

06th July 2021

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Paul Solomon
Planning and Infrastructure Manager
Fraser's Property Industrial
Level 2, 1C Homebush Bay Drive
Rhodes NSW 2138 Australia

Dear Paul,

**Kemps Creek Industrial Community
Proposed Warehouse & Office for Ardex Australia – Capital Investment Value**

A cost estimate of the capital investment value (CIV) for Proposed Warehouse & Office for Ardex Australia has been prepared in accordance with the Environmental Planning and Assessment Regulation 2000.

We note that the estimated CIV has been prepared in accordance with the NSW Department of Planning Circular PS 10-008 published on 10 May 2010.

The estimated CIV is as follows:

Construction of Building and Carpark	\$27,289,690
Fitout	\$37,819,000
TOTAL CONSTRUCTION & FITOUT (GST EXCLUSIVE)	\$65,108,690

The above estimated CIV includes costs of design and construction of warehouses, offices and parking areas, including all associated services, plant, equipment and labour costs.

Please note that these costs are indicatively only at this stage. Detailed cost estimate will be prepared when design documents are available.

Yours Faithfully,
Northcroft (Australia) Pty Ltd



David Yong

Construction & Fitout Costs



Project: Ardex Australia	Details: S21198_DY_COST PLAN_01
Building: AR-KC-FS-016-B	Initial Cost Plan

Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
	SITE PREPARATION	43,683	m2	4.55	198,721		198,721
	WAREHOUSE	23,766	m2	302.98	7,200,577		7,200,577
	WAREHOUSE AWNINGS	1,763	m2	206.54	364,132		364,132
	OFFICE 1	1,993	m2	1,541.27	3,071,749		3,071,749
	MANUFACTURING OFFICE	519	m2	2,159.48	1,120,770		1,120,770
	EXTERNAL WORKS	17,640	m2	95.08	1,677,205		1,677,205
	SITE SERVICES	27,803	m2	64.37	1,789,724		1,789,724
	DESIGN	27,803	m2	17.55	488,025		488,025
	PRELIMINARIES	36	Wks	37,742.08	1,358,715		1,358,715
	BUILDING UPGRADES	27,803	m2	206.60	5,744,110		5,744,110
	GREEN STAR RATING	6	Star	Certified	290,962		290,962
	PROVISIONAL SUMS	27,803	m2	143.33	3,985,000		3,985,000
	WORKS BEYOND BOUNDARY						
	CONSTRUCTION BUILDING TOTAL	982	\$/m2				27,289,690
	ARDEX FITOUT	27,803	m2	1,360.25	37,819,000		37,819,000
	ARDEX FITOUT TOTAL	1,360	\$/m2				37,819,000
	CONSTRUCTION & FITOUT TOTAL (EXCL GST)	2,342	\$/m2				65,108,690