

16 January 2025

Mirvac Office and Industrial Pty Ltd  
Level 28, 200 George Street  
**SYDNEY, NSW 2000**

**ATTENTION: SUSAN PAUL**

**RE: INDUSTRIAL ESTATE  
WAREHOUSE 8 - 788-882 MAMRE ROAD, KEMPS CREEK NSW  
LOT 301 DP1305254, LOT 105 DP1305965, LOT 305, DP1305254 AND  
LOT 104, DP1305965  
ESTIMATED DEVELOPMENT COST REPORT**

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Muller Partnership has prepared an Estimated Development Cost Estimate (EDC) as required by the planning authority for the above development totalling **\$67,243,000 (rounded and excl. GST)** and enclose our report.

Please note the attached Estimated Development Cost Estimate has been prepared based on the currently available information and should be updated when additional information becomes available.

This estimate has been prepared in accordance with legislative and regulatory requirements (EP&A Act, EP&A Reg, SEPPs, the Planning Circular PS 24-002) issued 27 February 2024.

Should you wish to discuss any of the above please do not hesitate to contact the undersigned.

Yours faithfully

**MULLER PARTNERSHIP**



**PETER DALLY – DIRECTOR** (MRICS, MAIQS/CQS-28135)

PD: FW 21362 Aspect Estate WH8 - EDC Report

# MULLER *partnership*

Newcastle | Sydney | Melbourne

## MAMRE ROAD, KEMPS CREEK INDUSTRIAL ESTATE – WAREHOUSE 8 ESTIMATED DEVELOPMENT COST REPORT

16 JANUARY 2025

21362

### **Disclaimer**

Muller Partnership have prepared this report in part on the basis of information supplied to it in the ordinary course of business by Mirvac.

Whilst all reasonable professional care and skill have been exercised to validate its accuracy and authenticity, Muller Partnership is unable to provide any Guarantee in that regard, and will not be liable to any party for any loss arising as a result of any such information subsequently being found to be inaccurate, lacking authenticity or having been withheld.

This report is only intended for use by Mirvac and Muller Partnership accepts no responsibility to other parties who use opinions or information contained herein. They do so at their own risk.

In acting as Quantity Surveyor for Mirvac, Muller Partnership's liability is limited to the scope of services and value limit, as defined in their Professional indemnity insurance cover. A copy is available on request.

This report covers only the items as contained in this report. Should Mirvac require additional items or areas of assessment, these should be specifically requested and will be actioned as agreed between the parties.

The construction costs are current as at the date of this assessment only. The values assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in values.

### **Document history & status**

Revision	Date	Description	By	Review	Approved
0	08/04/2024	Estimated Development Cost Report	FF	FW	PD
1	20/12/2024	Estimated Development Cost Report	FF	FW/PD	PD
2	16/01/2025	Estimated Development Cost Report	FF	FW/PD	PD

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*Estimated Development Cost*      An Estimated Development Cost should capture the cost to carry out the development. This includes costs: to design and erect a building and associated infrastructure. The EDC Report shall be addressed to the consent authority, and include:

- a. An executive summary.
- b. A description of the basis of preparation.
- c. A description of the scope of the estimated development cost (EDC).
- d. A detailed calculation schedule that supports the EDC.

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*Construction Contingency*      The Construction Contingency is a contingency allowance made for unknowns that may occur during construction due to latent conditions or issues with the documentation.

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*Design Development Allowance*      The Design Development Allowance is a contingency included within our estimate to allow for unknown costs associated with progressing the development from the initial concept through until the 'For Construction'. At the time of For Construction documentation this contingency should be 0% as the entire project will have been designed and costed accordingly.

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*Preliminaries & Margin*      The Preliminaries and Margin Allowance is an allowance for the builders' margin and their establishment and management of the site. This item will therefore include for items such as site fencing & amenities, site foreman, head office overheads, insurances, craneage, site cleaning, OH&S management, QA, etc.

## 1.0 EXECUTIVE SUMMARY

### Project Description

The proposed development is for the new construction of the Warehouse 8 located at 788-882 Mamre Road, Kemps Creek NSW 2178.

Warehouse 8 is expected to generate new operational jobs, guided by benchmark data from previous Mirvac projects.

The proposed scope of work are as follows:

- Warehouse space of 39,800sqm.
- Total office space of 2,000sqm.
- Dock office of 370sqm.
- Storeroom of 460sqm.
- New site carpark of 197 spaces.
- Soft and hard landscaping and civil works.

A summary of the Estimated Development Cost (EDC) estimate is as follows:

Area	Areas				Cost	Jobs		
	Aggregate GFA	Warehouse GFA (SQM)	Dock Office GFA (SQM)	Office GFA (SQM)	Aggregate Cost (\$)	Operational Jobs	Construction Jobs	Total Jobs
WH8.2	42,630	40,260	370	2,000	52,698,542	130	70	200
<b>Total</b>	<b>42,630</b>	<b>40,260</b>	<b>370</b>	<b>2,000</b>	<b>46,293,382</b>	<b>130</b>	<b>70</b>	<b>200</b>

Estate Site Preparation	0
On Lot Infrastructure	6,405,160
Contractor Costs	5,269,854
Professional Fees	3,478,104
Contingency	2,898,420
Escalation	2,898,420

**Total EDC Cost: 67,243,340**

*We note the attached estimate is for construction costs only and does not allow for items such as property acquisition, finance costs, planning & authority fees & charges. Please refer to the Qualification, Assumptions and Exclusions sections of this report for further details.*

Muller Partnership certifies that the calculation is to the best of our knowledge accurate and considers the scope of works and the information provided to date as listed in the Section 4, Schedule of Information.

### **Key Notes & Actions:**

- Please note that this estimate has been prepared for the purpose of authority review (is preliminary in nature) and should not be used for other purposes such as project feasibility and finance.
- This estimate has been prepared in accordance with the EPAA Regulation 2021 and with consideration for the Planning Circular PS 24-002 dated 27 February 2024.
- Review assumptions and exclusions.

## **2.0 OPERATIONAL AND CONSTRUCTION JOBS METHODOLOGY**

### **New Operational Jobs**

Based on the operations of similar warehouses of this size, a total of 90 operational roles are anticipated, distributed as follows:

- 3.4 operational roles per 100 sqm of office space, which amounts to 70 staff members for the total office space of 2,000 sqm.
- 1.5 operational roles per 1,000 sqm of warehouse space, resulting in 60 staff members for the 39,800 sqm warehouse space.

### **New Construction Jobs**

The construction jobs generated by Warehouse 8, drawing from the experience of similar warehouse constructions within Aspect Industrial Estate, amount to a total of 70 construction jobs.

This figure is arrived at by considering the specific construction roles listed below, along with the projected number of jobs associated with each role. It's important to note that the construction of Warehouse 8 will be overseen by a single principal contractor, which has led to a reduction in the anticipated number of jobs for several roles.

<b>Construction Job / Role</b>	<b>No. of Jobs</b>
Steel Suppliers and Erectors	10
Quantity Surveyors	2
Building Certifiers	2
Site-Based Design Team – Architects, Civil Engineering, and Building Services Engineer	1
Construction Managers	10
Site Engineers	1
Design Manager	2
Labourers	1
Engineering Services Installers – Public Health, Electricians, Fire Services Installers, Mechanical Installers	20
Carpenters	15
Plasterers	3
Roofers	3

### 3.0 QUALIFICATIONS

Rodney Peter Dally has prepared the EDC estimate and report and meets the qualification requirements as listed below:


- MRICS - Mr R P Dally DipSurv - 1140846
- MAIQS/CQS Mr Rodney (Peter) Dally– 28135

### 4.0 BASIS OF PREPARATION

#### **Estimate Methodology**

Estimate has been prepared using Cubit estimating software in elemental type format. We note that design is at DA issue and is considers the information as provided to date.

All rates used within our EDC have been gathered from our in-house databases as well as being constructed from first principles namely labour, materials, and waste to reflect current market and project specific value.



Please note that this estimate has been prepared for the purpose of authority review and is preliminary in nature and should not be used for other purposes such as project feasibility and finance.

The EDC estimate has been prepared in accordance with:

- This estimate has been prepared in accordance with legislative and regulatory requirements (EP&A Act, EP&A Reg, SEPPs, the Planning Circular PS 24-002) issued 27 February 2024.
- The AIQS practice standard for calculating EDC in NSW.
- AS1181-1982 Australian Standard Method of measurement of civil engineering works and associated building works/ICMS Method.

## 5.0 SCHEDULE OF INFORMATION


Muller Partnership has used and referred to the following documentation:

- Architectural Drawing AR-AIE.B08.DA.2010-SBAA(P).
- Architectural Drawing AR-AIE.B08.DA.2011-SBAA(G).
- Architectural Drawing AR-AIE.B08.DA.2015-SBAA(G).
- Architectural Drawing AR-AIE.B08.DA.2017-SBAA(A).
- Architectural Drawing AR-AIE.B08.DA.2020-SBAA(A).
- Architectural Drawing AR-AIE.B08.DA.2030-SBAA(F).
- Architectural Drawing AR-AIE.B08.DA.2040-SBAA(H).

## 6.0 ASSUMPTIONS

We have made the following assumptions in the preparation of our EDC Estimate:

1. The works will be competitively tendered to a number of suitably qualified contractors on a lump sum basis.
2. Assumed the works are to be completed during normal work hours.
3. Removal of hazardous materials or remediation is not required.

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4. Site preparation works completed and level pad ready for slab.
  5. Services connection up to lot boundary.
  6. Preliminaries, overheads & margin at 10%
  7. Professional fees at 6%
  8. Contingency at 5%.
  9. Escalation at 5% p.a based on a midpoint of construction date of December 2025.
  10. This estimate has been prepared in accordance with the EPAA 2000 and State Environmental Planning Policy (SEPP) 2021 with consideration for the Planning Circular PS 24-002 dated 27 February 2024 and 'TPP 09-7 (Policy Paper)' Guidelines for estimating employment supported by the actions, programs, and policies of the NSW Government.

## 7.0 EXCLUSIONS

Within the following EDC the acronym 'EXCL' means work that has **not** been included in our estimate. We specifically note the following exclusions from the estimated cost:

1. Costs relating to any part of the development or project that is the subject of a separate development consent or project approval.
2. Amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 7.1 or 7.2 or a planning agreement.
3. Land costs including costs of marketing and selling land.
4. Costs of the ongoing maintenance or use of the development.
5. Goods and Services Tax (GST).



**APPENDIX A – ESTIMATED DEVELOPMENT COST ESTIMATE**

21362 - Aspect Estate - 804-882  
 Mamre Rd, Kemps Creek WH8 R1  
 (20.12.2024)  
 Lots 1, 2 & 5 DP 1285305 and Lots 6 & 7 DP 1291562  
 Estimated Development Cost

		Quantity	Unit	Rate	Total
<b>1</b>	<b>ESTATE SITE PREPARATION</b>				
1.1	Site preparation to Warehouse 8	1	item		EXCL
<b>2</b>	<b>BUILDING WORKS</b>				
					<b>\$52,698,542.40</b>
<b>2.1</b>	<b>WAREHOUSE</b>				
					<b>\$42,137,238.40</b>
2.2	Warehouse 8 - Total Construction Cost \$/m2 (40,260m2 GFA)		\$/m2	\$1,046.63	
<b>2.3</b>	<b>OFFICES</b>				
					<b>\$3,342,144.00</b>
2.4	Office - Construction Cost \$/m2 (2,000m2 GFA)		\$/m2	\$1,671.07	
<b>2.5</b>	<b>DOCK OFFICE</b>				
					<b>\$814,000.00</b>
2.6	Dock Office - Construction Cost \$/m2 (370m2)		\$/m2	\$2,200.00	
2.7	Total Building Works Construction cost \$/m2 (42,630m2 GFA) excl. Prelims		\$/m2	\$1,085.93	
<b>2.8</b>	<b>ON LOT INFRASTRUCTURE</b>				
					<b>\$6,405,160.00</b>
<b>3</b>	<b>PRELIMINARIES, OVERHEADS &amp; MARGIN</b>				
					<b>\$5,269,854.24</b>
3.1	Contractors Preliminaries & Margin (10% )	1	item	\$5,269,854.24	\$5,269,854.24
<b>4</b>	<b>PROFESSIONAL FEES</b>				
					<b>\$3,478,103.80</b>
4.1	Professional Fees (6%)	1	item	\$3,478,103.80	\$3,478,103.80
<b>5</b>	<b>CONTINGENCY</b>				
					<b>\$2,898,419.83</b>
5.1	Contingency (5%)	1	item	\$2,898,419.83	\$2,898,419.83
<b>6</b>	<b>ESCALATION</b>				
					<b>\$2,898,419.83</b>
6.1	Escalation (5% escalation p.a based on a midpoint of construction date of December 2025)	1	item	\$2,898,419.83	\$2,898,419.83
				<b>Subtotal</b>	<b>\$67,243,340.10</b>
				Adjustment	\$0.00
				<b>Total</b>	<b>\$67,243,340.10</b>

21362 - Aspect Estate - 804-882  
 Mamre Rd, Kemps Creek WH8 R1  
 (20.12.2024)  
 Lots 1, 2 & 5 DP 1285305 and Lots 6 & 7 DP 1291562  
 Estimated Development Cost

		Quantity	Unit	Rate	Total
<b>1</b>	<b>ESTATE SITE PREPARATION</b>				
1.1	Site preparation to Warehouse 8	1	item		EXCL
<b>2</b>	<b>BUILDING WORKS</b>				
					<b>\$52,698,542.40</b>
<b>2.1</b>	<b>WAREHOUSE</b>				
					<b>\$42,137,238.40</b>
<b>2.1.1</b>	<b>WH 8 - 40,260m2 GFA (incl. Store)</b>				
					<b>\$42,137,238.40</b>
<b>2.1.1.1</b>	<b>SUBSTRUCTURE</b>				
					<b>\$6,039,000.00</b>
<b>2.1.1.2</b>	<b>COLUMNS</b>				
					<b>\$4,831,200.00</b>
<b>2.1.1.3</b>	<b>STAIRCASES</b>				
					<b>\$34,000.00</b>
<b>2.1.1.4</b>	<b>UPPER FLOORS</b>				
<b>2.1.1.5</b>	<b>ROOF</b>				
					<b>\$11,869,640.00</b>
<b>2.1.1.6</b>	<b>EXTERNAL WALLS</b>				
					<b>\$3,400,950.00</b>
<b>2.1.1.7</b>	<b>WINDOWS</b>				
<b>2.1.1.8</b>	<b>EXTERNAL DOORS</b>				
					<b>\$325,000.00</b>
<b>2.1.1.9</b>	<b>INTERNAL WALLS</b>				
					<b>\$213,530.00</b>
<b>2.1.1.10</b>	<b>INTERNAL DOORS</b>				
<b>2.1.1.11</b>	<b>WALL FINISHES</b>				
<b>2.1.1.12</b>	<b>FLOOR FINISHES</b>				
					<b>\$402,600.00</b>
<b>2.1.1.13</b>	<b>CEILING FINISHES</b>				
<b>2.1.1.14</b>	<b>FITMENTS</b>				
					<b>\$5,241,560.00</b>
<b>2.1.1.15</b>	<b>SPECIAL EQUIPMENT</b>				
					<b>\$150,000.00</b>
<b>2.1.1.16</b>	<b>HYDRAULIC SERVICES</b>				
					<b>\$1,811,700.00</b>
<b>2.1.1.17</b>	<b>MECHANICAL SERVICES</b>				
					<b>\$402,600.00</b>
<b>2.1.1.18</b>	<b>FIRE SERVICES</b>				
					<b>\$2,938,980.00</b>
<b>2.1.1.19</b>	<b>ELECTRICAL SERVICES</b>				
					<b>\$4,196,000.00</b>
<b>2.1.1.20</b>	<b>LIFTS</b>				
<b>2.1.1.21</b>	<b>BWIC</b>				
					<b>\$280,478.40</b>

21362 - Aspect Estate - 804-882  
Mamre Rd, Kemps Creek WH8 R1  
(20.12.2024)  
Lots 1, 2 & 5 DP 1285305 and Lots 6 & 7 DP 1291562  
Estimated Development Cost

		Quantity	Unit	Rate	Total
2.2	Warehouse 8 - Total Construction Cost \$/m2 (40,260m2 GFA)		\$/m2	\$1,046.63	
<b>2.3</b>	<b>OFFICES</b>				<b>\$3,342,144.00</b>
<b>2.3.1</b>	<b>WH8 Office - 2,000m2 GFA</b>				<b>\$3,342,144.00</b>
<b>2.3.1.1</b>	<b>SUBSTRUCTURE</b>				<b>\$150,000.00</b>
<b>2.3.1.2</b>	<b>STAIRCASES</b>				<b>\$13,000.00</b>
<b>2.3.1.3</b>	<b>UPPER FLOORS</b>				<b>\$260,000.00</b>
<b>2.3.1.4</b>	<b>COLUMNS</b>				<b>\$80,000.00</b>
<b>2.3.1.5</b>	<b>ROOF</b>				<b>\$280,000.00</b>
<b>2.3.1.6</b>	<b>EXTERNAL WALLS</b>				<b>\$433,400.00</b>
<b>2.3.1.7</b>	<b>WINDOWS</b>				
<b>2.3.1.8</b>	<b>EXTERNAL DOORS</b>				<b>\$20,500.00</b>
<b>2.3.1.9</b>	<b>INTERNAL WALLS</b>				<b>\$228,200.00</b>
<b>2.3.1.10</b>	<b>INTERNAL SCREENS</b>				<b>\$24,600.00</b>
<b>2.3.1.11</b>	<b>INTERNAL DOORS</b>				<b>\$36,000.00</b>
<b>2.3.1.12</b>	<b>WALL FINISHES</b>				<b>\$71,400.00</b>
<b>2.3.1.13</b>	<b>FLOOR FINISHES</b>				<b>\$167,120.00</b>
<b>2.3.1.14</b>	<b>CEILING FINISHES</b>				<b>\$188,160.00</b>
<b>2.3.1.15</b>	<b>FITMENTS</b>				<b>\$96,500.00</b>
<b>2.3.1.16</b>	<b>SPECIAL EQUIPMENT</b>				<b>\$26,364.00</b>
<b>2.3.1.17</b>	<b>HYDRAULIC SERVICES</b>				<b>\$250,000.00</b>
<b>2.3.1.18</b>	<b>MECHANICAL SERVICES</b>				<b>\$360,000.00</b>
<b>2.3.1.19</b>	<b>FIRE SERVICES</b>				<b>\$170,000.00</b>
<b>2.3.1.20</b>	<b>ELECTRICAL SERVICES</b>				<b>\$300,000.00</b>
<b>2.3.1.21</b>	<b>LIFTS</b>				<b>\$150,000.00</b>
<b>2.3.1.22</b>	<b>BWIC</b>				<b>\$36,900.00</b>
2.4	Office - Construction Cost \$/m2 (2,000m2 GFA)		\$/m2	\$1,671.07	

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Mamre Rd, Kemps Creek WH8 R1  
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Lots 1, 2 & 5 DP 1285305 and Lots 6 & 7 DP 1291562  
Estimated Development Cost**

		Quantity	Unit	Rate	Total
<b>2.5</b>	<b>DOCK OFFICE</b>				<b>\$814,000.00</b>
<b>2.5.1</b>	<b>WH8A Dock Office - 300m2 GFA</b>				<b>\$814,000.00</b>
2.5.1.1	Dock Office - 370m2 GFA	370	m2	\$2,200.00	\$814,000.00
2.6	Dock Office - Construction Cost \$/m2 (370m2)		\$/m2	\$2,200.00	
2.7	Total Building Works Construction cost \$/m2 (42,630m2 GFA) excl. Prelims		\$/m2	\$1,085.93	
<b>2.8</b>	<b>ON LOT INFRASTRUCTURE</b>				<b>\$6,405,160.00</b>
<b>2.8.1</b>	<b>External Works</b>				<b>\$4,950,920.00</b>
2.8.1.1	Retaining wall incl. foundations	295	m	\$800.00	\$236,000.00
2.8.1.2	Landscape Blocks	215	m	\$600.00	\$129,000.00
2.8.1.3	7m long Sliding gate	1	No	\$8,500.00	\$8,500.00
2.8.1.4	6.2m long Double hinged gate	1	No	\$6,800.00	\$6,800.00
2.8.1.5	Hardstand concrete	15,558	m2	\$150.00	\$2,333,700.00
2.8.1.6	Recessed docks	22	No	\$25,000.00	\$550,000.00
2.8.1.7	Asphalt carpark	7,408	m2	\$120.00	\$888,960.00
2.8.1.8	Carpark paint and wheelstops	197	No	\$250.00	\$49,250.00
2.8.1.9	Soft landscaping	7,780	m2	\$10.00	\$77,800.00
2.8.1.10	Pedestrian footpaths	2,039	m2	\$120.00	\$244,680.00
2.8.1.11	Concrete paving	294	m2	\$180.00	\$52,920.00
2.8.1.12	Bicycle racks	25	No	\$250.00	\$6,250.00
2.8.1.13	Weighbridge	1	item		EXCL
2.8.1.14	Palisade fence	707	m	\$500.00	\$353,500.00
2.8.1.15	Chainmesh fence	339	m	\$40.00	\$13,560.00
<b>2.8.2</b>	<b>External Services</b>				<b>\$1,454,240.00</b>
2.8.2.1	Provisional sum for 1500kVA substation	1	item	\$450,000.00	\$450,000.00
2.8.2.2	Provisional sum for 500kVA substation	1	item	\$150,000.00	\$150,000.00
2.8.2.3	Electric vehicle charging	10	No	\$25,000.00	\$250,000.00
2.8.2.4	External lighting to carparks fixed to building	7,408	m2	\$5.00	\$37,040.00
2.8.2.5	Hydrant booster	1	No	\$15,000.00	\$15,000.00
2.8.2.6	Sprinkler tanks and pump	1	No	\$150,000.00	\$150,000.00
2.8.2.7	Pump room	54	m2	\$1,800.00	\$97,200.00
2.8.2.8	Other tanks	4	No	\$25,000.00	\$100,000.00
2.8.2.9	Connection to estate services	1	item	\$205,000.00	\$205,000.00
<b>3</b>	<b>PRELIMINARIES, OVERHEADS &amp; MARGIN</b>				<b>\$5,269,854.24</b>

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 Mamre Rd, Kemps Creek WH8 R1  
 (20.12.2024)  
 Lots 1, 2 & 5 DP 1285305 and Lots 6 & 7 DP 1291562  
 Estimated Development Cost

		Quantity	Unit	Rate	Total
3.1	Contractors Preliminaries & Margin (10%)	1	item	\$5,269,854.24	\$5,269,854.24
<b>4</b>	<b>PROFESSIONAL FEES</b>				<b>\$3,478,103.80</b>
4.1	Professional Fees (6%)	1	item	\$3,478,103.80	\$3,478,103.80
<b>5</b>	<b>CONTINGENCY</b>				<b>\$2,898,419.83</b>
5.1	Contingency (5%)	1	item	\$2,898,419.83	\$2,898,419.83
<b>6</b>	<b>ESCALATION</b>				<b>\$2,898,419.83</b>
6.1	Escalation (5% escalation p.a based on a midpoint of construction date of December 2025)	1	item	\$2,898,419.83	\$2,898,419.83
				<b>Subtotal</b>	<b>\$67,243,340.10</b>
				Adjustment	\$0.00
				<b>Total</b>	<b>\$67,243,340.10</b>

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Mamre Rd, Kemps Creek WH8 R1  
(20.12.2024)  
Lots 1, 2 & 5 DP 1285305 and Lots 6 & 7 DP 1291562  
Estimated Development Cost

		Quantity	Unit	Rate	Total
<b>1</b>	<b>ESTATE SITE PREPARATION</b>				
1.1	Site preparation to Warehouse 8	1	item		EXCL
<b>2</b>	<b>BUILDING WORKS</b>				<b>\$52,698,542.40</b>
<b>2.1</b>	<b>WAREHOUSE</b>				<b>\$42,137,238.40</b>
<b>2.1.1</b>	<b>WH 8 - 40,260m2 GFA (incl. Store)</b>				<b>\$42,137,238.40</b>
<b>2.1.1.1</b>	<b>SUBSTRUCTURE</b>				<b>\$6,039,000.00</b>
2.1.1.1.1	Piled foundations	1	item		EXCL
2.1.1.1.2	Concrete slab on ground incl. foundations	40,260	m2	\$150.00	\$6,039,000.00
<b>2.1.1.2</b>	<b>COLUMNS</b>				<b>\$4,831,200.00</b>
2.1.1.2.1	Portal frame steel	40,260	m2	\$120.00	\$4,831,200.00
2.1.1.2.2	Column	1	item		INCL
<b>2.1.1.3</b>	<b>STAIRCASES</b>				<b>\$34,000.00</b>
2.1.1.3.1	Stairs	1	item	\$34,000.00	\$34,000.00
<b>2.1.1.4</b>	<b>UPPER FLOORS</b>				
2.1.1.4.1	Upper Floors	1	item		EXCL
<b>2.1.1.5</b>	<b>ROOF</b>				<b>\$11,869,640.00</b>
2.1.1.5.1	Metal Roof - 'Surfmist' incl steelwork, purlins, sheeting & plumbing and gutters	40,489	m2	\$260.00	\$10,527,140.00
2.1.1.5.2	Translucent Roof Sheeting (TRS) incl. steelwork	2,500	m2	\$195.00	\$487,500.00
2.1.1.5.3	Awning cantilevered	3,420	m2	\$250.00	\$855,000.00
<b>2.1.1.6</b>	<b>EXTERNAL WALLS</b>				<b>\$3,400,950.00</b>
2.1.1.6.1	Precast concrete panel - pattern to 2.4m	1,183	m2	\$450.00	\$532,350.00
2.1.1.6.2	Precast concrete panel - off form to 2.4m	889	m2	\$400.00	\$355,600.00
2.1.1.6.3	Profile metal cladding from 2.40m to 12.3m - 13.7m	8,975	m2	\$280.00	\$2,513,000.00
<b>2.1.1.7</b>	<b>WINDOWS</b>				
2.1.1.7.1	Windows	1	item		EXCL
<b>2.1.1.8</b>	<b>EXTERNAL DOORS</b>				<b>\$325,000.00</b>
<b>2.1.1.8.1</b>	<b>Roller shutters</b>				<b>\$281,000.00</b>
2.1.1.8.1.1	3100mm (L) x 3400mm (H) Roller Shutter Door - Galvanised finish (Assumed to be electric operated)	8	No	\$6,250.00	\$50,000.00

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	1	Quantity	Unit	Rate	Total
2.1.1.8.1.2	6000mm (L) x 5550mm (H) Roller Shutter Door - Galvanised finish (Assumed to be electric operated)	14	No	\$16,500.00	\$231,000.00
2.1.1.8.1.3	Fast action doors	1	item		EXCL
<b>2.1.1.8.2</b>	<b>External doors</b>				<b>\$44,000.00</b>
2.1.1.8.2.1	920mm (L) x 2040mm (H) External single hinged doors	27	No	\$1,500.00	\$40,500.00
2.1.1.8.2.2	2000mm (L) x 2040mm (H) External double hinged doors	1	Pr	\$3,500.00	\$3,500.00
<b>2.1.1.9</b>	<b>INTERNAL WALLS</b>				<b>\$213,530.00</b>
2.1.1.9.1	Internal walls to store	139	m2	\$220.00	\$30,580.00
2.1.1.9.2	Concrete wall for recessed dock walls	73	m2	\$450.00	\$32,850.00
2.1.1.9.3	Party wall between warehouse and office/dock office	395	m2	\$380.00	\$150,100.00
<b>2.1.1.10</b>	<b>INTERNAL DOORS</b>				
2.1.1.10.1	Internal doors	1	item		EXCL
<b>2.1.1.11</b>	<b>WALL FINISHES</b>				
2.1.1.11.1	Wall finishes to warehouse	1	item		INCL
<b>2.1.1.12</b>	<b>FLOOR FINISHES</b>				<b>\$402,600.00</b>
2.1.1.12.1	Sealer	40,260	m2	\$10.00	\$402,600.00
2.1.1.12.2	Anti-microbial coating	1	item		EXCL
2.1.1.12.3	Linemarking	1	item		EXCL
<b>2.1.1.13</b>	<b>CEILING FINISHES</b>				
2.1.1.13.1	Ceiling finishes to warehouse	40,260	m2		EXCL
2.1.1.13.2	Bird netting	40,260	m2		EXCL
<b>2.1.1.14</b>	<b>FITMENTS</b>				<b>\$5,241,560.00</b>
2.1.1.14.1	Metalwork allowance	40,260	m2	\$6.00	\$241,560.00
2.1.1.14.2	Other FF&E	1	item		EXCL
2.1.1.14.3	Conveyor equipment	1	item		EXCL
2.1.1.14.4	Signage	40,260	m2		INCL
2.1.1.14.5	Provisional Allowance for racking	1	item	\$5,000,000.00	\$5,000,000.00
<b>2.1.1.15</b>	<b>SPECIAL EQUIPMENT</b>				<b>\$150,000.00</b>
2.1.1.15.1	Dock levellers	10	No	\$15,000.00	\$150,000.00
<b>2.1.1.16</b>	<b>HYDRAULIC SERVICES</b>				<b>\$1,811,700.00</b>
2.1.1.16.1	Elemental allowance for Hydraulic services	40,260	m2	\$45.00	\$1,811,700.00

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		Quantity	Unit	Rate	Total
<b>2.1.1.17</b>	<b>MECHANICAL SERVICES</b>				<b>\$402,600.00</b>
2.1.1.17.1	Allowance for mechanical ventilation	40,260	m2	\$10.00	\$402,600.00
2.1.1.17.2	Allowance for air conditioning	1	item		EXCL
<b>2.1.1.18</b>	<b>FIRE SERVICES</b>				<b>\$2,938,980.00</b>
2.1.1.18.1	Fire protection services including fire control panels, fire alarms and smoke detectors completed based on FECA	40,260	m2	\$8.00	\$322,080.00
2.1.1.18.2	Allowance for fire sprinkler system as required	40,260	m2	\$65.00	\$2,616,900.00
2.1.1.18.3	Sprinkler tank and pump	40,260	m2		INCL
<b>2.1.1.19</b>	<b>ELECTRICAL SERVICES</b>				<b>\$4,196,000.00</b>
2.1.1.19.1	Allowance for electrical services based on FECA	40,260	m2	\$95.00	\$3,824,700.00
2.1.1.19.2	Security system	40,260	m2	\$5.00	\$201,300.00
2.1.1.19.3	Provisional Sum for 100kW solar panel system incl. rooftop access walkway	1	item	\$170,000.00	\$170,000.00
<b>2.1.1.20</b>	<b>LIFTS</b>				
2.1.1.20.1	Lifts	1	item		EXCL
<b>2.1.1.21</b>	<b>BWIC</b>				<b>\$280,478.40</b>
2.1.1.21.1	BWIC (3%)	1	item	\$280,478.40	\$280,478.40
2.2	Warehouse 8 - Total Construction Cost \$/m2 (40,260m2 GFA)		\$/m2	\$1,046.63	
<b>2.3</b>	<b>OFFICES</b>				<b>\$3,342,144.00</b>
<b>2.3.1</b>	<b>WH8 Office - 2,000m2 GFA</b>				<b>\$3,342,144.00</b>
<b>2.3.1.1</b>	<b>SUBSTRUCTURE</b>				<b>\$150,000.00</b>
2.3.1.1.1	Concrete slab on ground	1,000	m2	\$150.00	\$150,000.00
<b>2.3.1.2</b>	<b>STAIRCASES</b>				<b>\$13,000.00</b>
2.3.1.2.1	Staircases	1	item	\$13,000.00	\$13,000.00
<b>2.3.1.3</b>	<b>UPPER FLOORS</b>				<b>\$260,000.00</b>
2.3.1.3.1	Allowance for suspended upper floors	1,000	m2	\$260.00	\$260,000.00
<b>2.3.1.4</b>	<b>COLUMNS</b>				<b>\$80,000.00</b>
2.3.1.4.1	Columns	2,000	m2	\$40.00	\$80,000.00
<b>2.3.1.5</b>	<b>ROOF</b>				<b>\$280,000.00</b>
2.3.1.5.1	Roof, incl. purlins, sheeting & plumbing	1,000	m2	\$280.00	\$280,000.00

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		Quantity	Unit	Rate	Total
<b>2.3.1.6</b>	<b>EXTERNAL WALLS</b>				<b>\$433,400.00</b>
2.3.1.6.1	Aluminium glazing frame walls (double glazed)	338	m2	\$750.00	\$253,500.00
2.3.1.6.2	Stone Cladding incl steel stud frame	14	m2	\$850.00	\$11,900.00
2.3.1.6.3	Steel frame and aluminium cladding	240	m2	\$700.00	\$168,000.00
<b>2.3.1.7</b>	<b>WINDOWS</b>				
2.3.1.7.1	Windows - incl. within external walls	1	item		INCL
<b>2.3.1.8</b>	<b>EXTERNAL DOORS</b>				<b>\$20,500.00</b>
2.3.1.8.1	Auto entry door	1	No	\$12,000.00	\$12,000.00
2.3.1.8.2	Double leaf door	2	Pr	\$3,500.00	\$7,000.00
2.3.1.8.3	Single leaf door	1	No	\$1,500.00	\$1,500.00
<b>2.3.1.9</b>	<b>INTERNAL WALLS</b>				<b>\$228,200.00</b>
2.3.1.9.1	Internal wall partition walls	730	m2	\$120.00	\$87,600.00
2.3.1.9.2	Party wall between warehouse and office/dock office	235	m2	\$380.00	\$89,300.00
2.3.1.9.3	Lift core wall	114	m2	\$450.00	\$51,300.00
<b>2.3.1.10</b>	<b>INTERNAL SCREENS</b>				<b>\$24,600.00</b>
2.3.1.10.1	Toilet partition with doors	12	No	\$1,800.00	\$21,600.00
2.3.1.10.2	Shower partition with doors	2	No	\$1,500.00	\$3,000.00
<b>2.3.1.11</b>	<b>INTERNAL DOORS</b>				<b>\$36,000.00</b>
2.3.1.11.1	Single doors	30	No	\$950.00	\$28,500.00
2.3.1.11.2	Double doors	1	Pr	\$2,000.00	\$2,000.00
2.3.1.11.3	Single doors entering to warehouse	5	No	\$1,100.00	\$5,500.00
<b>2.3.1.12</b>	<b>WALL FINISHES</b>				<b>\$71,400.00</b>
2.3.1.12.1	Wall tiling incl. waterproofing (assumed 2.4m high)	309	m2	\$150.00	\$46,350.00
2.3.1.12.2	Painting	1,670	m2	\$15.00	\$25,050.00
<b>2.3.1.13</b>	<b>FLOOR FINISHES</b>				<b>\$167,120.00</b>
2.3.1.13.1	Tiling to wet incl. waterproof	132	m2	\$180.00	\$23,760.00
2.3.1.13.2	Carpet/vinyl	1,792	m2	\$80.00	\$143,360.00
2.3.1.13.3	No floor finishes to void area	77	m2		EXCL
<b>2.3.1.14</b>	<b>CEILING FINISHES</b>				<b>\$188,160.00</b>
2.3.1.14.1	Suspended ceiling grid	1,924	m2	\$90.00	\$173,160.00
2.3.1.14.2	E/O for feature ceiling to entry	1	No	\$15,000.00	\$15,000.00

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		Quantity	Unit	Rate	Total
2.3.1.14.3	No ceiling finishes to void area	77	m2		EXCL
<b>2.3.1.15</b>	<b>FITMENTS</b>				<b>\$96,500.00</b>
2.3.1.15.1	Reception joinery	8	m	\$2,500.00	\$20,000.00
2.3.1.15.2	Kitchen joinery	7	m	\$2,500.00	\$17,500.00
2.3.1.15.3	Kitchen island joinery	5	m	\$2,800.00	\$14,000.00
2.3.1.15.4	Vanity	10	m	\$650.00	\$6,500.00
2.3.1.15.5	Lockers incl. seat	3	m	\$4,500.00	\$13,500.00
2.3.1.15.6	Loose furniture	1	item		EXCL
2.3.1.15.7	Bathroom fitments	1	item	\$15,000.00	\$15,000.00
2.3.1.15.8	Fridge	1	item		EXCL
2.3.1.15.9	Microwave	1	item		EXCL
2.3.1.15.10	Signage	2,000	m2	\$5.00	\$10,000.00
<b>2.3.1.16</b>	<b>SPECIAL EQUIPMENT</b>				<b>\$26,364.00</b>
2.3.1.16.1	Blinds	219.7	m2	\$120.00	\$26,364.00
<b>2.3.1.17</b>	<b>HYDRAULIC SERVICES</b>				<b>\$250,000.00</b>
2.3.1.17.1	Elemental allowance for Hydraulic services	2,000	m2	\$50.00	\$100,000.00
2.3.1.17.2	Hot water unit	1	No	\$5,000.00	\$5,000.00
2.3.1.17.3	Ziptap	1	No	\$5,000.00	\$5,000.00
2.3.1.17.4	Accessible toilet	2	No	\$6,500.00	\$13,000.00
2.3.1.17.5	Accessible basin	2	No	\$4,500.00	\$9,000.00
2.3.1.17.6	Toilet	12	No	\$3,800.00	\$45,600.00
2.3.1.17.7	Basin	8	No	\$4,000.00	\$32,000.00
2.3.1.17.8	Kitchenette basin	1	No	\$3,200.00	\$3,200.00
2.3.1.17.9	Urinal	6	No	\$2,800.00	\$16,800.00
2.3.1.17.10	Shower	2	No	\$3,200.00	\$6,400.00
2.3.1.17.11	Cleaner's sink	2	No	\$4,000.00	\$8,000.00
2.3.1.17.12	Floor waste	8	No	\$750.00	\$6,000.00
<b>2.3.1.18</b>	<b>MECHANICAL SERVICES</b>				<b>\$360,000.00</b>
2.3.1.18.1	Allowance for mechanical services	2,000	m2	\$180.00	\$360,000.00
<b>2.3.1.19</b>	<b>FIRE SERVICES</b>				<b>\$170,000.00</b>
2.3.1.19.1	Fire protection services including fire control panels, fire alarms and smoke detectors completed based on FECA	2,000	m2	\$20.00	\$40,000.00
2.3.1.19.2	Fire sprinkler system	2,000	m2	\$65.00	\$130,000.00

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		Quantity	Unit	Rate	Total
<b>2.3.1.20</b>	<b>ELECTRICAL SERVICES</b>				<b>\$300,000.00</b>
2.3.1.20.1	Allowance for electrical services based on FECA	2,000	m2	\$130.00	\$260,000.00
2.3.1.20.2	Security system	2,000	m2	\$20.00	\$40,000.00
<b>2.3.1.21</b>	<b>LIFTS</b>				<b>\$150,000.00</b>
2.3.1.21.1	Passenger lift	1	item	\$150,000.00	\$150,000.00
<b>2.3.1.22</b>	<b>BWIC</b>				<b>\$36,900.00</b>
2.3.1.22.1	BWIC (3%)	1	item	\$36,900.00	\$36,900.00
2.4	Office - Construction Cost \$/m2 (2,000m2 GFA)		\$/m2	\$1,671.07	
<b>2.5</b>	<b>DOCK OFFICE</b>				<b>\$814,000.00</b>
<b>2.5.1</b>	<b>WH8A Dock Office - 300m2 GFA</b>				<b>\$814,000.00</b>
2.5.1.1	Dock Office - 370m2 GFA	370	m2	\$2,200.00	\$814,000.00
2.6	Dock Office - Construction Cost \$/m2 (370m2)		\$/m2	\$2,200.00	
2.7	Total Building Works Construction cost \$/m2 (42,630m2 GFA) excl. Prelims		\$/m2	\$1,085.93	
<b>2.8</b>	<b>ON LOT INFRASTRUCTURE</b>				<b>\$6,405,160.00</b>
<b>2.8.1</b>	<b>External Works</b>				<b>\$4,950,920.00</b>
2.8.1.1	Retaining wall incl. foundations	295	m	\$800.00	\$236,000.00
2.8.1.2	Landscape Blocks	215	m	\$600.00	\$129,000.00
2.8.1.3	7m long Sliding gate	1	No	\$8,500.00	\$8,500.00
2.8.1.4	6.2m long Double hinged gate	1	No	\$6,800.00	\$6,800.00
2.8.1.5	Hardstand concrete	15,558	m2	\$150.00	\$2,333,700.00
2.8.1.6	Recessed docks	22	No	\$25,000.00	\$550,000.00
2.8.1.7	Asphalt carpark	7,408	m2	\$120.00	\$888,960.00
2.8.1.8	Carpark paint and wheelstops	197	No	\$250.00	\$49,250.00
2.8.1.9	Soft landscaping	7,780	m2	\$10.00	\$77,800.00
2.8.1.10	Pedestrian footpaths	2,039	m2	\$120.00	\$244,680.00
2.8.1.11	Concrete paving	294	m2	\$180.00	\$52,920.00
2.8.1.12	Bicycle racks	25	No	\$250.00	\$6,250.00
2.8.1.13	Weighbridge	1	item		EXCL
2.8.1.14	Palisade fence	707	m	\$500.00	\$353,500.00
2.8.1.15	Chainmesh fence	339	m	\$40.00	\$13,560.00
<b>2.8.2</b>	<b>External Services</b>				<b>\$1,454,240.00</b>
2.8.2.1	Provisional sum for 1500kVA substation	1	item	\$450,000.00	\$450,000.00

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	<b>1</b>	<b>Quantity</b>	<b>Unit</b>	<b>Rate</b>	<b>Total</b>
2.8.2.2	Provisional sum for 500kVA substation	1	item	\$150,000.00	\$150,000.00
2.8.2.3	Electric vehicle charging	10	No	\$25,000.00	\$250,000.00
2.8.2.4	External lighting to carparks fixed to building	7,408	m2	\$5.00	\$37,040.00
2.8.2.5	Hydrant booster	1	No	\$15,000.00	\$15,000.00
2.8.2.6	Sprinkler tanks and pump	1	No	\$150,000.00	\$150,000.00
2.8.2.7	Pump room	54	m2	\$1,800.00	\$97,200.00
2.8.2.8	Other tanks	4	No	\$25,000.00	\$100,000.00
2.8.2.9	Connection to estate services	1	item	\$205,000.00	\$205,000.00
<b>3</b>	<b>PRELIMINARIES, OVERHEADS &amp; MARGIN</b>				<b>\$5,269,854.24</b>
3.1	Contractors Preliminaries & Margin (10%)	1	item	\$5,269,854.24	\$5,269,854.24
<b>4</b>	<b>PROFESSIONAL FEES</b>				<b>\$3,478,103.80</b>
4.1	Professional Fees (6%)	1	item	\$3,478,103.80	\$3,478,103.80
<b>5</b>	<b>CONTINGENCY</b>				<b>\$2,898,419.83</b>
5.1	Contingency (5%)	1	item	\$2,898,419.83	\$2,898,419.83
<b>6</b>	<b>ESCALATION</b>				<b>\$2,898,419.83</b>
6.1	Escalation (5% escalation p.a based on a midpoint of construction date of December 2025)	1	item	\$2,898,419.83	\$2,898,419.83
				<b>Subtotal</b>	<b>\$67,243,340.10</b>
				Adjustment	\$0.00
				<b>Total</b>	<b>\$67,243,340.10</b>