27 July 2020

MBM01527-0009 Sydney Business Park 15 Hollinsworth Rd Marsden Park, NSW 2765

Attention: Owen Walsh,

Re: SBP - Stage 3 Facilities
DA Cost Plan

This letter is to confirm that the estimated Capital Investment Value for the proposed Stage 3 Facilities Development at Part Lots 4 and 5 DP 1210172 and Part Lot 36 DP262886 Marsden Park is \$156,517,600.04 excluding GST. This figure includes for construction cost, builder's margin, professional fees, authority fees and is based on drawings A0003/G, A1001/G, A1002/E, A1101/E, A1102/D, A1103/E, A2001/C, A2102/B, A3001/C, A3102/B, DA000/P2, DA100/P4, DA200/P3, DA202/P2, DA205/P3, DA206/P3, DA207/P2, DA208/P2, DA301/P2, DA401/P2, DA402/P2, DA500/P2, DA700/P3 and DA701/P1.

A breakdown summary of the Capital Investment Value is as follows:

Warehouse 1	())	52,783,130.21
Warehouse 2	\$	16,169,586.50
Warehouse 3	\$	4,682,826.49
Warehouse 4	\$	74,816,802.45
Civil Works and Services	\$	8,961,254.40
TOTAL excl GST	\$	157,413,600.04

Further breakdown of the estimated Capital Investment Value is attached.

Estimate of Job Creation during construction:

MBMpl estimate 669 jobs will be created by the future development during construction as per the following calculation:

 $1,000,000 \times 50\% = 500,000 \text{ (labour cost)}$

500,000/70 per hr = 7,142 hrs

7,142 hours/1,680hrs (1 person works 40hrs x 42 weeks per annum)

= 4.25 jobs per million dollars

4.25 jobs x \$157.4 million = 669 jobs

We understand that another 610 operational jobs will be created and have been provided with the below estimate by Others:

Warehouse	Employees
1	290
2	125
3	35
4	160
TOTAL	610

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

Yours faithfully MBMpl Pty Ltd

Selma Trepanic

Silva Adri

Associate Director



	Description	\$ Cost
2	Warehouse	\$ 603 t
	Foundations	\$712,300
4	Ground Slab	\$3,352,000
-	Structural Steel	\$4,399,500
6	Metal Deck Roof	\$2,178,800
7	External Colourback Cladding	\$796,100
8	Precast Panels	\$1,257,000
	Roller Shutters	\$419,000
	Electrical Services	\$1,676,000
	Hydraulic Services	\$1,257,000
	Fire Services	\$2,095,000
	Mechanical Services	\$377,100
	Awnings	\$712,300
	Metalwork	\$335,200
	Doors & Cleaning	\$419,000
	Office	Ψ+13,000
	Ground Slab	\$140,800
	First Floor Suspended Slab	\$369,600
	Structural Steel	\$264,000
	Roof	\$96,800
	Façade	\$528,000
	Stairs	\$38,720
	Amenities	\$325,600
	Joinery	\$61,600
	Open Floor Space (flooring/ceiling)	\$246,400
	Partitioning	\$272,800
	Electrical Services	\$264,000
	Hydraulic Services	\$172,480
	Fire Services	\$105,600
	Mechanical Services	\$404,800
	Lift Services	\$100,000
	Other	¥100,000
	Ground Slab	\$66,800
	First Floor Suspended Slab	\$175,350
	Structural Steel	\$125,250
	Roof	\$45,925
	Façade	\$250,500
	Stairs	\$18,370
	Amenities	\$154,475
	Joinery	\$29,225
	Open Floor Space (flooring/ceiling)	\$116,900
	Partitioning	\$129,425
	Electrical Services	\$125,750
	Hydraulic Services	\$81,830
	Fire Services	\$50,100
	Mechanical Services	\$192,050
	Project Specifics	+===,000
	Site Signage	\$50,000
		+=2,000

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State	51	Additional extra over metal work requirements	\$100,000
Security	52	Workstations and associated furniture	\$400,000
\$150,000 \$150,000	53	Whitegoods	\$25,000
Sample S	54	Security	\$200,000
Section	55	ССТУ	\$150,000
Sample S	56	Data Reticulation	\$300,000
Sacking \$1,000,000	57	Audio Visual	\$25,000
Fire Protection Complaint to suit AGV	58	Dangerous Goods	\$75,000
Tenant Requirements Search Requirements Search Requirements Search Requirements Search Requirements Search Regular Regular Contractors Search Regular Re	59	Racking	\$1,000,000
62 General & Detailed Cleaning for Tenant Fitout Work \$52,800 63 Slab Upgrade for AMR & AGY \$100,000 64 Early Access Trade Cleaning \$30,000 65 Waste Bin for Client Contractors \$50,000 66 Site Office for Client \$45,000 67 Client Fitout Builder's Permit Allowances & LSL \$45,000 68 Project Construction Signage \$15,000 69 Photo & Video Record \$35,000 70 E0 8 tonne point load for the warehouse slab \$17,000 71 Additional Sokt, rainwater tank \$45,000 72 Sieel upgrades for 1000Kw Solar System \$116,000 73 200m Armoc Allowances \$45,000 74 Boom gates to truck entry & exit \$16,000 75 A-Safe column protectors \$30,000 76 External waste enclosure \$35,000 76 External waste enclosure \$35,000 70 E0 Coloborod Coolima & Rod Sheeting - Office \$16,530 100mm thick rod insulation with blanket spacers - Warehouse \$38,300	60	Fire Protection Complaint to suit AGV	\$100,000
63 Slab Upgrade for AMR & AGV \$100,000 64 Early Access Trade Cleaning \$30,000 65 Waste Bin for Client Contractors \$50,000 66 Site Office for Client \$45,000 67 Client Fitout Builder's Permit Allowances & LSL \$45,000 68 Project Construction Signage \$15,000 69 Photo & Video Record \$35,000 70 EO 8 tonne point load for the warehouse slab \$17,000 71 Additional 50kL rainwater tank \$45,000 72 Steel upgrades for 1000kw Solar System \$116,000 73 200m Armoc Allowances \$45,000 74 Boom gates to truck entry & exit \$16,000 75 A-Sate column protectors \$30,000 76 External waste enclosure \$35,000 76 External waste enclosure \$35,000 70 EO Colorbond Coolmax Roof Sheeting - Office \$35,000 80 Bilinds to sexternal waste enclosure \$35,000 90 Somm thick wall insulation to the external metal clad walls - Warehouse	61	Tenant Requirements	
64 Early Access Trade Cleaning \$30,000 65 Waste Bin for Client Contractors \$50,000 66 Site Office for Client \$45,000 67 Client Fitout Builder's Permit Allowances & LSL \$45,000 68 Project Construction Signage \$15,000 69 Photo & Video Record \$35,000 70 EO 8 tonne point load for the warehouse slab \$17,000 71 Additional Solk. Tainwater tank \$45,000 72 Steel upgrades for 1000Kw Solar System \$116,000 73 200m Armoo Allowances \$45,000 74 Boom gates to truck entry & exit \$16,000 75 A-Safe column protectors \$30,000 76 External waste enclosure \$35,000 77 EO Colorbond Coolinax Roof Sheeting - Office \$16,530 8 100mm thick roof insulation with blanket spacers - Warehouse \$838,000 79 50mm thick wall insulation to the external metal clad walls - Warehouse \$838,000 80 Bilinds to external windows \$22,283 81 Provide Rapid R	62	General & Detailed Cleaning for Tenant Fitout Work	\$52,800
65 Waste Bin for Client Contractors \$50,000 66 Site Office for Client \$45,000 67 Client Fitout Builder's Permit Allowances & LSL \$45,000 68 Project Construction Signage \$15,000 69 Photo & Video Record \$35,000 70 EO 8 tonne point load for the warehouse slab \$17,000 71 Additional 50kL rainwater tank \$45,000 72 Steel upgrades for 1000kW Solar System \$116,000 73 200m Armoo Allowances \$45,000 74 Boom gates to truck entry & exit \$16,000 75 A-Safe column protectors \$30,000 76 External waste enclosure \$35,000 77 EO Colorbond Coolinax Roof Sheeting - Office \$16,530 78 100mm thick roof insulation with blanket spacers - Warehouse \$838,000 80 Blinds to external windows \$22,838 81 Provide Rapid Roller shutter doors to internal of all on grade RSD \$400,000 82 Site identification signage - Provisional Sum \$55,000 85 Mas	63	Slab Upgrade for AMR & AGV	\$100,000
Site Office for Client \$45,000	64	Early Access Trade Cleaning	\$30,000
67 Client Fitout Builder's Permit Allowances & LSL \$45,000 68 Project Construction Signage \$15,000 69 Photo & Video Record \$35,000 70 EO 8 tonne point load for the warehouse slab \$17,000 71 Additional 50kL rainwater tank \$45,000 72 Steel upgrades for 1000kw Solar System \$116,000 73 200m Armoo Allowances \$45,000 74 Boom gates to truck entry & exit \$16,000 75 A-Safe column protectors \$30,000 76 External waste enclosure \$35,000 76 External waste enclosure \$35,000 76 External waste enclosure \$35,000 78 100mm thick roof insulation with blanket spacers - Warehouse \$38,800 80 Blinds to external windows \$22,838 81 Provide Rapid Roller shutter doors to internal of all on grade RSD \$400,000 83 Lockers \$54,000 84 Temperature control to warehouse \$4,000,000 85 MSB & Cable Upgrade for Temperature Control - Provisional	65	Waste Bin for Client Contractors	\$50,000
68 Project Construction Signage \$15,000 69 Photo & Video Record \$35,000 70 EO 8 tonne point load for the warehouse slab \$17,000 71 Additional SOKL rainwater tank \$45,000 72 Steel upgrades for 1000Kw Solar System \$116,000 73 200m Armoc Allowances \$45,000 74 Boom gates to truck entry & exit \$16,000 75 A-Safe column protectors \$30,000 76 External waste enclosure \$33,000 76 External waste enclosure \$35,000 77 TO Colorbond Coolmax Roof Sheeting - Office \$16,530 80 100mm thick roof insulation with blanket spacers - Warehouse \$38,800 9 50mm thick wall insulation to the external metal clad walls - Warehouse \$185,990 80 Blinds to external windows \$22,838 81 Provide Rapid Roller shutter doors to internal of all on grade RSD \$400,000 82 Site identification signage - Provisional Sum \$55,000 83 Lockers \$54,000 84 Temp	66	Site Office for Client	\$45,000
Photo & Video Record	67	Client Fitout Builder's Permit Allowances & LSL	\$45,000
To EO 8 tonne point load for the warehouse slab	68	Project Construction Signage	\$15,000
71 Additional 50kL rainwater tank \$45,000 72 Steel upgrades for 1000Kw Solar System \$116,000 73 200m Armoo Allowances \$45,000 74 Boom gates to truck entry & exit \$16,000 75 A-Safe column protectors \$30,000 76 External waste enclosure \$35,000 77 EO Colorbond Coolmax Roof Sheeting - Office \$16,530 80 100mm thick roof insulation with blanket spacers - Warehouse \$838,000 79 50mm thick wall insulation to the external metal clad walls - Warehouse \$185,990 80 Blinds to external windows \$22,838 81 Provide Rapid Roller shutter doors to internal of all on grade RSD \$400,000 82 Site identification signage - Provisional Sum \$55,000 83 Lockers \$4,000,000 84 Temperature control to warehouse \$4,000,000 85 MSB & Cable Upgrade for Temperature Control - Provisional Sum \$300,000 86 Industrial Fans \$135,000 87 Water fountains \$84,000 88 PA System - Provisional Sum \$50,000 <t< td=""><td>69</td><td>Photo & Video Record</td><td>\$35,000</td></t<>	69	Photo & Video Record	\$35,000
72 Steel upgrades for 1000Kw Solar System \$116,000 73 200m Armco Allowances \$45,000 74 Boom gates to truck entry & exit \$16,000 75 A-Safe column protectors \$30,000 76 External waste enclosure \$35,000 77 EO Colorbond Coolmax Roof Sheeting - Office \$16,530 78 100mm thick roof insulation with blanket spacers - Warehouse \$838,000 79 50mm thick wall insulation to the external metal clad walls - Warehouse \$185,990 80 Blinds to external windows \$22,838 81 Provide Rapid Roller shutter doors to internal of all on grade RSD \$400,000 82 Site identification signage - Provisional Sum \$55,000 83 Lockers \$54,000 84 Temperature control to warehouse \$4,000,000 85 MSB & Cable Upgrade for Temperature Control - Provisional Sum \$300,000 86 Industrial Fans \$135,000 87 Water fountains \$84,000 88 PA System - Provisional Sum \$50,000 90 UPS - 70kVA UPS with additional battery pack for comms room - Provisional Sum	70	EO 8 tonne point load for the warehouse slab	\$17,000
73 200m Armco Allowances \$45,000 74 Boom gates to truck entry & exit \$16,000 75 A-Safe column protectors \$30,000 76 External waste enclosure \$35,000 77 EO Colorbond Coolmax Roof Sheeting - Office \$16,530 78 100mm thick roof insulation with blanket spacers - Warehouse \$838,000 79 50mm thick wall insulation to the external metal clad walls - Warehouse \$185,990 80 Blinds to external windows \$22,838 81 Provide Rapid Roller shutter doors to internal of all on grade RSD \$400,000 82 Site identification signage - Provisional Sum \$55,000 83 Lockers \$54,000 84 Temperature control to warehouse \$4,000,000 85 MSB & Cable Upgrade for Temperature Control - Provisional Sum \$300,000 86 Industrial Fans \$135,000 87 Water fountains \$84,000 88 PA System - Provisional Sum \$50,000 90 UPS - 70kVA UPS with additional battery pack for comms room - Provisional Sum \$100,000 91 Power Correction Unit - Provisional Sum	71	Additional 50kL rainwater tank	\$45,000
Som gates to truck entry & exit	72	Steel upgrades for 1000Kw Solar System	\$116,000
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76 External waste enclosure \$35,000 77 EO Colorbond Coolmax Roof Sheeting - Office \$16,530 78 100mm thick roof insulation with blanket spacers - Warehouse \$838,000 79 50mm thick wall insulation to the external metal clad walls - Warehouse \$185,990 80 Blinds to external windows \$22,838 81 Provide Rapid Roller shutter doors to internal of all on grade RSD \$400,000 82 Site identification signage - Provisional Sum \$55,000 83 Lockers \$54,000 84 Temperature control to warehouse \$4,000,000 85 MSB & Cable Upgrade for Temperature Control - Provisional Sum \$300,000 86 Industrial Fans \$135,000 87 Water fountains \$84,000 88 PA System - Provisional Sum \$50,000 90 UPS - 70kVA UPS with additional battery pack for comms room - Provisional Sum \$65,000 91 Power Correction Unit - Provisional Sum \$100,000 92 Power Outlet - Provisional Sum \$100,000 93 Dyson Air Blade Hand Dryer <td< td=""><td>74</td><td>Boom gates to truck entry & exit</td><td>\$16,000</td></td<>	74	Boom gates to truck entry & exit	\$16,000
77 EO Colorbond Coolmax Roof Sheeting - Office \$16,530 78 100mm thick roof insulation with blanket spacers - Warehouse \$838,000 79 50mm thick wall insulation to the external metal clad walls - Warehouse \$185,990 80 Blinds to external windows \$22,838 81 Provide Rapid Roller shutter doors to internal of all on grade RSD \$400,000 82 Site identification signage - Provisional Sum \$55,000 83 Lockers \$54,000 84 Temperature control to warehouse \$4,000,000 85 MSB & Cable Upgrade for Temperature Control - Provisional Sum \$300,000 86 Industrial Fans \$135,000 87 Water fountains \$84,000 88 PA System - Provisional Sum \$100,000 89 Harmonic Filter - Provisional Sum \$50,000 90 UPS - 70kVA UPS with additional battery pack for comms room - Provisional Sum \$65,000 91 Power Correction Unit - Provisional Sum \$100,000 92 Power Outlet - Provisional Sum \$100,000 93 Dyson Air Blade Hand Dryer \$33,750 94 200 Lux & 320 Lux Ave	75	A-Safe column protectors	\$30,000
78 100mm thick roof insulation with blanket spacers · Warehouse \$838,000 79 50mm thick wall insulation to the external metal clad walls · Warehouse \$185,990 80 Blinds to external windows \$22,838 81 Provide Rapid Roller shutter doors to internal of all on grade RSD \$400,000 82 Site identification signage · Provisional Sum \$55,000 83 Lockers \$54,000 84 Temperature control to warehouse \$4,000,000 85 MSB & Cable Upgrade for Temperature Control · Provisional Sum \$300,000 86 Industrial Fans \$135,000 87 Water fountains \$84,000 88 PA System · Provisional Sum \$100,000 89 Harmonic Filter · Provisional Sum \$50,000 90 UPS · 70kVA UPS with additional battery pack for comms room · Provisional Sum \$65,000 91 Power Correction Unit · Provisional Sum \$100,000 92 Power Outlet · Provisional Sum \$100,000 93 Dyson Air Blade Hand Dryer \$33,750 94 200 Lux & 320 Lux Average Lighting Requirement · Provisional Sum \$156,000 95 <td< td=""><td>76</td><td>External waste enclosure</td><td>\$35,000</td></td<>	76	External waste enclosure	\$35,000
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Blinds to external windows \$22,838 Provide Rapid Roller shutter doors to internal of all on grade RSD \$400,000 Site identification signage - Provisional Sum \$55,000 Blookers \$54,000 Cokers \$54,000 Temperature control to warehouse \$4,000,000 MSB & Cable Upgrade for Temperature Control - Provisional Sum \$300,000 Industrial Fans \$135,000 Roll Water fountains \$84,000 Roll Water fountains \$84,000 Roll Water Fountains \$100,000 Roll Water Fountains \$100,000 Roll Water Fountains \$100,000 Roll Water Outlet - Provisional Sum \$100,000 Roll Water Fountains \$10	78	100mm thick roof insulation with blanket spacers - Warehouse	\$838,000
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82 Site identification signage - Provisional Sum \$55,000 83 Lockers \$54,000 84 Temperature control to warehouse \$4,000,000 85 MSB & Cable Upgrade for Temperature Control - Provisional Sum \$300,000 86 Industrial Fans \$135,000 87 Water fountains \$84,000 88 PA System - Provisional Sum \$100,000 89 Harmonic Filter - Provisional Sum \$50,000 90 UPS - 70kVA UPS with additional battery pack for comms room - Provisional Sum \$65,000 91 Power Correction Unit - Provisional Sum \$100,000 92 Power Outlet - Provisional Sum \$100,000 93 Dyson Air Blade Hand Dryer \$33,750 94 200 Lux & 320 Lux Average Lighting Requirement - Provisional Sum \$630,000 95 Provision of Data Conduit \$156,000	80	Blinds to external windows	\$22,838
83 Lockers \$54,000 84 Temperature control to warehouse \$4,000,000 85 MSB & Cable Upgrade for Temperature Control - Provisional Sum \$300,000 86 Industrial Fans \$135,000 87 Water fountains \$84,000 88 PA System - Provisional Sum \$100,000 89 Harmonic Filter - Provisional Sum \$50,000 90 UPS - 70kVA UPS with additional battery pack for comms room - Provisional Sum \$65,000 91 Power Correction Unit - Provisional Sum \$100,000 92 Power Outlet - Provisional Sum \$100,000 93 Dyson Air Blade Hand Dryer \$33,750 94 200 Lux & 320 Lux Average Lighting Requirement - Provisional Sum \$630,000 95 Provision of Data Conduit \$156,000	81	Provide Rapid Roller shutter doors to internal of all on grade RSD	\$400,000
84 Temperature control to warehouse \$4,000,000 85 MSB & Cable Upgrade for Temperature Control - Provisional Sum \$300,000 86 Industrial Fans \$135,000 87 Water fountains \$84,000 88 PA System - Provisional Sum \$100,000 89 Harmonic Filter - Provisional Sum \$50,000 90 UPS - 70kVA UPS with additional battery pack for comms room - Provisional Sum \$65,000 91 Power Correction Unit - Provisional Sum \$100,000 92 Power Outlet - Provisional Sum \$100,000 93 Dyson Air Blade Hand Dryer \$33,750 94 200 Lux & 320 Lux Average Lighting Requirement - Provisional Sum \$630,000 95 Provision of Data Conduit \$156,000	82	Site identification signage - Provisional Sum	\$55,000
85 MSB & Cable Upgrade for Temperature Control - Provisional Sum \$300,000 86 Industrial Fans \$135,000 87 Water fountains \$84,000 88 PA System - Provisional Sum \$100,000 89 Harmonic Filter - Provisional Sum \$50,000 90 UPS - 70kVA UPS with additional battery pack for comms room - Provisional Sum \$65,000 91 Power Correction Unit - Provisional Sum \$100,000 92 Power Outlet - Provisional Sum \$100,000 93 Dyson Air Blade Hand Dryer \$33,750 94 200 Lux & 320 Lux Average Lighting Requirement - Provisional Sum \$630,000 95 Provision of Data Conduit \$156,000	83	Lockers	\$54,000
86 Industrial Fans \$135,000 87 Water fountains \$84,000 88 PA System - Provisional Sum \$100,000 89 Harmonic Filter - Provisional Sum \$50,000 90 UPS - 70kVA UPS with additional battery pack for comms room - Provisional Sum \$65,000 91 Power Correction Unit - Provisional Sum \$100,000 92 Power Outlet - Provisional Sum \$100,000 93 Dyson Air Blade Hand Dryer \$33,750 94 200 Lux & 320 Lux Average Lighting Requirement - Provisional Sum \$630,000 95 Provision of Data Conduit \$156,000	84	Temperature control to warehouse	\$4,000,000
87 Water fountains \$84,000 88 PA System - Provisional Sum \$100,000 89 Harmonic Filter - Provisional Sum \$50,000 90 UPS - 70kVA UPS with additional battery pack for comms room - Provisional Sum \$65,000 91 Power Correction Unit - Provisional Sum \$100,000 92 Power Outlet - Provisional Sum \$100,000 93 Dyson Air Blade Hand Dryer \$33,750 94 200 Lux & 320 Lux Average Lighting Requirement - Provisional Sum \$630,000 95 Provision of Data Conduit \$156,000	85	MSB & Cable Upgrade for Temperature Control - Provisional Sum	\$300,000
88 PA System - Provisional Sum \$100,000 89 Harmonic Filter - Provisional Sum \$50,000 90 UPS - 70kVA UPS with additional battery pack for comms room - Provisional Sum \$65,000 91 Power Correction Unit - Provisional Sum \$100,000 92 Power Outlet - Provisional Sum \$100,000 93 Dyson Air Blade Hand Dryer \$33,750 94 200 Lux & 320 Lux Average Lighting Requirement - Provisional Sum \$630,000 95 Provision of Data Conduit \$156,000	86	Industrial Fans	\$135,000
89 Harmonic Filter - Provisional Sum \$50,000 90 UPS - 70kVA UPS with additional battery pack for comms room - Provisional Sum \$65,000 91 Power Correction Unit - Provisional Sum \$100,000 92 Power Outlet - Provisional Sum \$100,000 93 Dyson Air Blade Hand Dryer \$33,750 94 200 Lux & 320 Lux Average Lighting Requirement - Provisional Sum \$630,000 95 Provision of Data Conduit \$156,000	87	Water fountains	\$84,000
90 UPS - 70kVA UPS with additional battery pack for comms room - Provisional Sum \$65,000 91 Power Correction Unit - Provisional Sum \$100,000 92 Power Outlet - Provisional Sum \$100,000 93 Dyson Air Blade Hand Dryer \$33,750 94 200 Lux & 320 Lux Average Lighting Requirement - Provisional Sum \$630,000 95 Provision of Data Conduit \$156,000	88	PA System - Provisional Sum	\$100,000
91 Power Correction Unit - Provisional Sum \$100,000 92 Power Outlet - Provisional Sum \$100,000 93 Dyson Air Blade Hand Dryer \$33,750 94 200 Lux & 320 Lux Average Lighting Requirement - Provisional Sum \$630,000 95 Provision of Data Conduit \$156,000	89	Harmonic Filter - Provisional Sum	\$50,000
92 Power Outlet - Provisional Sum \$100,000 93 Dyson Air Blade Hand Dryer \$33,750 94 200 Lux & 320 Lux Average Lighting Requirement - Provisional Sum \$630,000 95 Provision of Data Conduit \$156,000	90	UPS - 70kVA UPS with additional battery pack for comms room - Provisional Sum	\$65,000
93 Dyson Air Blade Hand Dryer \$33,750 94 200 Lux & 320 Lux Average Lighting Requirement - Provisional Sum \$630,000 95 Provision of Data Conduit \$156,000	91	Power Correction Unit - Provisional Sum	\$100,000
94 200 Lux & 320 Lux Average Lighting Requirement - Provisional Sum \$630,000 95 Provision of Data Conduit \$156,000	92	Power Outlet - Provisional Sum	\$100,000
95 Provision of Data Conduit \$156,000	93	Dyson Air Blade Hand Dryer	\$33,750
	94	200 Lux & 320 Lux Average Lighting Requirement - Provisional Sum	\$630,000
96 Dock Shelter & Trailer Restraint to Recessed Dock \$343 800	95	Provision of Data Conduit	\$156,000
1	96	Dock Shelter & Trailer Restraint to Recessed Dock	\$343,800
	97	500kW Solar Panel System	\$600,000
98 5* Greenstar Certified - Provisional Sum \$300,000	98	5* Greenstar Certified - Provisional Sum	\$300,000

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Capital Investment Breakdown - Warehouse 1

Dock Office	Cal	oltai ilivestillellt bleakdowii - Waleilouse 1	
101 Battery Charge Room	99	Tenant Fitout inclucing Office fitout	\$1,000,000
102 Amenities - Warehouse \$200,0 103 Power Schedule & AGV's Control Cabinets \$170,5 104 Auxiliary Items \$80,0 105 Sprinkler Tank \$80,0 106 Pump Room \$40,0 107 Rainwater Tanks \$65,0 108 \$tatutory Signage \$30,0 109 Main Office Outdoor Area \$40,0 110 Pavements \$21,166,0 111 Heavy Duty Paving \$22,86,0 112 Light Duty Paving \$28,4 113 Pedestrian Footpath \$41,2 114 Kerb & Gutter \$143,2 115 Siteworks \$28,4 116 Landscape & Irrigation \$208,4 117 Fencing & Gates \$178,0 118 Sub-Station Establishment \$400,0 119 Stormwater Services \$1,000,0 120 Bulk Earthworks (Shaping) \$800,9 121 Trim & Compaction \$222,4 122 Recessed Dock Retaining Walls \$45,113,7 125 Prellmina	100	Dock Office	\$540,000
103 Power Schedule & AGV's Control Cabinets \$170,5 104 Auxiliary Items \$80,0 105 Sprinkler Tank \$80,0 107 Rainwater Tanks \$65,0 108 Statutory Signage \$30,0 109 Main Office Outdoor Area \$40,0 110 Pavements \$40,0 111 Heavy Duty Paving \$2,166,0 112 Light Duty Paving \$22,83 113 Pedestrian Footpath \$81,1 14 Kerb & Gutter \$143,2 15 Siteworks \$208,4 16 Landscape & Irrigation \$208,4 17 Fencing & Gates \$178,0 18 Sub-Station Establishment \$400,0 19 Stormwater Services \$1,000,0 100 Bulk Earthworks (Shaping) \$800,9 12 Trim & Compaction \$222,4 12 Recessed Dock Retaining Walls \$100,0 20 Subtotal \$45,113,7 20 Prel	101	Battery Charge Room	\$459,000
104 Auxiliary Items 105 Sprinkler Tank \$80.0 106 Pump Room \$40.0 107 Rainwater Tanks \$65.0 108 Statutory Signage \$30.0 109 Main Office Outdoor Area \$40.0 110 Pavements \$2,166.0 111 Heavy Duty Paving \$22,83 112 Light Duty Paving \$81.1 113 Pedestrian Footpath \$81.1 114 Kerb & Gutter \$143.2 115 Siteworks \$11 116 Landscape & Irrigation \$208.4 117 Fencing & Gates \$178.0 118 Sub-Station Establishment \$400.0 119 Stormwater Services \$1,000.0 120 Bulk Earthworks (Shaping) \$800.9 121 Trim & Compaction \$222.4 Recessed Dock Retaining Walls \$100.0 3ubtotal \$45,113.7 122 PreLiminaries \$3,609.1 125 Preliminaries \$3,609.1 126 Professional and Au	102	Amenities - Warehouse	\$200,000
105 Sprinkler Tank \$80.0 106 Pump Room \$40.0 107 Rainwater Tanks \$65.0 108 Statutory Signage \$30.0 109 Main Office Outdoor Area \$40.0 110 Pavements \$2,166.0 111 Heavy Duty Paving \$22,83 112 Light Duty Paving \$81,1 114 Kerb & Gutter \$143,2 115 Siteworks \$116 116 Landscape & Irrigation \$208,4 117 Fencing & Gates \$178,0 118 Stormwater Services \$1,000,0 120 Bulk Earthworks (Shaping) \$800,9 121 Trim & Compaction \$222,4 122 Recessed Dock Retaining Walls \$10,00 3ubtotal \$45,113,7 124 PRELIMINARIES, DESIGN & MARGIN 125 Professional and Authority Fees \$2,255.6 127 Margin \$1,804.5	103	Power Schedule & AGV's Control Cabinets	\$170,500
106 Pump Room \$40,0 107 Rainwater Tanks \$65,0 108 Statutory Signage \$30,0 109 Main Office Outdoor Area \$40,0 110 Pavements 111 Heavy Duty Paving \$2,166,0 112 Light Duty Paving \$528,3 113 Pedestrian Footpath \$81,1 114 Kerb & Gutter \$143,2 115 Siteworks \$116 116 Landscape & Irrigation \$208,4 117 Fencing & Gates \$178,0 118 Sub-Station Establishment \$400,0 119 Stormwater Services \$1,000,0 120 Bulk Earthworks (Shaping) \$800,9 121 Trim & Compaction \$222,4 122 Recessed Dock Retaining Walls \$100,0 123 Subtotal \$45,113,7 124 Preliminaries \$3,609,1 125 Preliminaries \$3,609,1 126 Professional and Authority Fees \$2,255,6 127 Margin \$1,804,5 </td <td>104</td> <td>Auxiliary Items</td> <td></td>	104	Auxiliary Items	
107 Rainwater Tanks \$65,0 108 Statutory Signage \$30,0 109 Main Office Outdoor Area \$40,0 110 Pavements \$2,166,0 111 Heavy Duty Paving \$528,3 113 Pedestrian Footpath \$81,1 114 Kerb & Gutter \$143,2 115 Siteworks 116 Landscape & Irrigation \$208,4 117 Fencing & Gates \$178,0 118 Sub-Station Establishment \$400,0 119 Stormwater Services \$1,000,0 120 Bulk Earthworks (Shaping) \$800,9 121 Trim & Compaction \$222,4 122 Recessed Dock Retaining Walls \$100,0 123 Subtotal \$45,113,7 124 PRELIMINARIES, DESIGN & MARGIN 125 Professional and Authority Fees \$2,255,6 127 Margin \$1,804,5	105	Sprinkler Tank	\$80,000
108 Statutory Signage \$30,0 109 Main Office Outdoor Area \$40,0 110 Pavements \$2,166,0 111 Heavy Duty Paving \$528,3 112 Light Duty Paving \$528,3 113 Pedestrian Footpath \$81,1 14 Kerb & Gutter \$143,2 15 Siteworks \$16 Landscape & Irrigation \$208,4 17 Fencing & Gates \$178,0 18 Sub-Station Establishment \$400,0 19 Stormwater Services \$1,000,0 120 Bulk Earthworks (Shaping) \$800,9 121 Trim & Compaction \$222,4 122 Recessed Dock Retaining Walls \$100,0 123 Subtotal \$45,113,7 PRELIMINARIES, DESIGN & MARGIN \$3,609,1 126 Professional and Authority Fees \$2,255,6 127 Margin \$1,804,5	106	Pump Room	\$40,000
109 Main Office Outdoor Area \$40,0 110 Pavements 111 Heavy Duty Paving \$2,166,0 112 Light Duty Paving \$528,3 113 Pedestrian Footpath \$81,1 114 Kerb & Gutter \$143,2 115 Siteworks \$10 116 Landscape & Irrigation \$208,4 117 Fencing & Gates \$178,0 118 Sub-Station Establishment \$400,0 119 Stormwater Services \$1,000,0 120 Bulk Earthworks (Shaping) \$800,9 121 Trim & Compaction \$222,4 122 Recessed Dock Retaining Walls \$100,0 123 Subtotal \$45,113,7 124 PRELIMINARIES, DESIGN & MARGIN \$3,609,1 125 Professional and Authority Fees \$2,255,6 127 Margin \$1,804,5	107	Rainwater Tanks	\$65,000
Pavements State State	108	Statutory Signage	\$30,000
111 Heavy Duty Paving \$2,166,0 112 Light Duty Paving \$528,3 113 Pedestrian Footpath \$81,1 114 Kerb & Gutter \$143,2 115 Siteworks \$16 Landscape & Irrigation \$208,4 17 Fencing & Gates \$178,0 18 Sub-Station Establishment \$400,0 19 Stormwater Services \$1,000,0 20 Bulk Earthworks (Shaping) \$800,9 121 Trim & Compaction \$222,4 122 Recessed Dock Retaining Walls \$100,0 23 Subtotal \$45,113,7 124 PRELIMINARIES, DESIGN & MARGIN 125 Preliminaries \$3,609,1 126 Professional and Authority Fees \$2,255,6 127 Margin \$1,804,5	109	Main Office Outdoor Area	\$40,000
112 Light Duty Paving \$528,3 113 Pedestrian Footpath \$81,1 114 Kerb & Gutter \$143,2 115 Siteworks \$16 Landscape & Irrigation \$208,4 117 Fencing & Gates \$178,0 118 Sub-Station Establishment \$400,0 119 Stormwater Services \$1,000,0 120 Bulk Earthworks (Shaping) \$800,9 121 Trim & Compaction \$222,4 122 Recessed Dock Retaining Walls \$100,0 123 Subtotal \$45,113,7 124 PRELIMINARIES, DESIGN & MARGIN \$3,609,1 125 Professional and Authority Fees \$2,255,6 127 Margin \$1,804,5	110	Pavements	
113 Pedestrian Footpath \$81,1 114 Kerb & Gutter \$143,2 115 Siteworks \$208,4 116 Landscape & Irrigation \$208,4 117 Fencing & Gates \$178,0 118 Sub-Station Establishment \$400,0 119 Stormwater Services \$1,000,0 120 Bulk Earthworks (Shaping) \$800,9 121 Trim & Compaction \$222,4 122 Recessed Dock Retaining Walls \$100,0 123 Subtotal \$45,113,7 124 PRELIMINARIES, DESIGN & MARGIN \$3,609,1 125 Preliminaries \$3,609,1 126 Professional and Authority Fees \$2,255,6 127 Margin \$1,804,5	111	Heavy Duty Paving	\$2,166,000
114 Kerb & Gutter \$143,2 115 Siteworks \$208,4 116 Landscape & Irrigation \$208,4 117 Fencing & Gates \$178,0 118 Sub-Station Establishment \$400,0 119 Stormwater Services \$1,000,0 120 Bulk Earthworks (Shaping) \$800,9 121 Trim & Compaction \$222,4 122 Recessed Dock Retaining Walls \$100,0 123 Subtotal \$45,113,7 124 PRELIMINARIES, DESIGN & MARGIN \$3,609,1 125 Professional and Authority Fees \$2,255,6 127 Margin \$1,804,5	112	Light Duty Paving	\$528,320
115 Siteworks 116 Landscape & Irrigation \$208,4 117 Fencing & Gates \$178,0 118 Sub-Station Establishment \$400,0 119 Stormwater Services \$1,000,0 120 Bulk Earthworks (Shaping) \$800,9 121 Trim & Compaction \$222,4 122 Recessed Dock Retaining Walls \$100,0 123 Subtotal \$45,113,7 124 PRELIMINARIES, DESIGN & MARGIN \$3,609,1 125 Preliminaries \$3,609,1 126 Professional and Authority Fees \$2,255,6 127 Margin \$1,804,5	113	Pedestrian Footpath	\$81,180
116 Landscape & Irrigation \$208,4 117 Fencing & Gates \$178,0 118 Sub-Station Establishment \$400,0 119 Stormwater Services \$1,000,0 120 Bulk Earthworks (Shaping) \$800,9 121 Trim & Compaction \$222,4 122 Recessed Dock Retaining Walls \$100,0 123 Subtotal \$45,113,7 124 PRELIMINARIES, DESIGN & MARGIN \$3,609,1 125 Preliminaries \$3,609,1 126 Professional and Authority Fees \$2,255,6 127 Margin \$1,804,5	114	Kerb & Gutter	\$143,260
117 Fencing & Gates \$178,0 118 Sub-Station Establishment \$400,0 119 Stormwater Services \$1,000,0 120 Bulk Earthworks (Shaping) \$800,9 121 Trim & Compaction \$222,4 122 Recessed Dock Retaining Walls \$100,0 123 Subtotal \$45,113,7 124 PRELIMINARIES, DESIGN & MARGIN \$3,609,1 125 Preliminaries \$3,609,1 126 Professional and Authority Fees \$2,255,6 127 Margin \$1,804,5	115	Siteworks	
118 Sub-Station Establishment \$400,000 119 Stormwater Services \$1,000,000 120 Bulk Earthworks (Shaping) \$800,900 121 Trim & Compaction \$222,400 122 Recessed Dock Retaining Walls \$100,000 123 Subtotal \$45,113,700 124 PRELIMINARIES, DESIGN & MARGIN \$3,609,100 125 Professional and Authority Fees \$2,255,600 127 Margin \$1,804,500	116	Landscape & Irrigation	\$208,440
119 Stormwater Services \$1,000,000 120 Bulk Earthworks (Shaping) \$800,900 121 Trim & Compaction \$222,400 122 Recessed Dock Retaining Walls \$100,000 123 Subtotal \$45,113,700 124 PRELIMINARIES, DESIGN & MARGIN \$3,609,100 125 Preliminaries \$3,609,100 126 Professional and Authority Fees \$2,255,600 127 Margin \$1,804,500	117	Fencing & Gates	\$178,044
120 Bulk Earthworks (Shaping) \$800,9 121 Trim & Compaction \$222,4 122 Recessed Dock Retaining Walls \$100,0 123 Subtotal \$45,113,7 124 PRELIMINARIES, DESIGN & MARGIN \$3,609,1 125 Preliminaries \$3,609,1 126 Professional and Authority Fees \$2,255,6 127 Margin \$1,804,5	118	Sub-Station Establishment	\$400,000
121 Trim & Compaction \$222,4 122 Recessed Dock Retaining Walls \$100,0 123 Subtotal \$45,113,7 124 PRELIMINARIES, DESIGN & MARGIN \$3,609,1 125 Preliminaries \$3,609,1 126 Professional and Authority Fees \$2,255,6 127 Margin \$1,804,5	119	Stormwater Services	\$1,000,000
122 Recessed Dock Retaining Walls \$100,0 123 Subtotal \$45,113,7 124 PRELIMINARIES, DESIGN & MARGIN \$3,609,1 125 Preliminaries \$3,609,1 126 Professional and Authority Fees \$2,255,6 127 Margin \$1,804,5	120	Bulk Earthworks (Shaping)	\$800,910
123 Subtotal \$45,113,7 124 PRELIMINARIES, DESIGN & MARGIN \$3,609,1 125 Preliminaries \$3,609,1 126 Professional and Authority Fees \$2,255,6 127 Margin \$1,804,5	121	Trim & Compaction	\$222,475
124 PRELIMINARIES, DESIGN & MARGIN 125 Preliminaries \$3,609,1 126 Professional and Authority Fees \$2,255,6 127 Margin \$1,804,5	122	Recessed Dock Retaining Walls	\$100,000
125 Preliminaries \$3,609,1 126 Professional and Authority Fees \$2,255,6 127 Margin \$1,804,5	123	Subtotal	\$45,113,787
126 Professional and Authority Fees\$2,255,6127 Margin\$1,804,5	124	PRELIMINARIES, DESIGN & MARGIN	
127 Margin \$1,804,5	125	Preliminaries	\$3,609,103
	126	Professional and Authority Fees	\$2,255,689
400 0 14 4 1	127	Margin	\$1,804,551
128 Subtotal \$7,669,3	128	Subtotal	\$7,669,344
129 TOTAL CONSTRUCTION COST (EX GST) \$52,783,1	129	TOTAL CONSTRUCTION COST (EX GST)	\$52,783,130

Exclusions:

Loose Furniture and Fixtures Work outside of site boundary Land Costs Relocations Contingencies GST



2 Warehouse	1	Description	\$ Cost
Ground Slab	2	Warehouse	
5 Structural Steel \$1,680,000 6 Metal Deck Roof \$832,000 7 External Colourback Cladding \$304,000 8 Precast Panels \$480,000 9 Roller Shutters \$160,000 10 Electrical Services \$640,000 11 Hydraulic Services \$480,000 12 Fire Services \$800,000 13 Mechanical Services \$100,000 44 Awnings \$272,000 Metalwork \$128,000 16 Doors & Cleaning \$160,000 7 Office *** 8 Ground Slab \$80,000 9 First Floor Suspended Slab \$210,000 17 Roof \$55,000 22 Façade \$300,000 23 Stairs \$22,000 24 Amenties \$155,000 25 Joinery \$35,000 26 Open Floor Space (flooring/ceiling) \$140,000 27 Partitioning \$155,000 28 Electrical Services \$86,000 31 First Floor Suspended Slab \$100,000 32 First Floor Suspended Slab \$100,000 34 First Fl	3	Foundations	\$272,000
6 Metal Deck Roof \$832,000 7 External Colourback Clodding \$304,000 8 Preeast Panels \$480,000 9 Roller Shutters \$160,000 10 Electrical Services \$640,000 11 Hydraulic Services \$800,000 12 Fire Services \$800,000 13 Mechanical Services \$144,000 14 Awrings \$272,000 Metalwork \$128,000 16 Doors & Cleaning \$160,000 7 Office \$100 8 Ground Slab \$80,000 19 First Floor Suspended Slab \$210,000 21 Roof \$55,000 22 Façade \$300,000 23 Structural Steel \$185,000 24 Amenities \$185,000 25 Joliney \$35,000 24 Amenities \$185,000 25 Joliney \$35,000 27 Partitioning \$15,000 28 Electrical Services \$185,000 29 Pitor Space (flooring/celling) \$140,000 20 Pitor Floor Supended Slab \$100,000 31 Mechanical Services	4	Ground Slab	\$1,280,000
External Colourback Cladding	5	Structural Steel	\$1,680,000
Precast Panels	6	Metal Deck Roof	\$832,000
Roller Shutters	7	External Colourback Cladding	\$304,000
Electrical Services	8	Precast Panels	\$480,000
Hydraulic Services	9	Roller Shutters	\$160,000
Fire Services	10	Electrical Services	\$640,000
13 Mechanical Services	11	Hydraulic Services	\$480,000
Awnings	12	Fire Services	\$800,000
Metalwork	13	Mechanical Services	\$144,000
16 Doors & Cleaning \$160,000 17 Office \$80,000 18 Ground Slab \$210,000 19 First Floor Suspended Slab \$210,000 20 Structural Steel \$150,000 21 Roof \$55,000 22 Façade \$300,000 23 Stairs \$22,000 24 Amenities \$185,000 25 Joinery \$35,000 26 Open Floor Space (flooring/ceiling) \$140,000 27 Partitioning \$155,000 28 Electrical Services \$150,000 29 Hydraulic Services \$98,000 30 Fire Services \$60,000 31 Mechanical Services \$230,000 32 Lift Services \$100,000 33 Other \$20,000 4 Ground Slab \$10,000 5 First Floor Suspended Slab \$28,350 6 Structural Steel \$20,250 <td< td=""><td>14</td><td>Awnings</td><td>\$272,000</td></td<>	14	Awnings	\$272,000
17 Office 18 Ground Slab \$80,000 19 First Floor Suspended Slab \$210,000 21 Roof \$55,000 22 Façade \$300,000 23 Stairs \$22,000 24 Amenities \$185,000 25 Joinery \$35,000 26 Open Floor Space (flooring/ceiling) \$140,000 27 Partitioning \$155,000 28 Electrical Services \$150,000 30 Hydraulic Services \$98,000 31 Mechanical Services \$98,000 31 Mechanical Services \$100,000 32 Lift Services \$100,000 34 Ground Slab \$10,000 35 First Floor Suspended Slab \$28,350 5 Structural Steel \$20,250 36 Structural Steel \$20,250 37 Roof \$7,425 36 Facade \$40,500 30 Stairs	15	Metalwork	\$128,000
18 Ground Slab \$80,000 19 First Floor Suspended Slab \$210,000 20 Structural Steel \$150,000 21 Roof \$55,000 23 Stairs \$22,000 24 Amenities \$185,000 25 Joinery \$35,000 26 Open Floor Space (flooring/ceiling) \$140,000 27 Partitioning \$150,000 28 Electrical Services \$150,000 30 Fire Services \$98,000 31 Mechanical Services \$60,000 32 Lift Services \$230,000 33 Other \$100,000 34 Ground Slab \$10,800 35 First Floor Suspended Slab \$10,800 36 Structural Steel \$20,250 37 Roof \$7,425 38 Façade \$40,500 39 Stairs \$2,970 40 Amenities \$2,970 40 Amenities \$24,975 Joinery \$4,725 20 Open Floor Space (flooring/ceiling) \$18,900 47 Hydraulic Services \$20,250 45 Hydraulic Services \$31,050	16	Doors & Cleaning	\$160,000
First Floor Suspended Slab \$210,000	17	Office	
Structural Steel	18	Ground Slab	\$80,000
21 Roof \$55,000 22 Façade \$300,000 23 Stairs \$22,000 24 Amenities \$185,000 25 Joinery \$35,000 26 Open Floor Space (flooring/ceiling) \$140,000 27 Partitioning \$155,000 28 Electrical Services \$150,000 29 Hydraulic Services \$98,000 30 Fire Services \$60,000 31 Mechanical Services \$230,000 32 Lift Services \$100,000 33 Other \$100,000 34 Ground Slab \$10,800 35 First Floor Suspended Slab \$20,250 36 Structural Steel \$20,250 37 Roof \$7,425 38 Façade \$40,500 39 Stairs \$2,970 40 Amenities \$2,970 40 Amenities \$24,975 41 Joinery \$4,725 42 Open Floor Space (flooring/ceiling) \$19,900 43 Partitioning \$20,250 44 Hydraulic Services \$20,256 45 Hydraulic Services \$31,050 46 Fire Services \$31,050 47 Pojec	19	First Floor Suspended Slab	\$210,000
22 Façade \$300,000 23 Stairs \$22,000 24 Amenities \$185,000 25 Joinery \$35,000 26 Open Floor Space (flooring/ceiling) \$140,000 27 Partitioning \$155,000 28 Electrical Services \$150,000 29 Hydraulic Services \$98,000 30 Fire Services \$60,000 31 Mechanical Services \$230,000 32 Lift Services \$100,000 33 Other \$100,000 34 Ground Slab \$10,800 5 First Floor Suspended Slab \$28,350 5 Structural Steel \$20,250 37 Roof \$7,425 48 Façade \$40,500 39 Stairs \$2,970 40 Amenities \$24,975 41 Joinery \$4,725 42 Open Floor Space (flooring/ceiling) \$18,900 43 Fire Services \$20,256 45 Hydraulic Services	20	Structural Steel	\$150,000
23 Stairs \$22,000 24 Amenities \$185,000 25 Joinery \$35,000 26 Open Floor Space (flooring/ceiling) \$140,000 27 Partitioning \$155,000 28 Electrical Services \$150,000 29 Hydraulic Services \$98,000 30 Fire Services \$60,000 31 Mechanical Services \$230,000 32 Lift Services \$100,000 33 Other \$100,000 34 Ground Slab \$10,800 35 First Floor Suspended Slab \$28,350 36 Structural Steel \$20,250 37 Roof \$7,425 38 Façade \$40,500 39 Stairs \$2,970 40 Amenities \$24,975 41 Joinery \$4,725 42 Open Floor Space (flooring/ceiling) \$18,900 43 Partitioning \$20,925 44 Electrical Services \$31,050 46 Fire Services<	21	Roof	\$55,000
24 Amenities \$185,000 25 Joinery \$35,000 26 Open Floor Space (flooring/ceiling) \$140,000 27 Partitioning \$155,000 28 Electrical Services \$150,000 29 Hydraulic Services \$98,000 30 Fire Services \$60,000 31 Mechanical Services \$230,000 32 Lift Services \$100,000 33 Other \$100,000 34 Ground Slab \$10,800 35 First Floor Suspended Slab \$28,350 36 Structural Steel \$20,250 37 Roof \$7,425 38 Façade \$40,500 39 Stairs \$2,970 40 Amenities \$24,975 41 Joinery \$4,725 42 Open Floor Space (flooring/ceiling) \$18,900 43 Partitioning \$20,250 44 Electrical Services \$20,250 45 Hydraulic Services \$31,050 46 Fire Services \$8,100 47 Mechanical Services \$31,050	22	Façade	\$300,000
25 Joinery \$35,000	23	Stairs	\$22,000
26 Open Floor Space (flooring/ceiling) \$140,000 27 Partitioning \$155,000 28 Electrical Services \$150,000 29 Hydraulic Services \$98,000 30 Fire Services \$60,000 31 Mechanical Services \$230,000 32 Lift Services \$100,000 33 Other \$10,800 34 Ground Slab \$10,800 35 First Floor Suspended Slab \$28,350 36 Structural Steel \$20,250 37 Roof \$7,425 38 Façade \$40,500 39 Stairs \$2,970 40 Amenities \$24,975 41 Joinery \$4,725 42 Open Floor Space (flooring/ceiling) \$18,900 43 Partitioning \$20,925 45 Hydraulic Services \$20,250 46 Fire Services \$8,100 47 Mechanical Services \$8,100 48 Project Specifics	24	Amenities	\$185,000
27 Partitioning \$155,000 28 Electrical Services \$150,000 29 Hydraulic Services \$98,000 30 Fire Services \$60,000 31 Mechanical Services \$230,000 32 Lift Services \$100,000 33 Other \$10,800 34 Ground Slab \$10,800 35 First Floor Suspended Slab \$28,350 36 Structural Steel \$20,250 37 Roof \$7,425 38 Façade \$40,500 39 Stairs \$2,970 40 Amenities \$24,975 41 Joinery \$4,725 42 Open Floor Space (flooring/ceiling) \$18,900 43 Partitioning \$20,925 45 Hydraulic Services \$20,250 45 Hydraulic Services \$8,100 47 Mechanical Services \$8,100 48 Project Specifics	25	Joinery	\$35,000
28 Electrical Services \$150,000 29 Hydraulic Services \$98,000 30 Fire Services \$60,000 31 Mechanical Services \$230,000 32 Lift Services \$100,000 33 Other \$10,800 34 Ground Slab \$10,800 5 First Floor Suspended Slab \$28,350 6 Structural Steel \$20,250 37 Roof \$7,425 38 Façade \$40,500 39 Stairs \$2,970 40 Amenities \$24,975 41 Joinery \$47,725 42 Open Floor Space (flooring/ceiling) \$18,900 43 Partitioning \$20,925 44 Electrical Services \$20,250 45 Hydraulic Services \$13,230 46 Fire Services \$8,100 47 Mechanical Services \$31,050 48 Project Specifics	26	Open Floor Space (flooring/ceiling)	\$140,000
29 Hydraulic Services \$98,000 30 Fire Services \$60,000 31 Mechanical Services \$230,000 32 Lift Services \$100,000 33 Other \$28,350 34 Ground Slab \$10,800 35 First Floor Suspended Slab \$28,350 36 Structural Steel \$20,250 37 Roof \$7,425 38 Façade \$40,500 39 Stairs \$2,970 40 Amenities \$24,975 41 Joinery \$4,725 42 Open Floor Space (flooring/ceiling) \$18,900 43 Partitioning \$20,925 44 Electrical Services \$20,250 45 Hydraulic Services \$13,230 46 Fire Services \$8,100 47 Mechanical Services \$31,050 48 Project Specifics	27	Partitioning	\$155,000
30 Fire Services \$60,000 31 Mechanical Services \$230,000 32 Lift Services \$100,000 33 Other \$10,800 35 First Floor Suspended Slab \$28,350 36 Structural Steel \$20,250 37 Roof \$7,425 38 Façade \$40,500 39 Stairs \$2,970 40 Amenities \$24,975 41 Joinery \$4,725 42 Open Floor Space (flooring/ceiling) \$18,900 43 Partitioning \$20,925 44 Electrical Services \$20,250 45 Hydraulic Services \$31,230 46 Fire Services \$8,100 47 Mechanical Services \$31,050 48 Project Specifics	28	Electrical Services	\$150,000
31 Mechanical Services \$230,000 32 Lift Services \$100,000 33 Other \$10,800 34 Ground Slab \$10,800 35 First Floor Suspended Slab \$28,350 36 Structural Steel \$20,250 37 Roof \$7,425 38 Façade \$40,500 39 Stairs \$2,970 40 Amenities \$24,975 41 Joinery \$4,725 42 Open Floor Space (flooring/ceiling) \$18,900 43 Partitioning \$20,925 44 Electrical Services \$20,250 45 Hydraulic Services \$13,230 46 Fire Services \$8,100 47 Mechanical Services \$31,050 48 Project Specifics	29	Hydraulic Services	\$98,000
32 Lift Services \$100,000 33 Other	30	Fire Services	\$60,000
33 Other \$10,800 35 First Floor Suspended Slab \$28,350 36 Structural Steel \$20,250 37 Roof \$7,425 38 Façade \$40,500 39 Stairs \$2,970 40 Amenities \$24,975 41 Joinery \$4,725 42 Open Floor Space (flooring/ceiling) \$18,900 43 Partitioning \$20,925 44 Electrical Services \$20,250 45 Hydraulic Services \$31,230 46 Fire Services \$8,100 47 Mechanical Services \$31,050 48 Project Specifics	31	Mechanical Services	\$230,000
34 Ground Slab \$10,800 35 First Floor Suspended Slab \$28,350 36 Structural Steel \$20,250 37 Roof \$7,425 38 Façade \$40,500 39 Stairs \$2,970 40 Amenities \$24,975 41 Joinery \$47,25 42 Open Floor Space (flooring/ceiling) \$18,900 43 Partitioning \$20,250 44 Electrical Services \$20,250 45 Hydraulic Services \$313,230 46 Fire Services \$8,100 47 Mechanical Services \$31,050 48 Project Specifics	32	Lift Services	\$100,000
35 First Floor Suspended Slab \$28,350 36 Structural Steel \$20,250 37 Roof \$7,425 38 Façade \$40,500 39 Stairs \$2,970 40 Amenities \$24,975 41 Joinery \$4,725 42 Open Floor Space (flooring/ceiling) \$18,900 43 Partitioning \$20,925 44 Electrical Services \$20,250 45 Hydraulic Services \$31,230 46 Fire Services \$8,100 47 Mechanical Services \$31,050 48 Project Specifics	33	Other	
36 Structural Steel \$20,250 37 Roof \$7,425 38 Façade \$40,500 39 Stairs \$2,970 40 Amenities \$24,975 41 Joinery \$4,725 42 Open Floor Space (flooring/ceiling) \$18,900 43 Partitioning \$20,925 44 Electrical Services \$20,250 45 Hydraulic Services \$13,230 46 Fire Services \$8,100 47 Mechanical Services \$31,050 48 Project Specifics	34	Ground Slab	\$10,800
37 Roof \$7,425 38 Façade \$40,500 39 Stairs \$2,970 40 Amenities \$24,975 41 Joinery \$4,725 42 Open Floor Space (flooring/ceiling) \$18,900 43 Partitioning \$20,925 44 Electrical Services \$20,250 45 Hydraulic Services \$8,100 46 Fire Services \$31,050 47 Mechanical Services \$31,050 48 Project Specifics	35	First Floor Suspended Slab	\$28,350
38 Façade \$40,500 39 Stairs \$2,970 40 Amenities \$24,975 41 Joinery \$4,725 42 Open Floor Space (flooring/ceiling) \$18,900 43 Partitioning \$20,925 44 Electrical Services \$20,250 45 Hydraulic Services \$13,230 46 Fire Services \$8,100 47 Mechanical Services \$31,050 48 Project Specifics	36	Structural Steel	\$20,250
39 Stairs \$2,970 40 Amenities \$24,975 41 Joinery \$4,725 42 Open Floor Space (flooring/ceiling) \$18,900 43 Partitioning \$20,925 44 Electrical Services \$20,250 45 Hydraulic Services \$13,230 46 Fire Services \$8,100 47 Mechanical Services \$31,050 48 Project Specifics	37	Roof	\$7,425
40 Amenities \$24,975 41 Joinery \$4,725 42 Open Floor Space (flooring/ceiling) \$18,900 43 Partitioning \$20,925 44 Electrical Services \$20,250 45 Hydraulic Services \$13,230 46 Fire Services \$8,100 47 Mechanical Services \$31,050 48 Project Specifics	38	Façade	\$40,500
41 Joinery \$4,725 42 Open Floor Space (flooring/ceiling) \$18,900 43 Partitioning \$20,925 44 Electrical Services \$20,250 45 Hydraulic Services \$13,230 46 Fire Services \$8,100 47 Mechanical Services \$31,050 48 Project Specifics	39	Stairs	\$2,970
42 Open Floor Space (flooring/ceiling) \$18,900 43 Partitioning \$20,925 44 Electrical Services \$20,250 45 Hydraulic Services \$13,230 46 Fire Services \$8,100 47 Mechanical Services \$31,050 48 Project Specifics	40	Amenities	\$24,975
43 Partitioning \$20,925 44 Electrical Services \$20,250 45 Hydraulic Services \$13,230 46 Fire Services \$8,100 47 Mechanical Services \$31,050 48 Project Specifics	41	Joinery	\$4,725
44 Electrical Services \$20,250 45 Hydraulic Services \$13,230 46 Fire Services \$8,100 47 Mechanical Services \$31,050 48 Project Specifics	42	Open Floor Space (flooring/ceiling)	\$18,900
45 Hydraulic Services \$13,230 46 Fire Services \$8,100 47 Mechanical Services \$31,050 48 Project Specifics	43	Partitioning	\$20,925
46 Fire Services \$8,100 47 Mechanical Services \$31,050 48 Project Specifics	44	Electrical Services	\$20,250
47 Mechanical Services \$31,050 48 Project Specifics	45	Hydraulic Services	\$13,230
48 Project Specifics	46	Fire Services	\$8,100
	47	Mechanical Services	\$31,050
	48	Project Specifics	
	49	Site Signage	\$30,000



Capital Investment Breakdown - Warehouse 2

50 Linemarking	\$20,000
51 Workstations and associated furniture	\$150,000
52 Whitegoods	\$10,000
53 Security	\$80,000
54 CCTV	\$60,000
55 Data Reticulation	\$300,000
56 Audio Visual	\$15,000
57 Racking	\$500,000
58 Tenant Requirements	
59 TBA once known if any	excl
60 Auxiliary Items	
61 Sprinkler Tank	\$40,000
62 Pump Room	\$20,000
63 Rainwater Tanks	\$30,000
64 Statutory Signage	\$15,000
65 Main Office Outdoor Area	\$20,000
66 Pavements	
67 Heavy Duty Paving	\$667,680
68 Light Duty Paving	\$319,520
69 Pedestrian Footpath	\$32,940
70 Kerb & Gutter	\$92,300
71 Siteworks	
72 Landscape & Irrigation	\$205,120
73 Fencing & Gates	\$114,044
74 Sub-Station Establishment	\$300,000
75 Stormwater Services	\$500,000
76 Bulk Earthworks (Shaping)	\$308,430
77 Trim & Compaction	\$85,675
78 Recessed Dock Retaining Walls	\$50,000
79 Subtotal	\$13,820,159
80 PRELIMINARIES, DESIGN & MARGIN	
81 Preliminaries	\$1,105,613
82 Professional and Authority Fees	\$691,008
83 Margin	\$552,806
84 Subtotal	\$2,349,427
85 TOTAL CONSTRUCTION COST (EX GST)	\$16,169,586

Exclusions:

Loose Furniture and Fixtures Work outside of site boundary Land Costs Relocations Contingencies GST



	Description Waterloade 3	\$ Cost
2	Warehouse	\$ 600 0
	Foundations	\$59,075
4	Ground Slab	\$278,000
	Structural Steel	\$364,875
6	Metal Deck Roof	\$180,700
7	External Colourback Cladding	\$66,025
8	Precast Panels	\$104,250
	Roller Shutters	\$34,750
	Electrical Services	\$139,000
	Hydraulic Services	\$104,250
	Fire Services	\$173,750
	Mechanical Services	\$31,275
	Awnings	\$59,075
	Metalwork	\$27,800
	Doors & Cleaning	\$34,750
	Office	ψο 1,1.00
	Ground Slab	\$28,000
	First Floor Suspended Slab	\$73,500
	Structural Steel	\$52,500
	Roof	\$19,250
	Façade	\$105,000
	Stairs	\$7,700
	Amenities	\$64,750
	Joinery	\$12,250
	Open Floor Space (flooring/ceiling)	\$49,000
	Partitioning	\$54,250
	Electrical Services	\$52,500
	Hydraulic Services	\$34,300
	Fire Services	\$21,000
	Mechanical Services	\$80,500
_	Lift Services	\$100,000
	Other	, 200,000
	Ground Slab	\$2,800
	First Floor Suspended Slab	\$7,350
	Structural Steel	\$5,250
	Roof	\$1,925
	Façade	\$10,500
	Stairs	\$770
	Amenities	\$6,475
	Joinery	\$1,225
	Open Floor Space (flooring/ceiling)	\$4,900
	Partitioning	\$5,425
	Electrical Services	\$5,250
	Hydraulic Services	\$3,430
	Fire Services	\$2,100
	Mechanical Services	\$8,050
	Project Specifics	. ,
	Site Signage	\$25,000
		,



Constal	Invoctment L	Breakdown - '	Maraballaa 1	
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	olai ilivestilletti breakuowii - Wareilouse 3	
50	Linemarking	\$5,000
51	Workstations and associated furniture	\$35,000
52	Whitegoods	\$5,000
53	Security	\$20,000
54	ссту	\$20,000
55	Data Reticulation	\$300,000
56	Audio Visual	\$10,000
57	Dangerous Goods	\$10,000
58	Racking	\$200,000
59	Tenant Requirements	
60	TBA once known if any	excl
33	Auxiliary Items	
34	Sprinkler Tank	\$30,000
35	Pump Room	\$20,000
36	Rainwater Tanks	\$25,000
37	Statutory Signage	\$10,000
38	Main Office Outdoor Area	\$15,000
39	Pavements	
40	Heavy Duty Paving	\$279,120
41	Light Duty Paving	\$92,720
42	Pedestrian Footpath	\$18,720
43	Kerb & Gutter	\$22,880
44	Siteworks	
45	Landscape & Irrigation	\$47,200
46	Fencing & Gates	\$60,471
47	Sub-Station Establishment	\$0
48	Stormwater Services	\$150,000
49	Bulk Earthworks (Shaping)	\$69,480
50	Trim & Compaction	\$19,300
51	Recessed Dock Retaining Walls	\$35,000
52	Subtotal	\$4,002,416
53	PRELIMINARIES, DESIGN & MARGIN	
54	Preliminaries	\$320,193
	Professional and Authority Fees	\$200,121
	Margin	\$160,097
	Subtotal	\$680,411
58	TOTAL CONSTRUCTION COST (EX GST)	\$4,682,826

Exclusions:

Loose Furniture and Fixtures Work outside of site boundary Land Costs Relocations Contingencies GST



2 Basement \$1,636,800 4 Foundation \$1,860,000 5 Ground Slab \$669,600 6 Access Ramps \$433,600 7 Retaining External Wall to Basement \$1,785,600 8 Stairs \$66,960 9 Roller Shaters \$10,000 10 Electrical Services \$10,000 11 Hydraulic Services \$134,000 12 Fire Services \$372,000 13 Mechanical Services \$372,000 14 Vertical Trasportation Services \$80,000 15 Dona's Clearing \$74,400 16 Dona's Clearing \$74,400 17 Warehouse \$1,900,400 20 Ground Slab \$1,900,400 21 Structural Steel \$2,494,350 22 Suspended Slab incl Columns \$4,988,760 23 Precast Concrete \$71,260 24 External Wall Cladding \$451,354 25 Roller Shutters \$237,500 26 Electrical Services \$950,240 27 Hydraulic Services \$1,187,800 29 Michanical Services \$1,187,800 29 Michanical Services <	1	Description	\$ Cost
4 Foundation \$1,860,000 5 Ground Slab \$669,800 6 Access Ramps \$433,600 7 Retaining External Wall to Basement \$1,785,600 8 Stairs \$66,960 9 Roller Shuters \$10,000 10 Electrical Services \$334,800 11 Pybraulic Services \$136,000 12 Fire Services \$372,000 13 Mechanical Services \$372,000 14 Vertical Transportation Services \$80,000 16 Doors & Gleening \$74,400 17 Warehouse \$148,800 10 Goors & Gleening \$74,400 17 Warehouse \$100 ons & Gleening 20 Suspended Slab incl Columns \$4,988,760 21 Structural Steel \$2,494,380 22 Roofing \$1,235,312 23 Precast Concrete \$712,680 24 External Wall Cladding \$451,304 25 Roller Shutters \$237,560 26 Electrical Services \$1,187,800 27 Hydraulic Services \$1,187,800 28 Fire Sprinkler Services \$1,187,800 30 Mice	2	Basement	
5 Ground Slab \$6869,600 6 Access Ramps \$483,800 8 Stairs \$66,960 8 Retaining External Wall to Basement \$1,785,600 8 Stairs \$66,960 9 Roler Shutters \$130,000 10 Electrical Services \$134,800 11 Hydraulic Services \$1372,000 12 Fire Services \$372,000 Methanical Services \$80,000 Metal Work \$148,800 Methanical Services \$80,000 Marchouse \$74,400 Foundation - SOG \$403,852 9 Ground Slab \$1,900,480 20 Suspended Slab incl Columns \$4,988,760 21 Structural Steel \$2,494,380 22 Roofing \$1,235,312 23 Precest Concrete \$712,860 External Wall Cladding \$451,304 25 Ricella Services \$950,004 4 Hydraulic Services \$123,560 6 Electrical Services \$950,241 7 Hydraulic Services \$1,167,800 9 Mechanical Services \$123,800 <	3	Earthworks	\$1,636,800
Access Ramps	4	Foundation	\$1,860,000
7 Retaining External Wall to Basement \$1,785,600 8 Stairs \$66,960 9 Roller Shutters \$10,000 10 Pikrafulic Services \$334,800 11 Hydraulic Services \$136,000 12 Pire Services \$372,000 13 Mechanical Services \$80,000 14 Vertical Transportation Services \$80,000 Metal Work \$148,800 16 Doors & Cleaning \$74,400 7 Warehouse *** 19 Ground Slab \$1,900,480 20 Suspended Slab incl Columns \$4,988,760 21 Structural Steel \$2,494,380 22 Roofing \$1,235,312 23 Precast Concrete \$712,680 24 External Wall Cladding \$451,364 25 Roller Shutters \$237,560 26 Electrical Services \$950,240 27 Hydraulic Services \$712,680 28 Fire Sprintler's Services \$722,800 30 Mechanical Services \$1,187,800 31 Metalwork \$1,187,800 32 Doors and Cleaning \$1,187,800 35 Structural Steel	5	Ground Slab	\$669,600
8 Stairs	6	Access Ramps	\$483,600
8 Stairs	7	Retaining External Wall to Basement	\$1,785,600
10 Electrical Services \$334,800 11 Hydraulic Services \$186,000 12 13 14 14 14 15 15 15 15 15	8		\$66,960
Hydraulic Services	9	Roller Shutters	\$10,000
12 Fire Services	10	Electrical Services	\$334,800
13 Mechanical Services \$372,000 14 Vertical Transportation Services \$80,000 Metal Work \$148,800 16 Doors & Cleaning \$74,400 17 Warehouse *** 18 Foundation - SOG \$403,852 9 Ground Slab \$1,900,480 20 Suspended Slab incl Columns \$4,988,760 21 Structural Steel \$2,2494,380 28 Roofing \$1,235,312 29 Roofing \$122,35,312 21 Structural Steel \$124,680 24 External Wall Cladding \$451,364 25 Roller Shutters \$237,560 26 Electrical Services \$950,240 27 Hydraulic Services \$1,187,800 28 Fire Sprinkler Services \$1,187,800 30 Mechanical Services \$237,560 4 Mening \$237,560 Metalwork \$190,048 30 Dors and Cleaning \$118,780	11	Hydraulic Services	\$186,000
14 Vertical Transportation Services \$80,000 15 Metal Work \$148,800 boos & Cleaning \$74,400 17 Warehouse	12	Fire Services	\$372,000
Metal Work	13	Mechanical Services	\$372,000
16 Doors & Cleaning \$74,400	14	Vertical Transportation Services	\$80,000
Topic	15	Metal Work	\$148,800
18 Foundation - SOG \$403,852 19 Ground Slab \$1,900,480 20 Suspended Slab incl Columns \$4,988,760 21 Structural Steel \$2,494,380 22 Roofing \$1,235,312 23 Precast Concrete \$712,680 45 External Wall Cladding \$451,364 25 Roller Shutters \$237,560 26 Electrical Services \$950,240 27 Hydraulic Services \$712,680 28 Fire Sprinkler Services \$1,187,800 29 Mechanical Services \$1,187,800 30 Awning \$237,560 31 Metalwork \$190,048 32 Doors and Cleaning \$118,780 33 Office \$100,048 34 Ground Floor Slab \$52,800 35 Structural Steel \$99,000 36 Roofing \$36,300 37 Facade \$198,000 38 Amenities \$122,100 39 Joinery \$23,100 40 Open Floor Space (Flooring/Ceiling) \$99,000 41 Partitioning \$10,2300 42 Electrical Services \$99,000	16	Doors & Cleaning	\$74,400
19 Ground Slab \$1,900,480 20 Suspended Slab incl Columns \$4,988,760 21 Structural Steel \$2,494,380 20 Roofing \$1,235,312 21 Precast Concrete \$712,680 4 External Wall Cladding \$451,364 25 Roller Shutters \$237,560 26 Electrical Services \$950,240 4 Hydraulic Services \$950,240 28 Fire Sprinkler Services \$1,187,800 28 Fire Sprinkler Services \$1,187,800 30 Mechanical Services \$213,804 30 Awning \$237,560 31 Metalwork \$190,004 32 Doors and Cleaning \$118,780 33 Office 318,780 34 Ground Floor Slab \$52,800 35 Structural Steel \$99,000 36 Roofing \$36,300 37 Facade \$199,000 38 Amenities \$122,100<	17	Warehouse	
20 Suspended Slab incl Columns \$4,988,760 21 Structural Steel \$2,494,380 22 Roofing \$1,235,312 23 Precast Concrete \$712,680 4 External Wall Cladding \$451,364 25 Roller Shutters \$237,560 26 Electrical Services \$950,240 4 Hydraulic Services \$11,187,800 28 Fire Sprinkler Services \$1,187,800 30 Mechanical Services \$213,804 30 Awning \$237,560 31 Metalwork \$190,048 32 Doors and Cleaning \$118,780 33 Office \$190,048 34 Ground Floor Slab \$52,800 35 Structural Steel \$99,000 36 Roofing \$36,300 37 Facade \$198,000 38 Amenities \$122,100 30 Joinery \$23,100 40 Open Floor Space (Flooring/Ceiling) \$92,400 </td <td>18</td> <td>Foundation - SOG</td> <td>\$403,852</td>	18	Foundation - SOG	\$403,852
20 Suspended Slab incl Columns \$4,988,760 21 Structural Steel \$2,494,380 22 Roofing \$1,235,312 3 Precast Concrete \$712,680 4 External Wall Cladding \$451,364 8 Roller Shutters \$237,560 26 Electrical Services \$950,240 4 Hydraulic Services \$1,187,800 28 Fire Sprinkler Services \$1,187,800 30 Mechanical Services \$213,804 30 Awning \$237,560 31 Metalwork \$190,048 32 Doors and Cleaning \$118,780 34 Ground Floor Slab \$52,800 35 Structural Steel \$99,000 36 Roofing \$36,300 37 Facade \$198,000 38 Amenities \$122,100 39 Joinery \$23,100 40 Open Floor Space (Flooring/Ceiling) \$92,400 40 Open Floor Space (Flooring/Cei	19	Ground Slab	\$1,900,480
22 Roofing \$1,235,312 23 Precast Concrete \$712,680 24 External Wall Cladding \$451,364 8 Roller Shutters \$237,560 26 Electrical Services \$950,240 27 Hydraulic Services \$712,680 28 Fire Sprinkler Services \$1,187,800 29 Mechanical Services \$213,804 30 Awning \$237,560 31 Metalwork \$190,048 32 Doors and Cleaning \$118,780 34 Ground Floor Slab \$118,780 35 Structural Steel \$99,000 36 Roofing \$36,300 37 Facade \$198,000 38 Amenities \$122,100 40 Open Floor Space (Flooring/Ceiling) \$23,100 40 Open Floor Space (Flooring/Ceiling) \$99,000 41 Partitioning \$102,300 42 Electrical Services \$99,000 43 Hydraulics Services \$99,000 45 Mechanical Services \$39,600	20	Suspended Slab incl Columns	
23 Precast Concrete \$712,680 24 External Wall Cladding \$451,364 25 Roller Shutters \$237,560 26 Electrical Services \$950,240 27 Hydraulic Services \$712,680 28 Fire Sprinkler Services \$1,187,800 Mechanical Services \$213,804 30 Metalwork \$190,043 31 Metalwork \$190,043 32 Doors and Cleaning \$118,780 33 Office \$100,043 34 Ground Floor Slab \$52,800 35 Structural Steel \$99,000 36 Roofing \$36,300 37 Facade \$199,000 38 Amenities \$122,100 39 Joinery \$23,100 40 Open Floor Space (Flooring/Ceiling) \$92,400 41 Partitioning \$102,300 42 Electrical Services \$99,000 43 Hydraulics Services \$99,000 44 Fire Services \$99,000 Mechanical Services \$151,800 5 Mechanical Services \$151,800 6 Other \$172,200 47 Ground Slab \$127,260 48 First Fl	21	Structural Steel	\$2,494,380
24 External Wall Cladding \$451,364 25 Roller Shutters \$237,560 26 Electrical Services \$950,240 27 Hydraulic Services \$712,680 28 Fire Sprinkler Services \$1,187,800 29 Mechanical Services \$213,804 30 Awning \$237,560 31 Metalwork \$190,048 32 Doors and Cleaning \$118,780 33 Office 3 34 Ground Floor Slab \$52,800 35 Structural Steel \$99,000 36 Roofing \$36,300 37 Facade \$199,000 38 Amerities \$122,100 39 Joinery \$23,100 40 Open Floor Space (Flooring/Ceiling) \$92,400 41 Partitioning \$102,300 42 Electrical Services \$99,000 43 Hydraulics Services \$99,000 44 Hydraulics Services \$99,000 5 \$64,680 6 Other	22	Roofing	\$1,235,312
25 Roller Shutters \$237,560 26 Electrical Services \$950,240 27 Hydraulic Services \$712,680 28 Fire Sprinkler Services \$1,187,800 29 Mechanical Services \$213,804 30 Awning \$237,560 31 Metalwork \$190,048 32 Doors and Cleaning \$118,780 34 Ground Floor Slab \$52,800 35 Structural Steel \$99,000 36 Roofing \$36,300 37 Facade \$198,000 38 Amenities \$122,100 39 Joinery \$23,100 40 Open Floor Space (Flooring/Ceiling) \$92,400 41 Partitioning \$102,300 42 Electrical Services \$99,000 43 Hydraulics Services \$99,000 45 Mechanical Services \$99,000 46 Other \$48,480 47 Ground Slab \$48,480 48 First Floor Suspended Slab \$127,260	23	Precast Concrete	\$712,680
26 Electrical Services \$950,240 27 Hydraulic Services \$712,680 28 Fire Sprinkler Services \$1,187,800 29 Mechanical Services \$213,804 30 Awning \$237,560 31 Metalwork \$190,048 32 Doors and Cleaning \$118,780 33 Office \$100 Metalwork 34 Ground Floor Slab \$52,800 35 Structural Steel \$99,000 36 Roofing \$36,300 37 Facade \$198,000 38 Amenities \$122,100 39 Joinery \$23,100 40 Open Floor Space (Flooring/Ceiling) \$92,400 41 Partitioning \$102,300 42 Electrical Services \$99,000 43 Hydraulics Services \$99,000 44 Hydraulics Services \$99,000 45 Mechanical Services \$36,680 46 Other \$151,800 47 Ground Slab \$48,480 48 First Floor Suspended Slab \$127,260	24	External Wall Cladding	\$451,364
26 Electrical Services \$950,240 27 Hydraulic Services \$712,680 28 Fire Sprinkler Services \$1,187,800 29 Mechanical Services \$213,804 30 Awning \$237,560 31 Metalwork \$190,048 32 Doors and Cleaning \$118,780 33 Office \$100 Fine 34 Ground Floor Slab \$52,800 35 Structural Steel \$99,000 36 Roofing \$36,300 37 Facade \$198,000 38 Amenities \$122,100 39 Joinery \$23,100 40 Open Floor Space (Flooring/Ceiling) \$92,400 41 Partitioning \$102,300 42 Electrical Services \$99,000 43 Hydraulics Services \$99,000 44 Hydraulics Services \$99,000 45 Mechanical Services \$39,600 46 Other \$151,800 47 Ground Slab \$48,480 48 First Floor Suspended Slab \$127,260	25	Roller Shutters	\$237,560
28 Fire Sprinkler Services \$1,187,800 29 Mechanical Services \$213,804 30 Awning \$237,560 31 Metalwork \$190,048 32 Doors and Cleaning \$118,780 33 Office \$190,000 34 Ground Floor Slab \$52,800 35 Structural Steel \$99,000 36 Roofing \$36,300 37 Facade \$198,000 38 Amenities \$122,100 39 Joinery \$23,100 40 Open Floor Space (Flooring/Ceiling) \$92,400 41 Partitioning \$102,300 42 Electrical Services \$99,000 43 Hydraulics Services \$99,000 45 Mechanical Services \$39,600 46 Other \$48,480 47 Ground Slab \$48,480 48 First Floor Suspended Slab \$127,260	26	Electrical Services	
29 Mechanical Services \$213,804 30 Awning \$237,560 31 Metalwork \$190,048 32 Doors and Cleaning \$118,780 33 Office \$52,800 34 Ground Floor Slab \$52,800 35 Structural Steel \$99,000 36 Roofing \$36,300 37 Facade \$198,000 38 Amenities \$122,100 39 Joinery \$23,100 40 Open Floor Space (Flooring/Ceiling) \$92,400 41 Partitioning \$102,300 42 Electrical Services \$99,000 43 Hydraulics Services \$99,000 45 Mechanical Services \$39,600 46 Other 47 Ground Slab \$48,480 First Floor Suspended Slab \$127,260	27	Hydraulic Services	\$712,680
30 Awning \$237,560 31 Metalwork \$190,048 32 Doors and Cleaning \$118,780 33 Office \$52,800 35 Structural Steel \$99,000 36 Roofing \$36,300 37 Facade \$198,000 38 Amenities \$122,100 39 Joinery \$23,100 40 Open Floor Space (Flooring/Ceiling) \$92,400 41 Partitioning \$102,300 42 Electrical Services \$99,000 43 Hydraulics Services \$64,680 44 Fire Services \$39,600 45 Mechanical Services \$151,800 46 Other Ground Slab \$48,480 48 First Floor Suspended Slab \$127,260	28	Fire Sprinkler Services	\$1,187,800
31 Metalwork \$190,048 32 Doors and Cleaning \$118,780 33 Office \$52,800 34 Ground Floor Slab \$99,000 35 Structural Steel \$99,000 36 Roofing \$36,300 37 Facade \$198,000 38 Amenities \$122,100 39 Joinery \$23,100 40 Open Floor Space (Flooring/Ceiling) \$92,400 41 Partitioning \$102,300 42 Electrical Services \$99,000 43 Hydraulics Services \$99,000 45 Mechanical Services \$39,600 46 Other \$48,480 47 Ground Slab \$48,480 First Floor Suspended Slab \$127,260	29	Mechanical Services	\$213,804
32 Doors and Cleaning \$118,780 33 Office \$52,800 34 Ground Floor Slab \$99,000 35 Structural Steel \$99,000 36 Roofing \$36,300 37 Facade \$198,000 38 Amenities \$122,100 39 Joinery \$23,100 40 Open Floor Space (Flooring/Ceiling) \$92,400 41 Partitioning \$102,300 42 Electrical Services \$99,000 43 Hydraulics Services \$99,000 44 Fire Services \$39,600 45 Mechanical Services \$151,800 46 Other 47 Ground Slab \$48,480 48 First Floor Suspended Slab \$127,260	30	Awning	\$237,560
33 Office 34 Ground Floor Slab \$52,800 35 Structural Steel \$99,000 36 Roofing \$36,300 37 Facade \$198,000 38 Amenities \$122,100 39 Joinery \$23,100 40 Open Floor Space (Flooring/Ceiling) \$92,400 41 Partitioning \$102,300 42 Electrical Services \$99,000 43 Hydraulics Services \$39,600 45 Mechanical Services \$151,800 46 Other 47 Ground Slab \$48,480 48 First Floor Suspended Slab \$127,260	31	Metalwork	\$190,048
34 Ground Floor Slab \$52,800 35 Structural Steel \$99,000 36 Roofing \$36,300 37 Facade \$198,000 38 Amenities \$122,100 39 Joinery \$23,100 40 Open Floor Space (Flooring/Ceiling) \$92,400 41 Partitioning \$102,300 42 Electrical Services \$99,000 43 Hydraulics Services \$39,600 45 Mechanical Services \$151,800 46 Other 47 Ground Slab \$48,480 48 First Floor Suspended Slab \$127,260	32	Doors and Cleaning	\$118,780
35 Structural Steel \$99,000 36 Roofing \$36,300 37 Facade \$198,000 38 Amenities \$122,100 39 Joinery \$23,100 40 Open Floor Space (Flooring/Ceiling) \$92,400 41 Partitioning \$102,300 42 Electrical Services \$99,000 43 Hydraulics Services \$64,680 44 Fire Services \$39,600 45 Mechanical Services \$151,800 46 Other 47 Ground Slab \$48,480 48 First Floor Suspended Slab \$127,260	33	Office	
36 Roofing \$36,300 37 Facade \$198,000 38 Amenities \$122,100 39 Joinery \$23,100 40 Open Floor Space (Flooring/Ceiling) \$92,400 41 Partitioning \$102,300 42 Electrical Services \$99,000 43 Hydraulics Services \$64,680 44 Fire Services \$151,800 46 Other 47 Ground Slab \$48,480 48 First Floor Suspended Slab \$127,260	34	Ground Floor Slab	\$52,800
37 Facade \$198,000 38 Amenities \$122,100 39 Joinery \$23,100 40 Open Floor Space (Flooring/Ceiling) \$92,400 41 Partitioning \$102,300 42 Electrical Services \$99,000 43 Hydraulics Services \$64,680 44 Fire Services \$39,600 45 Mechanical Services \$151,800 46 Other 47 Ground Slab \$48,480 48 First Floor Suspended Slab \$127,260	35	Structural Steel	\$99,000
38 Amenities \$122,100 39 Joinery \$23,100 40 Open Floor Space (Flooring/Ceiling) \$92,400 41 Partitioning \$102,300 42 Electrical Services \$99,000 43 Hydraulics Services \$64,680 44 Fire Services \$39,600 45 Mechanical Services \$151,800 46 Other 47 Ground Slab \$48,480 48 First Floor Suspended Slab \$127,260	36	Roofing	\$36,300
39 Joinery \$23,100 40 Open Floor Space (Flooring/Ceiling) \$92,400 41 Partitioning \$102,300 42 Electrical Services \$99,000 43 Hydraulics Services \$64,680 44 Fire Services \$39,600 45 Mechanical Services \$151,800 46 Other 47 Ground Slab \$48,480 48 First Floor Suspended Slab \$127,260	37	Facade	\$198,000
40 Open Floor Space (Flooring/Ceiling) \$92,400 41 Partitioning \$102,300 42 Electrical Services \$99,000 43 Hydraulics Services \$64,680 44 Fire Services \$39,600 45 Mechanical Services \$151,800 46 Other \$48,480 47 Ground Slab \$48,480 48 First Floor Suspended Slab \$127,260	38	Amenities	\$122,100
41 Partitioning \$102,300 42 Electrical Services \$99,000 43 Hydraulics Services \$64,680 44 Fire Services \$39,600 45 Mechanical Services \$151,800 46 Other \$48,480 47 Ground Slab \$48,480 48 First Floor Suspended Slab \$127,260	39	Joinery	\$23,100
42 Electrical Services \$99,000 43 Hydraulics Services \$64,680 44 Fire Services \$39,600 45 Mechanical Services \$151,800 46 Other \$170,200 47 Ground Slab \$48,480 48 First Floor Suspended Slab \$127,260	40	Open Floor Space (Flooring/Ceiling)	\$92,400
43 Hydraulics Services \$64,680 44 Fire Services \$39,600 45 Mechanical Services \$151,800 46 Other 47 Ground Slab \$48,480 48 First Floor Suspended Slab \$127,260	41	Partitioning	\$102,300
44 Fire Services \$39,600 45 Mechanical Services \$151,800 46 Other \$151,800 47 Ground Slab \$48,480 48 First Floor Suspended Slab \$127,260	42	Electrical Services	\$99,000
45 Mechanical Services \$151,800 46 Other \$151,800 47 Ground Slab \$48,480 48 First Floor Suspended Slab \$127,260	43	Hydraulics Services	\$64,680
46 Other 47 Ground Slab \$48,480 48 First Floor Suspended Slab \$127,260	44	Fire Services	\$39,600
47 Ground Slab \$48,480 48 First Floor Suspended Slab \$127,260	45	Mechanical Services	\$151,800
48 First Floor Suspended Slab \$127,260	46	Other	
·	47	Ground Slab	\$48,480
49 Structural Steel \$90.900	48	First Floor Suspended Slab	\$127,260
	49	Structural Steel	\$90,900

94 Lockers

97 Industrial Fans98 Water fountains

95 Temperature control to warehouse

96 MSB & Cable Upgrade for Temperature Control - Provisional Sum

"mbm

Car	oital Investment Breakdown - Warehouse 4	
	Roof	\$33,330
51	Façade	\$181,800
52	Stairs	\$13,332
53	Amenities	\$112,110
54	Joinery	\$21,210
55	Open Floor Space (flooring/ceiling)	\$84,840
56	Partitioning	\$93,930
57	Electrical Services	\$90,900
58	Hydraulic Services	\$59,388
59	Fire Services	\$36,360
60	Mechanical Services	\$139,380
61	Project Specifics	
62	Site Signage	\$40,000
63	Linemarking	\$40,000
64	Workstations and associated furniture	\$300,000
65	Whitegoods	\$20,000
66	Security	\$150,000
67	CCTV	\$150,000
68	Data Reticulation	\$120,000
69	Audio Visual	\$20,000
70	Dangerous Goods	\$60,000
71	Racking	\$2,000,000
72	Tenant Requirements	
73	General & Detailed Cleaning for Tenant Fitout Work	\$200,000
74	Slab Upgrade for AMR & AGV	\$70,000
75	Coolrooms	\$400,000
76	Waste Bin for Client Contractors	\$40,000
77	Site Office for Client	\$40,000
78	Client Fitout Builder's Permit Allowances & LSL	\$125,000
79	Project Construction Signage	\$15,000
80	Photo & Video Record	\$30,000
81	EO 8 tonne point load for the warehouse slab	\$12,500
82	Additional 50kL rainwater tank	\$30,000
83	Steel upgrades for 1000Kw Solar System	\$85,000
84	200m Armco Allowances	\$30,000
85	Gates, bollards and entry access	\$300,000
86	A-Safe column protectors	\$20,000
87	External waste enclosure	\$25,000
88	EO Colorbond Coolmax Roof Sheeting - Office	\$11,500
89	100mm thick roof insulation with blanket spacers - Warehouse	\$615,000
90	50mm thick wall insulation to the external metal clad walls - Warehouse	\$130,000
91	Blinds to external windows	\$20,000
92	Provide Rapid Roller shutter doors to internal of all on grade RSD	\$300,000
93	Site identification signage - Provisional Sum	\$40,000

\$40,000

\$3,700,000

\$220,000 \$100,000

\$62,000

mbm

99 PA System - Prov	sional Sum	\$75,000
100 Harmonic Filter -		\$40,000
101 UPS - 70kVA UPS	with additional battery pack for comms room - Provisional Sum	\$50,000
	s including Correction Unit	\$1,400,000
103 Power Outlet - Pr	ovisional Sum	\$75,000
104 Dyson Air Blade	land Dryer	\$25,000
105 200 Lux & 320 L	ux Average Lighting Requirement - Provisional Sum	\$460,000
106 Provision of Data	Conduit	\$115,000
107 Dock Shelter & T	railer Restraint to Recessed Dock	\$250,000
108 500kW Solar Par	el System	\$450,000
109 5* Greenstar Ce	tified - Provisional Sum	\$225,000
110 Tenant Fitout inc	ucing Office fitout	\$20,000,000
111 Dock Office		\$400,000
112 Battery Charge R	oom	\$350,000
113 Amenities - Ware	nouse	\$150,000
114 Power Schedule	& AGV's Control Cabinets	\$125,000
61 Auxiliary Items		
62 Sprinkler Tank		\$60,000
63 Pump Room		\$30,000
64 Rainwater Tanks		\$45,000
65 Statutory Signag	;	\$25,000
66 Main Office Outd	oor Area	\$35,000
67 Pavements		
68 Heaving Duty Pa	ring - Includes Roadbase	\$835,320
69 Light Duty Paving		\$419,520
70 Fire Access Tracl	- 150mm subbase with Seal	\$76,140
71 Pedestrian Pavin		\$52,560
72 Kerb & Gutter		\$29,640
73 Siteworks		
74 Landscape & Irri	gation	\$141,520
75 Fencing & Gates		\$149,974
76 Sub-Station Esta	plishment	\$300,000
77 Stormwater Serv	ces	\$800,000
78 Bulk Earthworks	(Shaping)	\$614,466
79 Trim & Compacti	on	\$170,685
80 Recessed Dock F	etaining Walls	\$80,000
81 Subtotal		\$63,945,985
82 PRELIMINARIES	DESIGN & MARGIN	
83 Preliminaries		\$5,115,679
84 Professional and	Authority Fees	\$3,197,299
85 Margin		\$2,557,839
86 Subtotal		\$10,870,817
87 TOTAL CONSTRU	CTION COST (EX GST)	\$74,816,802

Exclusions:

Loose Furniture and Fixtures Work outside of site boundary Land Costs Relocations



Capital Investment Breakdown - Warehouse 4

Contingencies



Capital Investment Breakdown - Civil Works and Services

1	Description	
2	Civil Works	
3	Traffic Management	\$400,000
4	Road Works	\$2,485,600
5	Earth Works	\$793,820
6	Road Markers	\$186,420
7	Temporary Basin	\$800,000
8	Surveying	\$160,000
9	Services	
10	Electrical Services	\$1,905,168
11	Hydraulic Services	\$1,270,112
12	Subtotal	\$8,001,120
13	PRELIMINARIES, DESIGN & MARGIN	
14	Preliminaries	\$480,067
15	Professional and Authority Fees	\$240,034
16	Margin	\$240,034
17	Subtotal	\$960,134
18	TOTAL CONSTRUCTION COST (EX GST)	\$8,961,254

Exclusions:

Loose Furniture and Fixtures Work outside of site boundary Land Costs Relocations Contingencies