

COST PLAN



200 Aldington Road, Kemps
Creek, NSW
CIV CP3R0 - Entire Estate

Ethos Urban

2089-0005 | 18/12/2020

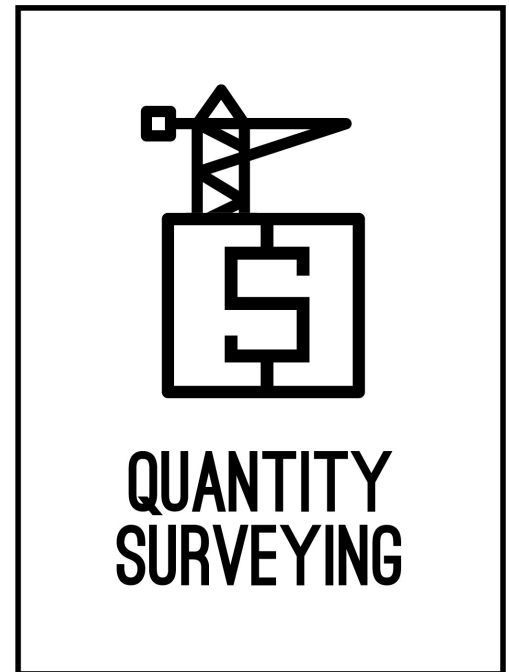
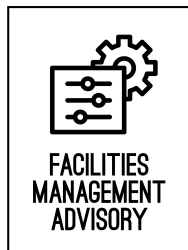
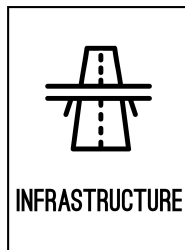
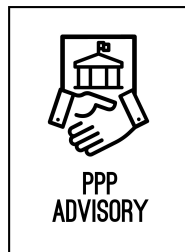


QUANTITY SURVEYING | BUILDING CONSULTANCY |
TAX & ASSET SERVICES | PPP ADVISORY | INFRASTRUCTURE |
FACILITIES MANAGEMENT ADVISORY | EXPERT WITNESS

200 Aldington Road, Kemps Creek, NSW

Ethos Urban

CIV CP3R0 - Entire Estate



Project Number: 2089-0005

Reviewed By: Helga Maynier

Prepared By: Elaine Human

Document Title

Issued To:

Issue Date:

CIV Cost Plan No.3 Rev 0

Ethos Urban

18/12/2020



SUMMARY



Client: Ethos Urban

Project: 200 Aldington Road, Kemps Creek, NSW

Details:

CIV CP3R0 - Entire Estate

2089-0005

Date - 18/12/2020

Code	Description	Page	% of Cost	Cost/m2	Total
1	GENERAL	4			0
2	DEMOLITION AND SITE PREPARATION	5	5.48	76.31	28,674,394
3	WAREHOUSES W1-W4		15.00	208.83	78,471,903
4	WAREHOUSE W5	6	9.24	128.64	48,337,857
5	WAREHOUSE W6-W13		43.89	611.13	229,640,412
6	Cafe		0.10	1.33	500,000
7	EXTERNAL WORKS	9	10.41	145.00	54,487,666
8	EXTERNAL SERVICES	11	6.80	94.66	35,568,390
9	CONTINGENCIES		9.09	126.59	47,568,062
10	TOTAL DEVELOPMENT COST Excl GST		100.00	1,392.49	523,248,683

GFA: 375,765.00 m2 Cost/m2 (excl GST): \$1,392/m2

Project Total (excl GST): 523,248,683



REPORT DETAILS



Client: Ethos Urban
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Details: CIV CP3R0 - Entire Estate
2089-0005
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Code	Description	Quantity	Unit	Rate	Amount
1	GENERAL				
1.1	CIV COST PLAN 3 REV 0 - ENTIRE ESTATE				
1.2	<i>Prepared by: Elaine Human</i>				
1.3	<i>Reviewed by: Helga Maynier</i>				
1.4	Document Issue Schedule				
1.5	<i>Cost Plan No. 3 Rev 0 - Entire Estate - Issued 18 December 2020</i>				
1.6	INTRODUCTION				
1.7	<i>This cost plan has been developed to determine the Capital Investment Value of the proposed development at Kemps Creek NSW</i>		note		
1.8	<i>This cost plan is based on our professional opinion and the source material listed below.</i>		note		
1.9	CONSULTANTS				
1.10	<u>Architect:</u>				
1.11	<i>SBA Architects</i>		note		
1.12	<u>Quantity Surveyor:</u>				
1.13	<i>MBMpl Pty Ltd</i>		note		
1.14	DOCUMENTS USED				
1.15	<u>SBA Architectural drawings:</u>				
1.16	<i>20111-MP04-P6 - Masterplan</i>				
1.17	<i>20111-SSDA01-C - SEARS Application Masterplan</i>				
1.18	<i>20111-SSDA02-B - SEARS Application Estate - Works Staging Plan</i>				
1.19	EXCLUSIONS	note			
1.20	<i>Legal Fees and Charges</i>	note			Excl
1.21	<i>Land Purchase</i>	note			Excl
1.22	<i>Property Settlements</i>	note			Excl
1.23	<i>Costs associated with and delays for the removal of asbestos or any other toxic items or substances within the ground and demolition of the existing building (unless advised otherwise)</i>	note			Excl
1.24	<i>Hazmat reports / destructive surveys / inspections</i>	note			Excl
1.25	<i>Financial holding and interest costs</i>	note			Excl
1.26	<i>GST</i>	note			Excl
1.27	<i>ESD Allowance</i>	note			Excl
1.28	<i>Prolongation and Delay Costs</i>	note			Excl
1.29	<i>HV Cables</i>	note			Excl
1.30	<i>Solar panels</i>	note			Excl
1.31	<i>Contributions</i>	note			Excl
1.32	<i>Decanting and commissioning</i>	note			Excl
1.33	<i>Substation capital contribution sum</i>	note			Excl
1.34	<i>Ausgrid non-contestable monopoly fees or charges</i>	note			Excl
1.35	<i>Allowance to relocate or divert any existing general utility services, such as Telstra/ Optus etc</i>	note			Excl
1.36	<i>Ausgrid connection and Inspection fees</i>	note			Excl

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Code	Description	Quantity	Unit	Rate	Amount
1.37	Works outside site boundary	note			Excl
1.38	Underpinning	note			Excl
1.39	Removal/Relocation of NBN network cables, culverts, etc)	note			Excl
1.40	Construction zones permit fees including road closures and construction zones	note			Excl
1.41	Costs associated with the engagement of utilities inspectors to monitor their assets while excavation or cable hauling	note			Excl
1.42	Allow for any necessary site restoration works to make good areas of site or outside site boundary to existing condition after completion of works if required	note			Excl
1.43	Covid-19				
1.44	Exchange rate fluctuations impacting goods, materials and equipment sourced from overseas	note			Excl
1.45	Potential Material shortages associated with the inability to procure due to closed borders etc	note			Excl
1.46	Potential labour impacts if people are sick or in isolation for extended periods	note			Excl
1.47	Programme delays associated with labour and material shortages / supply chain impacts	note			Excl
1.48	Closure of sites due to corona virus outbreaks	note			Excl
1.49	Any possible delays and cost alterations due to the outcomes of COVID-19	note			Excl
1.50	This assessment is subject to the outcomes of COVID-19 and there may be possible delays and cost alterations that have not been considered or allowed.	note			Excl
					0
2	DEMOLITION AND SITE PREPARATION				
2.1	<u>Demolition</u>				
2.2	Allowance to demolish existing rural residential properties	4,500	m2	150.00	675,000
2.3	Allowance to demolish existing agricultural buildings	5,800	m2	100.00	580,000
2.4	Allowance to demolish agricultural tunnels	37,500	m2	50.00	1,875,000
2.5	Allowance to demolish concrete driveways, parking, hardstands, etc	1,000	m2	90.00	90,000
2.6	Allowance to demolish dam walls, channels, sluices, water tanks, etc	1	item	100,000.00	100,000
2.7	Allowance to demolish existing site fences & gates	9,160	m	9.00	82,441
2.8	Allowance to remove existing retaining walls	1	Item	50,000.00	50,000
2.9	<u>Site Preparation</u>				
2.10	Allow to cut down and remove trees including grubbing up roots , chipping or disposal off site	1	Item	108,999.60	109,000
2.11	Site clearance	720,804	m2	2.00	1,441,608
2.12	Stripping of top soil and stockpiling on-site for future re-use where possible (if applicable)	720,804	m2	2.50	1,802,010
2.13	E.O top soil excavation for carting away 80% of top soil	172,993	m3	20.00	3,459,859
2.14	E.O top soil excavation for using 20% site topsoil in landscaping	43,248	m3	8.00	345,986
2.15	Drain existing dams (assume ave 1.5m deep)	56	meagalitres	5,357.14	300,000
2.16	Excavate and cart away clay dam linings	13,324	m3	45.00	599,580
2.17	Fill existing dams with excavated material (assumption)	68,837	m3	25.00	1,720,925
2.18	Cut and fill earthworks for balanced cut and fill to achieve platform levels (assumed 60% cut and 40% fill)	720,804	m2	10.00	7,208,040



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2.19	Compaction of natural or excavated ground surface over site by wetting and compacting	720,804	m2	4.00	2,883,216
2.20	Allowance for minor remediation work (to be advised)	1	Item	1,000,000.00	1,000,000
2.21	<u>Services</u>				
2.22	Allowance for protection barriers around Transgrid easement section adjacent to future warehouses 1, 2 & 4 only	1	Item	15,000.00	15,000
2.23	Assumed all infrastructure services are available at the site boundary, to remain and not to be relocated or extended	1	Item		Excl
2.24	TRADES SUBTOTAL				24,337,665
2.25	Preliminaries (10%)				2,433,767
2.26	Overheads and Margins (4%)				973,507
2.27	CONSTRUCTION SUBTOTAL				27,744,938
2.28	Professional Fees (2%)				554,899
2.29	Authority Fees (1.35%)				374,557
					28,674,394
4	WAREHOUSE W5				
4.1	WAREHOUSE W5				
4.2	Warehouse area - 14.6m ridge height	48,430	m2		note
4.3	<u>Foundations</u>				
4.4	Allowance for footings (Excluding piling)	48,430	m2	20.00	968,600
4.5	<u>Piling</u>				
4.6	Bored piling	48,430	m2	60.00	2,905,800
4.7	<u>Reinforced Concrete Ground Floor Slab</u>				
4.8	Excavation in earth 200m deep for reduced levels under floors	9,686	m3	30.00	290,580
4.9	E.O reducing floor levels excavation for removing soil	9,686	m3	40.00	387,440
4.10	Termite treatment to form a complete and continuous termite barrier in strict accordance with the local authority requirements	48,430	m2	3.00	145,290
4.11	Crushed rock sub-base 100mm thick	4,843	m3	30.00	145,290
4.12	Sand blinding 50mm thick under surface bed	2,422	m3	66.00	159,852
4.13	Double layer polythene damp proof course under surface bed	48,430	m2	5.00	242,150
4.14	High dose fabric reinforcement in concrete surface bed	48,430	m2	12.00	581,160
4.15	40MPa/160mm thick surface bed	7,749	m3	250.00	1,937,250
4.16	Finishing top surfaces of concrete smooth with a power float	48,430	m2	10.00	484,300
4.17	<u>Structural Frame</u>				
4.18	Allowance for structural steel roof framing	48,430	m2	120.00	5,811,600
4.19	Allowance to roof structure for future solar panels	48,430	m2	20.00	968,600
4.20	Allowance for structural steel wall framing	14,335	m2	120.00	1,720,200
4.21	<u>External Facade</u>				
4.22	Insulated wall panels (14.8m high)	14,335	m2	205.00	2,938,675
4.23	Colorbond cladding including secondary framing	14,335	m2	95.00	1,361,825
4.24	Roller shutter door galvanized with spray painted finish externally including motor with manual chain (6w x 5h) (scope TBC)	15	No	14,000.00	210,000

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4.25	Roller shutter door galvanized with spray painted finish externally including motor with manual chain (3.15w x 4.575h) (scope TBC)	15	No	7,200.00	108,000
4.26	External single solid core door including frame, lintel, lockwood hardware, external metal cladding and paint (scope TBC)	10	No	2,500.00	25,000
4.27	<u>Roofs</u>				
4.28	Metal roof sheeting including gutters etc, sarking, insulation etc	48,430	m2	150.00	7,264,500
4.29	Steel roof access cat ladders	150	m	300.00	45,000
4.30	Roof access system	48,430	m2	15.00	726,450
4.31	<u>Awnings</u>				
4.32	Awnings including steel roof framing, purlins, gutters, downpipes & painted to soffit	4,279	m2	310.00	1,326,341
4.33	<u>Internal divisions</u>				
4.34	Allowance for internal divisions (Scope TBC)	48,430	m2	80.00	Excl
4.35	<u>Floor Finishes</u>				
4.36	Allowance for floor insulation				Excl
4.37	<u>Amenities and tea kitchen/s</u>				
4.38	Allowance for amenities and tea kitchen/s, incl finishes, fittings and services	100	m2	3,000.00	300,000
4.39	<u>Electrical Installation</u>				
4.40	Power, lighting and communication to warehouse	48,430	m2	50.00	2,421,500
4.41	Power, lighting and communication to amenities and tea kitchen/s	100	m2	120.00	12,000
4.42	Allowance for building works in connection with electrical installation (2.5%)	1	Item	60,837.50	60,838
4.43	<u>Mechanical Services</u>				
4.44	Provisional sum allowance for refrigeration to warehouse				excluded
4.45	Ventilation to warehouse	48,430	m2	10.00	484,300
4.46	Dock levelers	15	No	25,000.00	375,000
4.47	Allowance for building works in connection with mechanical installation (5%)	1	Item	42,965.00	42,965
4.48	<u>Fire Services</u>				
4.49	Fire sprinklers	48,430	m2	50.00	2,421,500
4.50	Fire protection including extinguishers and hose reels	6	no	10,000.00	60,000
4.51	Allowance for building works in connection with fire installation (2.5%)	1	Item	62,037.50	62,038
4.52	<u>Miscellaneous items</u>				
4.53	Allowance for statutory signage	1	Item	30,000.00	30,000
4.54	<u>Specialist Equipment</u>				
4.55	Automation				excluded
4.56	OFFICES 1 & 2 (W5)				
4.57	Offices - 2 over 2-levels	2,500	m2		note
4.58	<u>Foundations</u>				
4.59	Allowance for footings (Excluding piling)	1,250	m2	50.00	62,500
4.60	<u>Reinforced Concrete Ground Floor Slab</u>				
4.61	Excavation in earth 200m deep for reduced levels under floors	250	m3	73.00	18,250
4.62	E.O reducing floor levels excavation for removing soil	250	m3	40.00	10,000

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4.63	Termite treatment to form a complete and continuous termite barrier in strict accordance with the local authority requirements	1,250	m2	3.00	3,750
4.64	Crushed rock sub-base 100mm thick	125	m3	30.00	3,750
4.65	Sand blinding 50mm thick under surface bed	63	m3	66.00	4,158
4.66	Double layer polythene damp proof course under surface bed	1,250	m2	10.00	12,500
4.67	High dose fabric reinforcement in concrete surface bed	1,250	m2	12.00	15,000
4.68	40MPa/160mm thick surface bed	200	m3	250.00	50,000
4.69	Finishing top surfaces of concrete smooth with a power float	1,250	m2	10.00	12,500
4.70	Concrete columns	1,250	m2	45.00	56,250
4.71	<u>Superstructure</u>				
4.72	Concrete columns	1,250	m2	45.00	56,250
4.73	Concrete upper floors	1,250	m2	300.00	375,000
4.74	Allowance for structural steel framing	1,250	m2	250.00	312,500
4.75	Concrete staircase including finish to walking surface and balustrade	6	m	7,000.00	42,000
4.76	<u>External Facade</u>				
4.77	External Cladding to Structural Frame	924	m2	400.00	369,600
4.78	Glazing	396	m2	600.00	237,600
4.79	<u>Doors & Hardware</u>				
4.80	Doors & Hardware	2,500	m2	40.00	100,000
4.81	<u>Roofs</u>				
4.82	Metal roof sheeting	1,250	m2	65.00	81,250
4.83	80mm Foil backed insulation	1,250	m2	48.00	60,000
4.84	Roof access system	1,250	m2	15.00	18,750
4.85	Mesh to underside of roof projecting over office	1,250	m2	20.00	25,000
4.86	Steel roof access cat ladders	28	m	300.00	8,400
4.87	<u>Internal divisions</u>				
4.88	Allowance for internal divisions (Scope TBC)	2,500	m2	120.00	300,000
4.89	<u>Floor Finishes</u>				
4.90	Allowance for floor finishes	2,500	m2	0.02	58
4.91	Carpet Tiles	2,250	m2	50.00	112,500
4.92	Non-slip vitreous tiling	250	m2	110.00	27,500
4.93	Aluminium ducted skirting	1	Item	3,000.00	3,000
4.94	Flat aluminium skirting	1	Item	3,000.00	3,000
4.95	<u>Ceiling Finishes</u>				
4.96	1200mmx600mm pre-finished acoustic tiles	2,250	m2	80.00	180,000
4.97	MoistyPlaster board suspended ceiling including paint	250	m2	110.00	27,500
4.98	Shadowline cornices	1	Item	4,000.00	4,000
4.99	<u>Fittings</u>				
4.100	Allowance for bathroom fittings	1	item	8,600.00	8,600
4.101	Kitchenette	8	m	2,000.00	16,000



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4.102	<u>Electrical Installation</u>				
4.103	Power, lighting, communication etc.	2,500	m2	150.00	375,000
4.104	Allowance for building works in connection with electrical installation (2.5%)	1	Item	9,375.00	9,375
4.105	<u>Hydraulic Services</u>				
4.106	Toilet suites - WC complete with taps, service pipes, stop cocks and traps etc.	16	No	3,400.00	54,400
4.107	Wash hand basins complete with taps, service pipes, stop cocks and traps etc.	12	No	2,500.00	30,000
4.108	Double sink complete with taps, service pipes, stop cocks and traps etc.	4	No	3,000.00	12,000
4.109	Floor waste	4	No	600.00	2,400
4.110	Allowance for building works in connection with hydraulic installation (2.5%)	1	Item	2,470.00	2,470
4.111	<u>Mechanical Services</u>				
4.112	Two stop lift installation	2	No	95,000.00	190,000
4.113	Air-conditioning to offices	2,500	m2	230.00	575,000
4.114	Ventilations to amenities	8	No	1,500.00	12,000
4.115	Allowance for building works in connection with mechanical installation (2.5%)	1	Item	19,425.00	19,425
4.116	<u>Fire Services</u>				
4.117	Fire sprinklers	2,500	m2	35.00	87,500
4.118	Fire protection including extinguishers and hose reels	1	Item	10,000.00	10,000
4.119	Allowance for building works in connection with fire installation (2.5%)	1	Item	2,437.50	2,438
4.120	<u>Miscellaneous items</u>				
4.121	Allowance for statutory signage	1	Item	4,000.00	4,000
4.122	TRADES SUBTOTAL				41,027,217
4.123	Preliminaries (10%)				4,102,721.71
4.124	Overheads and Margins (4%)				1,641,088.68
4.125	CONSTRUCTION SUBTOTAL				46,771,027
4.126	Professional Fees (2%)				935,421
4.127	Authority Fees (1.35%)				631,409
					48,337,857

7	EXTERNAL WORKS				
7.1	SITE (ENTIRE ESTATE)				
7.2	<u>Pavements</u>				
7.3	Allowance for Aldington Road widening	2,430	m2	700.00	1,701,000
7.4	Heavy duty bitumen pavements - phase 1 access road, incl kerbs, ramps, etc	1,849	m2	130.00	240,349
7.5	Footpaths - concrete slab on crush rock base	6,504	m2	120.00	780,480
7.6	<u>Retaining walls</u>				
7.7	Between site boundary, internal roads and lots	1	item	2,555,000.00	2,555,000
7.8	Between lots	1	item	2,800,000.00	2,800,000
7.9	<u>Landscaping</u>				
7.10	Landscaping to estate - turf, shrubs, trees, incl flood plains	36,540	m2	100.00	3,654,000
7.11	Turf to flood plains	44,537	m2	30.00	1,336,108



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7.12	Irrigation (excluded - assumed un-irrigated).				excluded
7.13	6-month Landscaping maintenance (assume \$2/m2/month)	26	wks	40,538.46	1,054,000
7.14	<u>Security Fencing and Gates</u>				
7.15	1800mm high black palisade fence	3,712	m	440.00	1,633,104
7.16	15000 width x 1800mm high (assumed height) manual sliding estate entrance gates	2	no	12,000.00	24,000
7.17	<u>Signage</u>				
7.18	Allowance for blade signage; 7000mm high x 2500mm wide, with tenant signage attached	1	Item	12,000.00	12,000
7.19	Allowance for traffic control signs	1	item	5,000.00	5,000
7.20	Gatehouse, booms, access control - assumed not required				excluded
7.21	<u>Signage</u>				
7.22	Allowance for traffic control and statutory signage	1	item	5,000.00	5,000
7.23	Allowance for directional signage and linemarkings	1	item	6,000.00	6,000
7.24	WAREHOUSES W1-W4	82,680	m2	81.60	6,746,418
7.25	WAREHOUSE W5	48,430	m2	81.60	-
7.26	<u>Hardstand</u>				
7.27	Concrete slab on crush rock base, incl directional arrows, line markings and ramps down to recessed dock location	12,969	m2	158.50	2,055,650
7.28	<u>Carpark</u>				
7.29	Concrete slab on crush rock base, incl line markings, wheel stops, bollards and painted wheelchair symbols	5,749	m2	165.00	948,636
7.30	Palisade fencing 1800mm high	1,185	m	440.00	521,286
7.31	13,000 wide x 1800mm high Sliding gate (assumed height) - manual	1	no	8,700.00	8,700
7.32	<u>Foot path</u>				
7.33	Concrete slab on crush rock base	820	m2	120.00	98,342
7.34	<u>Carports</u>				
7.35	New carports including steel structure (10% of parkings - tbc)	283	m2	350.00	99,050
7.36	<u>Landscaping and Irrigation</u>				
7.37	Landscaping inside property boundary (inside W5 boundary) - hard and soft, fencing, paving and site drainage	6,259	m2	35.00	219,065
7.38	Irrigation (excluded - assumed un-irrigated).				excluded
7.39	<u>Signage</u>				
7.40	Allowance for statutory and directional signage at each warehouse	1	item	1,000.00	1,000
7.41	<u>Roof</u>				
7.42	Allowance for Awning roof (included with warehouse)				elsewhere incl
7.43	WAREHOUSE W6-W13	241,955	m2	81.60	19,742,738
7.44	TRADES SUBTOTAL				46,246,926
7.45	Preliminaries (10%)				4,624,692.61
7.46	Overheads and Margins (4%)				1,849,877.05
7.47	CONSTRUCTION SUBTOTAL				52,721,496
7.48	Professional Fees (2%)				1,054,430



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7.49	Authority Fees (1.35%)				711,740
					54,487,666
8	EXTERNAL SERVICES				
8.1	<u>External Services</u>				
8.2	<u>Storm water</u>				
8.3	Allowance for connection to mains	1	Item	20,000.00	20,000
8.4	Storm water drainage to entire estate	1	Item	2,699,999.88	2,700,000
8.5	Allowance for rainwater harvesting tanks - W1 - W13	1	Item	1,200,000.00	1,200,000
8.6	OSD and Bio-treatment basin (Lot L)(planting in landscaping)	12,848	m2	120.00	1,541,717
8.7	Flood basin (Lot D)(planting in landscaping)	32,519	m2	50.00	1,625,976
8.8	Allowance for builders work in connection with stormwater services 2.5%	1	Item	177,192.33	177,192
8.9	<u>Sewer</u>				
8.10	Allowance for connection to mains	1	Item	20,000.00	20,000
8.11	Sewer drainage to entire estate	1	Item	3,499,999.56	3,500,000
8.12	Allowance for builders work in connection with sewer services 2.5%	1	Item	87,999.99	88,000
8.13	<u>Water Supply Services</u>				
8.14	Allowance for connection to mains	1	Item	20,000.00	20,000
8.15	Water reticulation to entire estate	1	Item	3,100,000.00	3,100,000
8.16	Allowance for sprinkler tank and pump to W1 - W13	1	Item	1,350,000.00	1,350,000
8.17	Allowance for builders work in connection with water services 2.5%	1	Item	111,750.00	111,750
8.18	<u>Electrical Services</u>				
8.19	Allowance for substations to entire estate	1	Item	8,800,000.00	8,800,000
8.20	Allowance for reticulation from substations to boundary of lots	1	Item	3,800,000.00	3,800,000
8.21	Street lights	1	Item	800,000.00	800,000
8.22	Allowance for external lighting to hardstand /driveway	1	Item	975,000.00	975,000
8.23	Solar panels				excluded
8.24	Allowance for builders work in connection with electrical services 2.5%	1	Item	359,375.00	359,375
8.25	<u>Hydraulic Services</u>				
8.26	Pumps, etc				excl
8.27	TRADES SUBTOTAL				30,189,010
8.28	Preliminaries (10%)				3,018,900.99
8.29	Overheads and Margins (4%)				1,207,560.40
8.30	CONSTRUCTION SUBTOTAL				34,415,471
8.31	Professional Fees (2%)				688,309
8.32	Authority Fees (1.35%)				464,609
					35,568,390

Client: Ethos Urban
Project: 200 Aldington Road, Kemps Creek, NSW

Details: CIV CP3R0 - Entire Estate
2089-0005
Date - 18/12/2020

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