

Sample Only House

234 Bushranger Road, Melbourne

Alterations & additions to existing residence

Cost Plan Report 1/-

Schematic Design

11 August 2021

Owner

Mrs & Mr Owner

Architect

General Architects

sample only

Contents

Cost Statement

Functional Cost Summary

Trade Cost Summary

Estimate Of Cost - Details

Notes & Exclusions

Please Note:

This sample cost plan report has been prepared for general information only, and its contents, quantities & prices are not specific to any project, site or circumstance.

This information should not be used for any other purpose.

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CONSTRUCTION PLANNING AND ECONOMICS PTY LTD | Quantity Surveying | Chapel Street, Windsor Vic 3181

Project No. [45XX]

11/08/2021 1:41 PM

COST STATEMENT

This Schematic Design Cost Report

This report has been prepared to help you establish and manage a realistic project scope, budget and cost.

This is a measured approximate-quantities opinion of cost based on the information provided, and assumptions have been made.

This report is based on competitive tendering and assumes fixed lump-sum quotes will be received from 3 to 4 builders.

Estimated cost summary

The cost of this project (including contingencies & GST, but excluding design fees) is estimated to be \$925,000.

The budget has been advised to be \$775,000.

Building works *	m2	166.8	\$4,268	\$712,076
External works, services & preparation	Item		9.7%	\$76,854
Builder's site costs & preliminaries	Note			In above
Goods and services tax (GST)	Item		10.0%	\$78,893
Estimated cost				\$867,822
Contingencies & escalation allowances, including GST	Item		7.2%	\$57,022
Design fees, & other costs	Item			Excluded
Estimated cost including contingency & escalation allowances				\$924,844

Basis

This report is based on correspondence to date and the following information provided by GDM Architects:

Drawings & Notes : SK A00-, A01-, A02B & A04; Preliminary specification notes, 4 pages : received 28.07.2021

Preliminary structural sketches, 2 sheets, received 28.07.2021

This report is based on having the Tender, Documentation and Contracts completed, issued and administered by the Architect.

It is assumed the project will be completed in one stage with the builder having full access of the unoccupied work site.

Construction is assumed to commence by February, 2022 and be completed by October, 2022.

* Buildings Works area = Effective Building Works Area (EBWA), see 'Details' page.

Recommendations

Further cost planning is recommended. This report should be reviewed by this office as the documents & design progress.

Further design & documentation from the architect & structural engineer is recommended.

Sample Only House, Melbourne - Alterations & additions to existing residence

Cost Plan Report 1/-, Schematic Design - 11 August 2021

sample only

Total

FUNCTIONAL COST SUMMARY

Total

FUNCTIONAL COST SUMMARY				Total
Building works				\$559,903
Building works structure & envelope	m2	166.8	\$2,054	\$342,723
Kitchen joinery & fittings				\$43,240
Whitegoods				\$6,700
Bathrooms & laundry joinery, fixtures & fittings				\$36,365
Other joinery & the like				\$32,734
Internal plumbing				\$31,687
Heating & cooling				\$27,696
Light fittings				\$7,000
Internal preparation				\$24,259
Repairs allowances				\$7,500
External works, services & preparation				\$60,430
Site demolition, clearance & excavation; preparation				\$17,378
Filling & sub-floor works; retaining walls				\$2,613
Decks, on ground				\$6,425
External works; fencing, paving & the like				\$18,170
External services; sewer, stormwater, power & the like				\$15,843
Builder's site costs & preliminaries				\$168,596
Design Contingency				\$39,446
Escalation				\$12,392
Total - Excluding GST				\$840,768
Goods and Services Tax			10.0%	\$84,077
Total - Including GST				\$924,844

Sample Only House, Melbourne - Alterations & additions to existing residence

Cost Plan Report 1/-, Schematic Design - 11 August 2021

sample only

Total

TRADE COST SUMMARY

Total

Demolition, site clearance, groundworks & excavation	2.9%	\$24,560
Repairs allowances	0.3%	\$2,500
Concrete work, insitu	2.9%	\$24,510
Steelwork	2.2%	\$18,185
Carpentry, woodwork, plasterboard, tanking, etc.	15.5%	\$130,132
Masonry - Brickwork & blockwork	4.3%	\$36,352
Roofing & roof plumbing	2.1%	\$17,741
Windows, doors, frames & hardware	5.3%	\$44,627
Carpet, vinyl, tiling, render, other finishes & linings etc.	2.7%	\$22,407
Painting	4.5%	\$37,719
Joinery fittings	11.4%	\$96,027
Metalwork, staircases, miscellaneous, etc.	2.6%	\$21,510
Sanitary fittings & whitegoods	2.2%	\$18,213
Plumber	5.2%	\$44,049
Heating & cooling	3.1%	\$26,079
Electrical	4.4%	\$37,171
External paving, paths, fences & gates	2.2%	\$18,554
Scaffold, cranes & the like	1.7%	\$14,565
Builder's site costs & preliminaries; overheads & attendance	18.3%	\$154,031
Design Contingency	4.7%	\$39,446
Escalation	1.5%	\$12,392
Total - Excluding GST	100.0%	\$840,768
Goods and Services Tax	10.0%	\$84,077
Total - Including GST		\$924,844

ESTIMATE OF COST - DETAILS

Proposed Areas	m2	213.2	@ "weight"	"weighted" total
Existing ground floor building area, to remain	m2	67.3	75%	50.5
Existing ground floor building area, to remain - deck / porch	m2	9.1	5%	0.5
New ground floor building area; concrete slab floor	m2	70.7	100%	70.7
Decks & steps, on ground, timber framed	m2	20.9		Nil
New first floor building area; timber framed floor	m2	45.2	100%	45.2
Effective Building Works Area (EBWA), for analysis only	m2			166.8
Floors & footings				\$60,762
100mm Concrete slab on ground; reinforcement, formwork, insulation, etc.	m2	70.7	\$238	\$16,822
Existing concrete footings, slabs, floor structure; make good or modifications allowance	Item	76.4	\$25	\$1,910
Crushed rock filling below slab	m3	3.5	\$105	\$373
Strip & pad footings, isolated beams etc., incl. excavation	m3	2.7	\$878	\$2,370
Strip & pad footings, bored piers, etc. incl. excavation - in retaining walls	m3	7.2	\$473	\$3,407
Blinding concrete including excavation; below footings & thickenings	Item			Excluded
Timber ground floor framing, stumps, pads, bearers, joists, insulation, & linings, etc.	m2			Existing to remain
Timber upper floor framing, insulation, & linings, etc.	m2	42.2	\$172	\$7,242
Paint to exposed soffits, trims & the like	m2	5.0	\$36	\$178
Timber ground floor deck framing, & decking; @\$70/m2 pc supply; sealed	m2	20.9	\$307	\$6,425
Structural steel framing in floors, allowance	t	0.78	\$10,765	\$8,418
Prepare, make good or modify existing timber floor linings & framing for new works	m2	76.4	\$63	\$4,777
Structural steel framing, allowance - in existing floors	t			Nil
Re-block existing flooring, pc allowance	Item	1.0	\$5,000	\$5,000
Repair & polished finish to existing timber floor boards to remain, pc allowance	m2	38.4	\$100	\$3,840
Roof				\$43,899
Timber roof & ceiling framing, beams, joists, insulation, etc.	m2	93.9	\$147	\$13,781
Alterations & making good to existing roof framing, trims etc.	m2	77.6	\$30	\$2,329
Plywood eaves & soffit linings, select; @\$30/m2 supply	m2	23.8	\$84	\$1,997
Paint to eaves linings, soffits, trims, timbers, & the like	m2	27.9	\$35	\$983

Sample Only House, Melbourne - Alterations & additions to existing residence

Cost Plan Report 1/-, Schematic Design - 11 August 2021

sample only

Total

Structural steel framing in new roofs, allowance	t	0.63	\$11,148	\$7,068
Custom orb colorbond roof cladding, fixed to timber framing	m2	93.9	\$43	\$4,011
Minor repairs & alterations to existing roofing & roof plumbing to remain, pc allowance	Item	77.6	\$30	\$2,329
Roof plumbing : gutters, downpipes, valleys, flashing, barges, etc.	Item	93.9	\$89	\$8,405
Rooflights; @\$1,000/each supply	No.	2.0	\$1,498	\$2,996
Electronically controlled blinds to last, including power point, pc allowance	Item			Nil
Walls				\$128,272
110mm Common brick skin of internal wall	m2	16.1	\$146	\$2,346
110mm Brick skin of veneer, solid or cavity external wall, faced; @\$1,650/thou supply	m2	118.8	\$239	\$28,418
90 x 190mm Solid plain block skin of wall	m2			Nil
140mm Block retaining wall - corefilled, reinforced; tanking, etc.	m2	6.5	\$347	\$2,253
Backfilling to retainings walls - crushed rock	m3	3.3	\$103	\$335
Allowance for slotted drains to retaining walls	m	8.0	\$45	\$360
Paint / seal to new masonry walls, external, retaining	m2	6.5	\$29	\$188
External timber stud framed walls, insulation & sisalation	m2	185.9	\$106	\$19,613
Internal timber stud framed wall, insulation	m2	79.8	\$80	\$6,358
Timber external wall linings; @\$68/m2 supply	m2	90.1	\$151	\$13,602
Paint or stain to external timber or fc wall linings; & battens	m2	90.1	\$35	\$3,178
Cement render, hardplaster & the like to walls	Note			Nil
Plasterboard linings to walls	m2	312.6	\$40	\$12,628
Timber linings to walls, pc allowance	m2	23.6	\$110	\$2,602
Paint to new plaster & other wall linings	m2	317.0	\$27	\$8,531
Skirting boards	m	115.3	\$16	\$1,799
Wall tiles, incl. joints, sealers, etc.; @\$60/m2 supply	m2	38.4	\$172	\$6,595
Masonry work: form/fill openings, making good to walls & linings, repairs, etc.	Item	1.0	\$3,334	\$3,334
Alterations & making good to existing timber walls & linings; form openings; allow	Item	1.0	\$5,345	\$5,345
Paint to existing external wall surfaces etc. to remain	Item	136.0	\$38	\$5,128
Plasterboard lining to existing walls in altered areas - allowance	m2	25.0	\$42	\$1,053
Paint to new internal plaster wall linings, allowance	m2	25.0	\$28	\$694
Paint internally to existing wall linings & other internal surfaces to remain	m2	128.2	\$28	\$3,561
Skirting boards - to new & existing wall linings	m	22.4	\$16	\$350

Sample Only House, Melbourne - Alterations & additions to existing residence

Cost Plan Report 1/-, Schematic Design - 11 August 2021

sample only

Total

Windows & Doors				\$50,709
New windows, in new walls, glazed - supply only allowance - aluminium	m2	48.5	\$458	\$22,205
Install windows; and architraves, pelmets, reveals, & sundries	Item	48.5	\$217	\$10,543
Paint to window trims & surrounds	m2	97.0	\$16	\$1,557
Minor repairs, hardware, architraves, reveals, trims, sills, etc., to existing windows to remain	m2	12.7	\$94	\$1,196
Paint to existing timber windows and other trims, externally / internally	m2	25.4	\$29	\$744
Curtains & blinds, blackout blinds, external blinds, curtain tracks, etc.	Note			Excluded
Single hinged external solidcore door, standard size	No.	1.0	\$247	\$247
Single hinged internal door, allow; @\$50 supply	No.	5.0	\$166	\$832
Single sliding internal door; @\$360 door & track supply	No.	3.0	\$663	\$1,990
External door frame with sill & trims	m	6.3	\$94	\$595
Internal door frame with trims, or other reveal linings	m	43.2	\$70	\$3,033
Handle sets, plates, pulls, stops, etc. & lock to external doors & windows; @\$200 total supply	No.	5.0	\$362	\$1,809
Handle sets, plates, pulls, stops, etc. to internal door; @\$100 supply	No.	8.0	\$174	\$1,393
Paint to doors & frames	No.	9.0	\$270	\$2,427
Existing doors, frames & hardware to remain - allow for minor works only - assumed	Item	5.0	\$157	\$785
Paint to existing doors & frames	No.	5.0	\$271	\$1,355
Floor & ceiling finishes				\$41,184
Floor tiles, incl. joints, sealers, etc.; @\$70.0/m2 supply, wet areas	m2	22.1	\$182	\$4,012
Bedding for floor tiles, allow	m2	11.1	\$96	\$1,062
Tanking and waterproofing to wet areas	Item	1.0	\$4,965	\$4,965
Carpet & underlay; @\$70.0/m2 supply	m2	42.0	\$118	\$4,942
Grind or polished finishes to concrete floors, pc allowance	m2	33.0	\$155	\$5,129
Timber floorboards fixed to timber framing; @\$70.0/m2 supply	m2	47.3	\$135	\$6,408
Polished finish to new timber floor boards, including sanding	m2	47.3	\$76	\$3,610
Plasterboard ceiling linings including edge treatments, cornices etc.	m2	110.3	\$40	\$4,374
Plasterboard ceiling linings including edge treatments, cornices etc. - in existing areas	m2	12.5	\$44	\$551
Allowance to make good to existing ceiling finishes & cornices to remain, allow	m2	51.8	\$15	\$777
Paint to new plaster, or other, ceiling linings	m2	122.8	\$31	\$3,846
Paint to existing ceiling linings	m2	51.8	\$29	\$1,510

Sample Only House, Melbourne - Alterations & additions to existing residence

Cost Plan Report 1/-, Schematic Design - 11 August 2021

sample only

Total

Joinery fittings				\$96,693
Kitchen & pantry joinery; & accessories	Item	1.0	\$29,324	\$29,324
Stone benchtops & the like, kitchen	Item	1.0	\$12,816	\$12,816
Splashback tiles, incl. joints, sealers, etc; @\$70.0/m2 supply	m2	3.8	\$175	\$667
Bathroom & ensuite joinery; and mirrors & accessories	Item	1.0	\$14,803	\$14,803
Laundry joinery; & accessories	Item	1.0	\$6,350	\$6,350
Cupboards / robes including doors & fitout; mirrors	m2	12.2	\$965	\$11,775
Walk-in robe fitout allowance; mirrors	m2	8.2	\$1,025	\$8,409
TV joinery unit	m			Assumed loose
Wall unit to living room	m	5.0	\$1,500	\$7,500
Study joinery, pc allowance	Item			By Owner
Fireplace joinery, allowance	Item	1.0	\$2,050	\$2,050
Shelving & storage joinery, allowance	Item	1.0	\$2,000	\$2,000
Modify & make good existing robes, cupboards & other joinery to remain	Item	1.0	\$1,000	\$1,000
Staircases, screens & metalwork				\$19,674
New internal staircase complete with balustrades / handrails - pc allowance	Item	1.0	\$9,000	\$9,000
Internal balustrades / handrails	Item	2.4	\$626	\$1,503
External vertical screens, including framing & finishing	m2	7.3	\$500	\$3,650
External horizontal screens, including framing & finishing	m2	2.9	\$500	\$1,450
Steelwork - other, architectural - galvanised & painted - and in screens & the like	t	0.15	\$17,992	\$2,699
Miscellaneous & sundry minor metalwork	m2	166.8	\$4	\$705
Clothesline	No.	1.0	\$668	\$668
Letterbox	No.	1.0		Existing to remain
Whitegoods, sanitary fittings & plumbing				\$67,843
Oven, supply only	No.	1.0	\$2,750	\$2,750
Cooktop, supply only	No.	1.0	\$1,250	\$1,250
Rangehood, with flue & cowl, supply only	No.	1.0	\$1,500	\$1,500
Dishwasher, supply only	No.	1.0	\$1,200	\$1,200
Microwave, supply only	No.	1.0		By Owner
Refrigerator / freezer, supply only	No.	1.0		By Owner
Washing machine, supply only	1	1.0		By Owner
Clothes dryer, supply only	No.	1.0		By Owner
Barbecue, supply only	No.	1.0		By Owner

Sample Only House, Melbourne - Alterations & additions to existing residence

Cost Plan Report 1/-, Schematic Design - 11 August 2021

sample only

Total

Kitchen sink, drainer & tapsets / mixer & waste, supply only	No.	1.0	\$1,100	\$1,100
Insinkerator; boiling / chilled water unit; & the like	Note			Excluded
Basin, tapsets / mixer & bottletrap, waste, supply only	No.	3.0	\$950	\$2,850
WC suite (pan, seat & cistern), supply only	No.	3.0	\$700	\$2,100
Bath tub & tapsets / mixer / spout, waste, supply only - built-in	No.	1.0	\$1,500	\$1,500
Shower tapsets, mixer, rose, waste, supply only	No.	2.0	\$700	\$1,400
Shower trench, supply only	m	1.5	\$375	\$563
Laundry trough & tapsets / mixer, waste, supply only	No.	1.0	\$650	\$650
Hot water service, supply only	No.	1.0	\$1,350	\$1,350
Solar hot water service, or hot water service with pump, supply only	Note			Nil
Installation & sundries for the above items	Item	22.5	\$237	\$5,343
Plumbing to fixtures & equipment: water, waste & vents, etc.	Item	20.0	\$1,317	\$26,344
Toilet roll holder	No.	3.0	\$138	\$414
Shower shelf	No.	2.0	\$217	\$433
Towel rail	No.	3.0	\$273	\$818
Framing, labour & sundries in bath surround	Item	1.0	\$265	\$265
Shower screens; @\$1,000 supply	No.	2.0	\$1,435	\$2,869
Builder's work in connection with services	Item	2.0%	\$87,939	\$1,759
Inground site plumbing services allowance - stormwater, sewer, water & gas	Item	93.9	\$121	\$11,385
Pits & grated drains, pumps & the like, allowance	Item			Nil
Water tanks complete, above ground or in-ground, allowance	Item			None shown
Existing supplies, meters, drainage systems etc. are assumed adequate to remain	Note			Existing to remain
Allowance for site services / supplies reviews, upgrades, improvements & maintenance	Item			Excluded
Heating & Cooling				\$27,696
Hydronic heating, pc allowance	Item	1.0	\$19,500	\$19,500
Insert-type fireplace, flue & cowl; @\$5,000 supply	No.	1.0	\$6,579	\$6,579
Allowance for surrounds, hearths, plinths & the like	Item	1.0	\$1,000	\$1,000
Gas supply to fireplaces	Item	1.0	\$617	\$617
Repair & reinstate existing open fireplaces, chimneys, surrounds etc.	Item	2.0		By Owner
External gas, electric, or other, heaters, installed - pc allowance	Item			Nil

Sample Only House, Melbourne - Alterations & additions to existing residence

Cost Plan Report 1/-, Schematic Design - 11 August 2021

sample only

Total

Electric light & power, etc.				\$37,171
Switchboards; mains / sub-mains; exhausts; antenna, & the like	m2	168.0	\$48	\$8,097
Lights, power, data, detectors, etc.	No.	99.0	\$207	\$20,459
Selected light fittings, pc allowance, supply only	Item	1.0	\$7,000	\$7,000
Ceiling 'sweep' fans & the like; @\$450 supply	No.	2.0	\$807	\$1,615
Security & intercom systems (excludes monitoring), pc allowance	Item			By Owner
Data & WIFI; AV / stereo equipment, TVs; control systems; satellite dish, CCTV, NBN, etc.	Note			Excluded
Solar power, pc allowance, installed	Item			Excluded
External power supply & meters etc. are to remain - modifications are assumed not required	Note			Existing to remain
External lighting, bollards, garden lights, etc. & reticulation - pc allowance	Item			Nil
Alterations & Renovations				\$11,392
Internal demolition & preparation to existing structure	Item	1.0	\$8,892	\$8,892
General, minor & structural repairs; damp, dpc's, termites, mould, etc. - pc allowance	Item	1.0	\$2,500	\$2,500
Repairs & making good to façade, verandah etc. & restoration of period features, etc.	Item			Nil
Demolition, excavation & site preparation				\$16,482
Site clearance and demolition of existing buildings, outbuildings, paving, & the like	Item	89.1	\$131	\$11,660
Hazardous materials; asbestos, lead paint & the like, contaminated soil removal, etc.	Note			Excluded
Work to adjacent buildings, structures, fittings, surfaces, services, or the like	Note			Excluded
Site levelling, excavation; removal of topsoil, vegetation, etc.	Item	1.0	\$3,300	\$3,300
Termite treatment, barriers, etc. - new areas	Item	91.6	\$17	\$1,523
Poor ground conditions, rock, blinding concrete, filling, soft spots or the like	Note			Excluded
Screw piles, bored piers, underpinning & the like are assumed not required	Note			Excluded
Retaining walls are assumed not required - none are shown	Note			Excluded
Paving, fencing, landscaping & the like				\$18,554
External pavers; @\$50/m2 supply	m2	32.8	\$154	\$5,041
Rock or other bedding to last	m2	32.8	\$32	\$1,039
Crossover to local council requirements	Item	1.0	\$1,712	\$1,712
Reinforced concrete slab - driveway	m2	23.4	\$105	\$2,448
Standard lap-jointed timber paling fence, 1800mm	m	41.5	\$107	\$4,458
Fence - other, allowance	m	12.4	\$137	\$1,698

Sample Only House, Melbourne - Alterations & additions to existing residence

Cost Plan Report 1/-, Schematic Design - 11 August 2021

sample only

Total

Gate: @\$400 supply	No.	1.0	\$808	\$808
Make good existing paths, paving & fences etc. disturbed by the works	Item	1.0	\$1,350	\$1,350
Pergolas & the like	Note			Assumed nil
Sheds, carports & other outbuildings	Item			Nil
Soft landscaping, planting, mulching, grassing, topsoils, etc. - pc allowance	Item			By Owner
Sub-Total				\$620,333
Builders Preliminaries, On-going Site Costs & Overheads				\$168,596
Site establishment; on-going costs, equipment, amenities, services; etc.	Weeks	34.0	\$641	\$21,797
Cleaning & rubbish removal; bins - ongoing & final	Weeks	34.0	\$188	\$6,396
Scaffold, cranes, stairs, & the like, delivery, establishment / set up / hire; access	Weeks	34.0	\$428	\$14,565
Site supervisor / construction manager	Weeks	34.0	\$1,412	\$47,998
Attendance & profit, administration, overheads, finance, risk & the like	Weeks	34.0	\$2,289	\$77,840
Sub-total				\$788,929
Contingency, escalation, & other allowances				\$51,838
Design contingency allowance	Item	5.00%	\$788,929	\$39,446
Contract / Construction contingency allowance	Item			Excluded
Escalation to commencement, nett allowance, by February 2022	Item	1.50%	\$828,376	\$12,392
Escalation during construction to completion, nett allowance, by October 2022	Note			Included in rates
Additional cost escalation if project is delayed	Note			Excluded
Design, documentation & other fees allowance; soil & other tests	Note			Excluded
Loose furniture, fittings, & the like; separate contracts or items by the owner	Note			Excluded
Total, Excluding GST				\$840,768
Goods & Services Tax	Item		10.0%	\$84,077
Total, Including GST				\$924,844

NOTES & EXCLUSIONS

Notes & Basis

All prices in this report are 'installed' or 'supply & install' and exclude GST, unless noted otherwise.

This report is not a Tender Estimate or 'Quote' and should not be used for this purpose.

It is assumed that construction will be completed by a building company capable of maintaining multiple projects; and

- Will make a fair & reasonable profit; and will not complete this project at a loss, or at 'cost';
- Employs site supervisors & labourers; and their price will cover the costs of overheads, & off-site administration.

No fixed price / firm trade quotations have been sought or received in preparing this report.

The final / contractual scope of works is yet to be documented.

It is assumed that good trafficable site access is available; & that all existing services are in close proximity & sufficient for use.

Ground conditions are assumed to be stable.

Contingencies

Projects may change - during design, documentation and construction - having items and costs added.

To help manage and maintain the budget Contingency allowances are included for some of these unexpected costs.

A **Design Contingency** is included for minor changes (by necessity or request) included as the design and documents develop.

A **Contract, or Construction, Contingency** may be included for minor changes, variations & unexpected costs during construction.

Exclusions

Costs for the following are excluded; and are either assumed to be provided separately by the owner, or are not required:

- Items by the owner, separate contracts; Site survey; Temporary accommodation, relocation costs, & the like
- Improvements and upgrades to existing services & supplies; Authority & headworks charges
- Client occupation, completing the work in stages, out-of-hours work and / or an accelerated program
- Work to roads, paving, fences, landscaping, services & the like external to the site (i.e. beyond the site boundaries)
- Crossing roads or under-road boring to access existing services & the like
- Negotiated, Cost-Plus, Construction Management, or Owner-Builder form of contracts
- Non-traditional forms of procurement; or for the potential reduced competition by tendering to one builder only

Refer also to the details of this report for further specific exclusions and assumptions.

Other notes

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11/Aug/2021