areas	614	£ 120		614		£ 73,369
9	Podium open paved common areas	2,961	£ 120		2,961		£ 354,055
10	Access stairs and common entrances	3,575	£ 15		3,575		£ 53,625
Swimming Pool							
11	School Standard Swimming Pool - Olympic size 50m x 21m	1,050	£ 1,485		1,050		£ 1,559,250
12	Side pool - 10 x 12m	120	£ 1,337		120		£ 160,380
13	Splash Pool - 10m x 5m	50	£ 1,069		50		£ 53,460
Boundary Walling							
14	Perimeter walling to pool 3m high	m	200	£ 383	m	200	£ 76,629
Total Budget estimate for Proposed works							£ 55,164,904
(British Pounds - £)							

The budget figures allow for:

Residential class finishes all to meet BS standards (Medium grade)

Fitted apartments (Kitchen and Bathrooms)

Tiled floors to internal areas

Paving to common areas

Notes:

No allowance for external landscaping of planting, common area furniture, pool bleachers

No allowance for finance fees

No escalation allowances

No allowance for professional fees

Item	Description	Cost	Aprox m2/Level	Aprox Tender Cost/m2	Levels	Aprox Total m2	Nr. Bays/Apa rtments (Aprox)	Budget Cost
OPTION 2 - Smaller Proposed Plot								
UNICLASS D8								
Multi storey Car Park								
1	Above Ground flat slab construction - Enclosed	2,860	£ 555		3	8,580	304	£ 4,761,900
2	Extra over foundings for Piling - Fully Piled	2,860	£ 194			2,860		£ 554,840
Apartments								
3	Medium Rise Residential Apartments - 12 Storey	1,766	£ 1,293		12	21,192	192	£ 27,401,256
4	Extra over flat roofing for featured overhangs	1,766	£ 183			1,766		£ 323,178
Common Areas								
5	Central core open paved common areas	771	£ 120			771		£ 92,181
6	Podium open paved common areas	323	£ 120			323		£ 38,618
7	Access stairs and common entrances	1,094	£ 15			1,094		£ 16,410
Swimming Pool								
8	School Standard Swimming Pool - Olympic size 50m x 21m	1,050	£ 1,485			1,050		£ 1,559,250
9	Side pool - 10 x 12m	120	£ 1,337			120		£ 160,380
10	Splash Pool - 10m x 5m	50	£ 1,069			50		£ 53,460
Boundary Walling								
11	Perimeter walling to pool 3m high	m	200	£ 383	m	200		£ 76,629
Total Budget estimate for Proposed works								£ 35,038,102
(British Pounds - £)								