

9 March 2021

Nick Bouziotis
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Dear Nick

884 MAMRE ROAD, KEMPS CREEK - CAPITAL INVESTMENT VALUE

We have prepared an estimate of the Capital Investment Value (CIV) for the 884-928 Mamre Rd Kemps Creek development in accordance with the Environmental Planning and Assessment Regulation 2000.

Our estimated CIV has been prepared in accordance with the NSW Department of Planning Circular (Ref. PS 10-008). The estimated CIV is \$51,242,416 (Excluding GST). This comprises the following:

CIVILS WORKS, INTERSECTION & LOT 1	AMOUNT \$
CONSTRUCTION COSTS	50,088,416
DESIGN & CONSULTANT FEES	1,154,000
Goods & Services Tax (GST)	Excluded
TOTAL (Excluding GST)	\$51,242,416

This estimated Capital Investment Value includes all design and construction costs together with all relevant infrastructure works, site services, plant & equipment, and all anticipated labour costs.

We have estimated an approximate 134 full time construction jobs including Head Contractor staff, and subcontract labour will be required during construction.

We note that the enclosed estimate should be considered as indicative only at this stage and that, prior to finalising any design or agreements, detailed estimates will be prepared based on further developed design information.

Should you require any further information please do not hesitate to contact the undersigned.

Yours faithfully



PETER TAYLOR-HILL

Associate

WT

WT REF: PR-007627 884 MAMRE RD CIV



APPENDIX A

CIV ORDER OF COST ESTIMATE – CIVIL WORKS

WT ESTIMATE

MAMRE RD KEMPS CREEK CIVIL



Estimate Summary

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	884-928 MAMRE ROAD, KEMPS CREEK				
	CIVIL WORKS				
	CIV COST ESTIMATE				
	MARCH 2021				
	Demolition & Remediation				82,009
	Site Preparation				598,043
	Sediment Control				329,163
	Bulk Earthworks				3,315,880
	Civil Stormwater				1,491,656
	Pavement Within Site				2,987,521
	Soft Landscaping				302,852
	Estate Signage & Fencing				149,903
	Retaining Walls				4,012,969
	Power Supply & Reticulation (Excl Zone Sustation)				1,551,235
	Water & Sewer Reticulation				1,430,220
	Telecommunications				82,933
	Intersection Works				3,375,639
	SUBTOTAL TRADE WORKS				19,710,023
	Head Contractor Preliminaries & Supervision				990,000
	Head Contractor Design Fees				310,000
	Head Contractor Margin				530,000
	Subtotal - Head Contract Works				21,540,023
	Local Authority Fees - Excluded				Excluded
	TOTAL (Excluding GST)				21,540,023
	Total Cost				21,540,023



APPENDIX B

CIV ORDER OF COST ESTIMATE – LOT 1 WORKS

WT ESTIMATE

LOT 1 WAREHOUSE CIV ESTIMATE



Estimate Summary

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	884-928 MAMRE ROAD, KEMPS CREEK				
	LOT 1 WAREHOUSE				
	CIV COST ESTIMATE				
	MARCH 2021				
	Demolition & Remediation				474,775
	Site Preparation				0
	Substructure				4,459,290
	Columns - Refer to Structural Steel				Included
	Upper Floors				270,300
	Staircase				16,830
	Roof				2,587,817
	Structural Steel				3,812,063
	External Walls; Windows & Doors				3,229,280
	Internal Walls				304,830
	Internal Doors & Screens				98,790
	Wall; Floor & Ceiling Finishes				352,385
	Fitments				936,051
	Hydraulics Services				1,048,760
	Mechanical Services				531,590
	Fire Services				1,997,482
	Electrical Services				1,892,496
	Transportation				85,000
	External Engineering Services				1,530,000
	External Works				3,166,654
	Subtotal - Trades				26,794,393
	Head Contractor Preliminaries & Supervision				1,340,000
	Head Contractor Design Fees				844,000
	Head Contractor Margin				724,000
	Subtotal - Head Contract Works				29,702,393
	Local Authority Fees - Excluded				Excluded
	TOTAL (Excluding GST)				29,702,393
	Total Cost				29,702,393

