
ESTIMATE REPORT

MARCH 2022

MULTI-LEVEL WAREHOUSE

42 RAYMOND AVENUE, MATRAVILLE
HALE CAPITAL PARTNERS

PROJECT ID: 17744-9 ES-6



jf:17744.9.ES-6 Rpts.Est.smm.res

3rd March 2022

Hale Capital Partners
246 Pacific Highway
CROWS NEST NSW 2065

Attention: Mr Nicholas Bradley
Email: nicholas.bradley@halecp.com

Dear Sir

**ESTIMATE REPORT
MULTI-LEVEL WAREHOUSE – MATRAVILLE**

Please find attached our Estimate Report for the development of a Multi-Level Warehouse Development located at – 42 Raymond Terrace, Matraville.

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Should you have any queries or require any further information or comment, please do not hesitate to contact Stephen Mee or me.

Yours faithfully



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REPORTS ISSUED

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1	08 June 2021	Multi-Level Estimate Report	Robbie Stewart
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3.1	16 December 2021	Multi-Level Estimate Report	Robbie Stewart
4	17 January 2022	Multi-Level Estimate Report	Robbie Stewart
5	1 March 2022	Multi-Level Estimate Report	Robbie Stewart
6	3 March 2022	Multi-Level Estimate Report	Robbie Stewart

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1 EXECUTIVE SUMMARY

1.1 INTRODUCTION

This report provides preliminary estimate of the costs for the proposed development comprising the construction of a single level warehouse development located at 42 Raymond Terrace, Matraville.

This Cost Summary Report has been prepared for the purpose of providing an indicative order of development cost suitable to fulfill the requirements for Chemical and Related Industries of a State Significant Development pursuant to Schedule 1 of the State Environmental Planning Policy (State and Regional Development) 2011. The actual cost of the development will vary depending on numerous matters including but not limited to the method of contractual procurement, staging, quality of finishes and fitments, method of construction, calibre of contractor, timing and implementation of the works, utility provisions outside site boundaries, etc. Hence, this report is for the benefit of State only and is not to be relied upon by third parties.

The CIV has been updated in accordance with the DPE Circular. All fixed plant and equipment have been included.

1.2 COST SUMMARY

The costs can be summarised as follows:

Element	TOTAL
Construction Cost (Excluding fit-out)	\$31,266,797
Preliminaries and Margin	\$4,189,752
Contractor's Design Fees	\$992,784
Project Contingency	Excl.
Estimated Construction Cost	\$36,449,333
Professional Fees	\$911,234
Authority Fees Charges	Excl.
Land and Legal Costs	Excl.
Long Service Leave Levy	\$142,685
Development Contingency	Excl.
Escalation	Excl.
Tenant Fit Out	Excl.
SUBTOTAL	\$37,503,252
Fit Out	Excl.
TOTAL ESTIMATED COST (EXCLUDING GST)	\$37,503,252

1.3 MAJOR ASSUMPTIONS

This report is based on a number of assumptions, as per Section 3.6 further within this report.

The following assumptions are of particular note:

- Civil Specifications
- Architectural specifications
- Structural details
- Mechanical and electrical installations
- FF&E, fittings and equipment
- No allowance has been for the removal of contaminated material.

1.4 STATEMENT OF RELIANCE

This report is prepared for the reliance of the party/parties for whom it is prepared. Rider Levett Bucknall accepts no responsibility, or liability, to any other party who might use or rely upon this report without the prior knowledge and written consent of Rider Levett Bucknall.

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2 PROJECT INFORMATION

2.1 PROJECT TEAM

Client:	Hale Capital Partners
Project Management:	N/A
Quantity Surveyor:	RLB
Architect:	SBA Architects
Mechanical & Electrical:	N/A
Civil and Structural:	Costin Roe

2.2 PROJECT DESCRIPTION

The site area is 19,437m². The scope of work covered in this estimate includes the construction, of four warehouses and offices to the warehouses on four levels including site access and access ramps to the level 1 warehouses.

3 BASIS OF REPORT

3.1 PURPOSE AND STATUS OF COST REPORT

This cost report has been prepared to forecast the total cost of the project as currently detailed. It has been based on preliminary information.

As the project progresses, the developing design should be reviewed against the allowances made within this report. The costs should be considered in the context of the current stage of the design.

3.2 BASIS OF PROCUREMENT

The estimate is based on the assumption that a competitive tender form of procurement process will be conducted with pre-qualified contractors (no less than 3 no.) with the proven capability and relevant experience to successfully deliver a project of this nature.

3.3 PROGRAMME

RLB has not been advised of a planning or delivery programme for this project.

3.4 FORECAST ESCALATION

Forecast escalation is excluded from this estimate.

3.5 INFORMATION USED

The costs in this report are based upon rates applied to measured elemental quantities and square metre rate allowances applied to measured areas and are current as at March 2022.

Information used in preparation of this estimate are:

- Drawings used – refer Appendix B

3.6 KEY ASSUMPTIONS

Due to the stage of the project, some of the report is based on assumptions rather than outline design. These assumptions should be tested as the project progresses.

We have employed the following assumptions in preparing this report:

- Specification as per other projects of this nature
- There is no work outside the site boundaries.
- The disconnection and capping of existing services have been excluded but no incoming services are included in the estimate, except for the services infrastructure within the site boundaries.
- Ground conditions normal with no contamination
- Elemental cost estimating. The estimate includes, but not limited to, \$/m² allowance for elements including walls, floors, ceilings, finishes and services, based on assumed specifications and preliminary design information.
- Engineering services allowances are based on \$/m² allowances, based on assumed design, capacities, etc. and system installations.
- Earthwork allowances are based on area of the site.
- No allowance for any works related to hazardous or contaminated material.

- Assume external wall and roof sheeting being composite roof and wall panels.
- FF&E, loose fittings and equipment are excluded from the estimate.
- The estimate does not include an allowance for staging and/or to complete the works out of sequence.
- It is assumed that the works will be undertaken during normal working hours.

3.7 INCLUSIONS

The estimate includes the following allowances:

- Construction Cost
- Preliminaries and Margin
- Contractor's Design Fees
- Professional Fees
- Long Service Leave Levy

3.8 EXCLUSIONS

In compiling this DA Estimate, no allowance has been made for the following cost items. Allowances for these items should be added as appropriate to establish the total project cost. If requested, we can provide assistance to assess these allowances:

- Affordable Housing contributions
- Any costs and fees as a result of any development approval resubmissions
- Any special or additional contributions sought by authorities for public or other facilities as a condition of development approval.
- Artworks
- Building Bond lodged with NSW Fair Trading
- Computer installations including wiring.
- Escalation (Cost increases beyond March 2022)
- Design and management fees (other than allowances expressly included in the estimate)
- Destructive testing
- Diverting existing services
- Environmental impact study costs
- Fees and charges levied by local government for Development Plan applications, Development Approval, Construction Certification and the like
- Finance costs and interest charges
- Land and legal costs
- Furniture, fittings and equipment (other than allowances expressly included in the estimate)
- Plan First fee
- Public utilities' charges, contributions and levies
- Security systems (other than allowances expressly included in the estimate)
- Site investigation and test bores
- Special acoustic costs
- Site decontamination (All costs associated with hazardous and contaminated materials)
- Corporate Signage (other than allowances expressly included in the estimate)
- Telephone services
- Works outside site boundaries
- Augmentation and extensions to existing Authority mains
- Out of sequence works, staging/phasing costs and working outside normal working hours.

- Any upgrade to existing building to comply with current construction code that may be required, but not documented.
- Air-conditioning of warehouses
- Tenant specialist equipment, etc. for the purposes of ultimate occupant business operations
- Excavation in rock
- Treatment of soft spots and special groundwater conditions
- All costs associated with heritage, cultural, archaeological artefacts, etc.
- Truck queueing digital display board
- Sub-station contribution
- Transport Infrastructure levies
- External Communication Works
- Standby Generator
- Glazed Office Partitions
- Allowance for fitout to Offices
- Security System
- Dock leveller and Accessories
- Racking to warehouses
- OSD
- Kitchen equipment
- Specialist and specific operation equipment including fixed and mobile plant and equipment
- Goods and Services Tax

3.9 COST SAVINGS AND VALUE ENHANCEMENTS

There may be a benefit to the project to undertake a value management study during the design development process or other stage of the works. Further scope and brief refinement will impact on costs.

3.10 COVID-19 IMPACTS

Our estimate has been prepared to reflect the anticipated changed market conditions due to the impact of COVID-19.

Our estimate makes provisions for amended site requirements and head contractor preliminaries including items such as:

- Additional worker shed facilities
- Additional regular site cleaning of facilities
- Longer site operating times to facilitate movement of workers with restricted numbers in lifts and hoists

RLB advise our current estimate does not account for exacerbated risks such as:

- Imported material delivery delays
- Further tightening of social distancing rules impacting on programme
- Exchange rate fluctuations

RLB recommends that a project contingency provision is made for COVID-19 impacts dependent of the status of the design and delivery cycle of the project. We would be pleased to discuss suitable provisions.

RLB recommends undertaking a risk analysis of this issue and we would be pleased to assist in the preparation of an order of cost assessment and/or sensitivity analysis for the project based on defined criteria. Our recently added programming capability can also be of assistance in these matters.

RLB anticipate that the impact on the estimate may only be in the short to medium term and that long-term impacts may revert to normal circumstances hence this will be subject to ongoing monitoring.

4 SCHEDULE OF AREAS

4.1 AREA SCHEDULE

The current design is made up of the following areas.

Location	GFA
Warehouse 1	4,519m ²
Warehouse 2	4,144m ²
Lobby	96m ²
GF Dock Office	30m ²
Offices	837m ²
First Floor Warehouses	
Warehouse 3	4,522m ²
Warehouse 4	4,448m ²
L1 Dock Office	30m ²
Offices	834m ²
TOTAL	19,460m²

**APPENDIX A:
Estimate Details**

MULTI LEVEL INDUSTRIAL MATRAVILLE

PRELIMINARY ESTIMATE - MARCH 2022



GFA: Gross Floor Area
Rates Current At March 2022

LOCATION SUMMARY

Ref	Location	GFA m ²	GFA \$/m ²	Total Cost \$
A	Site Preparation			476,206.50
B	Building Works			
B1	Warehouses	17,789	1,296	23,059,062.30
B2	Offices & Amenities	1,671	2,429	4,058,369.80
	B - Building Works	19,460	1,393	27,117,432.10
C	External Works			3,673,158.80
ESTIMATED NET COST		19,460	1,607	31,266,797.40
MARGINS & ADJUSTMENTS				
	Preliminaries	8.0%		2,501,344.00
	Builder's Overheads and Margin	5.0%		1,688,408.00
	Design Fees	2.8%		992,784.00
	Construction Contingency			Excl.
Estimated Construction Cost		19,460	1,873	36,449,333.40
	Professional Fees	2.5%		911,234.00
	Authority Fees & Charges			Excl.
	Escalation to Construction			Excl.
	Escalation During Construction			Excl.
	Long Service Leave Levy	0.4%		142,685.23
	Specific Tenant Fitout to Further Application			Excl.
Estimated Total Cost (Excl. GST)		19,460	1,927	37,503,252.63
ESTIMATED TOTAL COST		19,460	1,927	37,503,252.63

MULTI LEVEL INDUSTRIAL MATRAVILLE

PRELIMINARY ESTIMATE - MARCH 2022



LOCATION ELEMENT ITEM

A Site Preparation

Rates Current At March 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
XP	SITE PREPARATION				
133	Allowance for minor civil works and capping with basecourse for entire pad	m ²	19,437.0	24.50	476,206.50
	XP - SITE PREPARATION				476,206.50
SITE PREPARATION					476,206.50

MULTI LEVEL INDUSTRIAL MATRAVILLE

PRELIMINARY ESTIMATE - MARCH 2022



LOCATION ELEMENT ITEM

B Building Works

B1 Warehouses

GFA: 17,789 m² Cost/m²: 1,296
Rates Current At March 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SB SUBSTRUCTURE					
2	Allow for pad footing including excavation, etc., to warehouse	m ²	8,759.0	40.00	350,360.00
209	800mm Reinforced concrete raft slab on ground including reinforcement, barrier membrane, basecourse	m ²	8,759.0	200.00	1,751,800.00
SB - SUBSTRUCTURE				118/m²	2,102,160.00
CL COLUMNS					
175	1000mm diameter 20mm plate column (C1)	t	68.360	7,000.00	478,520.00
176	600mm diameter 12mm plate column (C2)	t	138.810	7,000.00	971,670.00
178	Allow for base plates, cap plates, bolted loose connections, welded attached connections, stiffeners, cleats, etc., to columns (assumed 10% of weight)	t	20.720	7,000.00	145,040.00
179	Allow for all necessary holding down bolts, masonry anchors, anchor assemblies, etc. , required for the connection of 1000mm diameter 20mm plate column (C1)	No	18.0	700.00	12,600.00
180	Allow for all necessary holding down bolts, masonry anchors, anchor assemblies, etc. , required for the connection of 600mm diameter 12mm plate column (C1)	No	99.0	350.00	34,650.00
181	Concrete to columns (C1) and (C2)	m ³	307.0	350.00	107,450.00
182	Reinforcement to columns (C1) and (C2), 160kg/m3	t	49.060	2,800.00	137,368.00
183	Allowance for columns to level 1 warehouse (5kg/m2 allowance)	t	45.220	7,000.00	316,540.00
CL - COLUMNS				124/m²	2,203,838.00
UF UPPER FLOORS					
166	Allowance of concrete suspended bondek slab to warehouse	m ²	8,973.0	250.00	2,243,250.00
169	610UB 125 secondary beam (SB2)	t	382.330	7,000.00	2,676,310.00
170	900WB 218 primary beam (PB2)	t	206.090	7,000.00	1,442,630.00
172	1200WB 342 primary beam (PB1)	t	55.650	7,000.00	389,550.00
173	1200WB 392 secondary beam (SB1)	t	324.450	7,000.00	2,271,150.00
174	700WB 115 secondary beam (SB3)	t	17.030	7,000.00	119,210.00
177	Allow for base plates, cap plates, bolted loose connections, welded attached connections, stiffeners, cleats, etc., to beams (assumed 10% of weight)	t	98.560	7,000.00	689,920.00
UF - UPPER FLOORS				553/m²	9,832,020.00
SC STAIRCASES					
187	Allowance for concrete fire stair to warehouse; complete including stair finish, steel balustrade and handrail	M/R	17.0	2,500.00	42,500.00
SC - STAIRCASES				2/m²	42,500.00

MULTI LEVEL INDUSTRIAL MATRAVILLE

PRELIMINARY ESTIMATE - MARCH 2022



LOCATION ELEMENT ITEM

B Building Works

B1 Warehouses (continued)

GFA: 17,789 m² Cost/m²: 1,296
Rates Current At March 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
RF	ROOF				
16	Prefinished composite metal deck roofing including sarking and insulation, etc., to roof (3% pitch)	m ²	9,447.1	50.00	472,355.00
17	Purlins to roof	m ²	9,447.1	25.00	236,177.50
18	Allow roof drainage system	m ²	9,761.1	8.00	78,088.80
19	Allow roof safety system	m ²	9,447.1	2.00	18,894.20
20	Allowance for roof access	Item			15,000.00
31	Allow prefinished metal deck roofing to awning (3% pitch)	m ²	1,495.0	40.00	59,800.00
32	Allow structural steel to awning including support columns (allow 18kg/m ²)	t	26.910	7,000.00	188,370.00
33	Birdmesh lining to awning soffit	m ²	1,495.0	5.00	7,475.00
184	Allowance for roof to level 1 warehouse (15kg/m ² allowance)	t	141.710	7,000.00	991,970.00
197	Allowance of concrete suspended bondek roof slab	m ²	314.0	180.00	56,520.00
198	Allowance of paver including waterproofing and insulation on roof slab (msd sep)	m ²	314.0	130.00	40,820.00
199	Planterbox including waterproofing, soil mix and planting, 600mm wide x 900mm high	m	56.0	150.00	8,400.00
200	Glass balustrade, 900mm high	m	5.0	1,300.00	6,500.00
203	Extra over for danpalon roof sheeting to warehouse	m ²	1,412.0	30.00	42,360.00
	RF - ROOF			125/m²	2,222,730.50
EW	EXTERNAL WALLS				
21	Allow precast wall panel to warehouse	m ²	1,783.2	185.00	329,892.00
23	Allow for paint to precast wall panel to warehouse	m ²	1,783.2	15.00	26,748.00
24	Allow profiled metal wall cladding including insulation and structural steel wall frame fixed to precast concrete	m ²	1,783.2	90.00	160,488.00
191	Metal wall cladding including frame	m ²	9,235.9	80.00	738,872.00
	EW - EXTERNAL WALLS			71/m²	1,256,000.00
ED	EXTERNAL DOORS				
27	Allow auto roller shutter door approx 4450 x 6000mm high including dock sealer	No	19.0	12,000.00	228,000.00
29	Allow single door and frame including paint and hardware	No	21.0	1,200.00	25,200.00
188	Allow single fire door and frame including paint and hardware	No	8.0	1,500.00	12,000.00
	ED - EXTERNAL DOORS			15/m²	265,200.00
WF	WALL FINISHES				
71	Allowance for paint to precast wall, internally	m ²	2,305.6	10.00	23,056.00
	WF - WALL FINISHES			1/m²	23,056.00

MULTI LEVEL INDUSTRIAL MATRAVILLE

PRELIMINARY ESTIMATE - MARCH 2022



LOCATION ELEMENT ITEM

B Building Works

B1 Warehouses (continued)

GFA: 17,789 m² Cost/m²: 1,296
Rates Current At March 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
FF	FLOOR FINISHES				
54	Allowance for floor sealer to warehouse	m ²	17,729.0	3.00	53,187.00
61	Allowance for vinyl flooring to warehouse dock office	m ²	61.0	75.00	4,575.00
	FF - FLOOR FINISHES			3/m²	57,762.00
CF	CEILING FINISHES				
62	Allowance for vinyl faced ceiling tiles to suspended ceiling including trims, etc	m ²	60.8	70.00	4,256.00
160	Allow FC soffit lining including paint finish - Externally	m ²	1,495.0	90.00	134,550.00
	CF - CEILING FINISHES			8/m²	138,806.00
FT	FITMENTS				
97	Allowance for Dock Accessories - EXCLUDED	Item			Excl.
98	Allowance for metal bollards to docks	No	38.0	550.00	20,900.00
99	Loose FF&E - EXCLUDED	Note			Excl.
127	Allowance for Building Signage - Excluded	Item			Excl.
129	Allowance for Statutory signage, traffic directional and information signs, dock signage safety, receiving and dispatch area, road markings and associated signage	Item			40,000.00
130	Allowance for miscellaneous metalwork to warehouse	Item			50,000.00
217	Allowance for miscellaneous metalwork to warehouse	m ²	17,789.0	10.00	177,890.00
222	Allowance for racking - EXCLUDED	Item			Excl.
	FT - FITMENTS			16/m²	288,790.00
SE	SPECIAL EQUIPMENT				
101	Allowance for dock levellers	No	19.0		Excl.
	SE - SPECIAL EQUIPMENT				Excl.
HS	HYDRAULIC SERVICES				
102	Allowance for hydraulic service installation to warehouse	m ²	17,789.0	50.00	889,450.00
	HS - HYDRAULIC SERVICES			50/m²	889,450.00
MS	MECHANICAL SERVICES				
113	Allowance for mechanical services to warehouse (assumed not required)	m ²	17,789.0	40.00	711,560.00
	MS - MECHANICAL SERVICES			40/m²	711,560.00
FP	FIRE PROTECTION				
34	Allowance for fire protection to awnings (assumed sprinkler installation)	m ²	1,495.0	50.00	74,750.00
115	Allowance for fire protection to warehouse (assumed sprinkler installation)	m ²	17,789.0	60.00	1,067,340.00
	FP - FIRE PROTECTION			64/m²	1,142,090.00
LP	ELECTRIC LIGHT AND POWER				
35	Allowance for power and lighting to awnings	m ²	1,495.0	100.00	149,500.00

MULTI LEVEL INDUSTRIAL MATRAVILLE

PRELIMINARY ESTIMATE - MARCH 2022



LOCATION ELEMENT ITEM

B Building Works

B1 Warehouses (continued)

GFA: 17,789 m² Cost/m²: 1,296
Rates Current At March 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
117	Allowance for power and lighting to warehouse	m ²	17,789.0	60.00	1,067,340.00
121	Allowance for Solar Energy Electrical Power Generation System - PROVISIONAL SUM	Item			100,000.00
123	Allowance for BMS	Item			100,000.00
124	Allowance for Security System - EXCLUDED	Item			Excl.
204	Solar panel	m ²	1,073.0	350.00	375,550.00
	LP - ELECTRIC LIGHT AND POWER			101/m²	1,792,390.00
SS	SPECIAL SERVICES				
227	Specialist and specific operation equipment including fixed and mobile plant and equipment - EXCLUDED	Item			Excl.
	SS - SPECIAL SERVICES				Excl.
BW	BUILDERS WORK IN CONNECTION WITH SERVICES				
126	Allow for BWIC	Item			90,709.80
	BW - BUILDERS WORK IN CONNECTION WITH SERVICES			5/m²	90,709.80
WAREHOUSES				1,296/m²	23,059,062.30

MULTI LEVEL INDUSTRIAL MATRAVILLE

PRELIMINARY ESTIMATE - MARCH 2022



LOCATION ELEMENT ITEM

B Building Works

B2 Offices & Amenities

GFA: 1,671 m² Cost/m²: 2,429
Rates Current At March 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SB	SUBSTRUCTURE				
1	Allow for pad footing including excavation, etc., to office	m ²	30.0	20.00	600.00
3	Reinforced concrete slab on ground including reinforcement, barrier membrane, basecourse and foundation beams	m ²	30.0	120.00	3,600.00
5	Allow lift pit	No	2.0	8,000.00	16,000.00
	SB - SUBSTRUCTURE			12/m²	20,200.00
CL	COLUMNS				
185	Structural steel to office columns (10kg/m ² allowance)	t	18.070	7,000.00	126,490.00
	CL - COLUMNS			76/m²	126,490.00
UF	UPPER FLOORS				
164	Allowance of concrete suspended bondeck slab to office	m ²	1,671.0	180.00	300,780.00
	UF - UPPER FLOORS			180/m²	300,780.00
SC	STAIRCASES				
14	Allow stair to lobby and offices 1150mm wide including handrail	M/R	15.0	3,000.00	45,000.00
208	Allow metal stair to warehouse and offices 1200mm wide including handrail	M/R	15.0	3,500.00	52,500.00
	SC - STAIRCASES			58/m²	97,500.00
RF	ROOF				
16	Prefinished composite metal deck roofing including sarking and insulation, etc., to roof (3% pitch)	m ²	253.9	50.00	12,695.00
17	Purlins to roof	m ²	253.9	25.00	6,347.50
18	Allow roof drainage system	m ²	253.9	8.00	2,031.20
19	Allow roof safety system	m ²	253.9	2.00	507.80
186	Structural steel to office roof (13kg/m ² allowance)	t	3.300	7,000.00	23,100.00
	RF - ROOF			27/m²	44,681.50
EW	EXTERNAL WALLS				
21	Allow precast wall panel to warehouse	m ²	61.8	185.00	11,433.00
22	Allow glazed walling system to offices	m ²	802.0	500.00	401,000.00
23	Allow for paint to precast wall panel to warehouse	m ²	61.8	15.00	927.00
24	Allow profiled metal wall cladding including insulation and structural steel wall frame fixed to precast concrete	m ²	61.8	90.00	5,562.00
25	Allow vertical sun shade to office at mezzanine level	m	406.0	300.00	121,800.00
191	Metal wall cladding including frame	m ²	135.1	80.00	10,808.00
193	Allow glazed walling system to office on Level 1	m ²	72.0	450.00	32,400.00
201	Sun shading system	m ²	758.0	350.00	265,300.00
	EW - EXTERNAL WALLS			508/m²	849,230.00

MULTI LEVEL INDUSTRIAL MATRAVILLE

PRELIMINARY ESTIMATE - MARCH 2022



LOCATION ELEMENT ITEM

B Building Works

B2 Offices & Amenities (continued)

GFA: 1,671 m² Cost/m²: 2,429
Rates Current At March 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
ED EXTERNAL DOORS					
28	Allow pair of auto glazed door to entry lobby approx 2100 x 2200mm high	No	2.0	4,500.00	9,000.00
194	Allow pair of glazed doors including hardware	No	4.0	4,000.00	16,000.00
ED - EXTERNAL DOORS				15/m²	25,000.00
NW INTERNAL WALLS					
37	Allowance for lift shaft wall	m ²	318.0	175.00	55,650.00
38	Allow precast wall panels to office/warehouse	m ²	796.0	175.00	139,300.00
189	Allowance for fire stair wall	m ²	345.0	175.00	60,375.00
39	Allowance for steel stud plasterboard partition wall with lining to both sides	m ²	2,029.0	70.00	142,030.00
40	Allowance for double steel stud plasterboard partition wall with lining to both sides and insulation	m ²	682.0	100.00	68,200.00
NW - INTERNAL WALLS				279/m²	465,555.00
NS INTERNAL SCREENS AND BORROWED LIGHTS					
43	Allowance for toilet partition including door and hardware to warehouse or office	No	16.0	1,200.00	19,200.00
44	Allowance for ambulant toilet partition including door and hardware to warehouse office	No	16.0	1,800.00	28,800.00
45	Allowance for L- shaped shower screen partition including door and hardware to accessible WC to warehouse or office	No	10.0	1,350.00	13,500.00
195	Allowance for glazed wall to warehouse	m ²	34.0	450.00	15,300.00
NS - INTERNAL SCREENS AND BORROWED LIGHTS				46/m²	76,800.00
ND INTERNAL DOORS					
47	Allowance for extra over glazed partition for single glazed door including hardware	No	16.0	1,200.00	19,200.00
48	Allowance for single leaf fire rated door and frame including paint and hardware	No	6.0	1,500.00	9,000.00
49	Single leaf door and frame including paint and hardware	No	65.0	900.00	58,500.00
51	Allow pair of doors and frame including paint and hardware	No	10.0	2,000.00	20,000.00
196	Allow pair of auto glazed door to entry lobby approx 2100 x 2200mm high	No	2.0	4,500.00	9,000.00
ND - INTERNAL DOORS				69/m²	115,700.00
WF WALL FINISHES					
42	Allowance for extra over for moisture resistant plasterboard wall lining	m ²	1,339.0	5.00	6,695.00
66	Allowance for plasterboard wall lining on furring channel fixed on precast wall panel	m ²	1,804.0	60.00	108,240.00
67	Allowance for wall tiling to amenities	m ²	1,339.0	90.00	120,510.00

MULTI LEVEL INDUSTRIAL MATRAVILLE

PRELIMINARY ESTIMATE - MARCH 2022



LOCATION ELEMENT ITEM

B Building Works

B2 Offices & Amenities (continued)

GFA: 1,671 m² Cost/m²: 2,429
Rates Current At March 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
68	Allowance for waterproofing to wall	m ²	1,339.0	35.00	46,865.00
69	Allowance for tiled splashback to kitchenette	m ²	27.0	130.00	3,510.00
70	Allowance for paint to plasterboard wall lining	m ²	5,858.0	10.00	58,580.00
71	Allowance for paint to precast wall, internally	m ²	1,202.4	10.00	12,024.00
WF - WALL FINISHES				213/m²	356,424.00
FF	FLOOR FINISHES				
52	Allowance for floor tiling including waterproofing to amenities	m ²	373.0	120.00	44,760.00
53	Allowance for carpet tiles to office, boardroom, print room, etc	m ²	661.0	65.00	42,965.00
56	Allowance for feature tiling to lobby	m ²	111.0	140.00	15,540.00
57	Allowance for vinyl flooring including waterproofing to cleaner room	m ²	24.0	75.00	1,800.00
58	Allowance for epoxy floor finishes to lift motor room/plant	m ²	15.0	25.00	375.00
59	Allowance for vinyl flooring to break-out, kitchenette and staff room	m ²	491.0	75.00	36,825.00
FF - FLOOR FINISHES				85/m²	142,265.00
CF	CEILING FINISHES				
62	Allowance for vinyl faced ceiling tiles to suspended ceiling including trims, etc	m ²	1,284.2	70.00	89,894.00
63	Moisture resistant suspended plasterboard ceiling including paint finish	m ²	373.0	70.00	26,110.00
64	Extra over feature ceiling to entry lobby	Item			5,000.00
202	Allow painting to slab soffit	m ²	15.0	20.00	300.00
CF - CEILING FINISHES				73/m²	121,304.00
FT	FITMENTS				
72	Allowance for fitments to Training Room - EXCLUDED	No	4.0		Excl.
73	Allowance for vanity joinery	m	20.0	750.00	15,000.00
74	Allowance for mirror, 1200mm high	m ²	24.0	300.00	7,200.00
75	Allowance for soap dispenser	No	40.0	50.00	2,000.00
76	Allowance for hand dryer	No	20.0	750.00	15,000.00
77	Allowance for paper towel dispenser	No	20.0	150.00	3,000.00
78	Allowance for toilet roll holder	No	42.0	30.00	1,260.00
79	Allowance for grab rail in ambulant toilet partition	No	32.0	250.00	8,000.00
80	Allowance for shelf to accessible WC	No	4.0	75.00	300.00
81	Allowance for shower seat to accessible WC	No	10.0	200.00	2,000.00
82	Allowance for fitments to Entrance/Waiting Area - EXCLUDED	No	4.0		Excl.
83	Allowance for fitments to Meeting Room - EXCLUDED	No	4.0		Excl.

MULTI LEVEL INDUSTRIAL MATRAVILLE

PRELIMINARY ESTIMATE - MARCH 2022



LOCATION ELEMENT ITEM

B Building Works

B2 Offices & Amenities (continued)

GFA: 1,671 m² Cost/m²: 2,429
Rates Current At March 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
84	Allowance for shower hand rail to accessible WC	No	10.0	250.00	2,500.00
86	Allowance for miscellaneous metalwork to amenities, etc	m ²	373.0	5.00	1,865.00
87	Allowance for Locker Room - EXCLUDED	Lot	4.0		Excl.
88	Fitments to Open Office - EXCLUDED	No	4.0		Excl.
89	Allowance for fitments to Servery - EXCLUDED	No	4.0		Excl.
90	Allowance for fitments to Store - EXCLUDED	No	4.0		Excl.
91	Allowance for fitments to Cleaners - EXCLUDED	No	8.0		Excl.
92	Allowance for fitments to Kitchen Prep - EXCLUDED	No	4.0		Excl.
93	Allowance for fitments to Employee Resource Area - EXCLUDED	No	4.0		Excl.
94	Allowance for fitments to Interview Room - EXCLUDED	No	4.0		Excl.
95	Allowance for fitments to Doctor & Nurse Rooms - EXCLUDED	No	4.0		Excl.
96	Fitments to Breakout/Staff Room - EXCLUDED	No	4.0		Excl.
99	Loose FF&E - EXCLUDED	Note			Excl.
129	Allowance for Statutory signage, traffic directional and information signs, dock signage safety, receiving and dispatch area, road markings and associated signage	Item			10,000.00
	FT - FITMENTS			41/m²	68,125.00
SE	SPECIAL EQUIPMENT				
100	Allowance for commercial kitchen equipment - EXCLUDED	Item			Excl.
	SE - SPECIAL EQUIPMENT				Excl.
HS	HYDRAULIC SERVICES				
103	Allowance for hydraulic service installation to office	m ²	1,276.0	80.00	102,080.00
104	Allowance for hydraulic service installation to wet area	m ²	396.0	100.00	39,600.00
	HS - HYDRAULIC SERVICES			85/m²	141,680.00
SF	SANITARY FIXTURES				
105	Allowance for WC Suite	No	32.0	2,500.00	80,000.00
106	Allowance for Urinal	No	8.0	3,500.00	28,000.00
107	Allowance for accessible WC suite	No	8.0	2,500.00	20,000.00
108	Allowance for vanity basin including tapware	No	32.0	750.00	24,000.00
109	Allowance for accessible shower including tapware	No	8.0	800.00	6,400.00
110	Allowance for cleaners sink including tapware	No	8.0	1,500.00	12,000.00
111	Allowance for wall mounted accessible vanity basin including associated tapware	No	8.0	750.00	6,000.00
112	Allowance for kitchen basin including tapware	No	8.0	750.00	6,000.00
	SF - SANITARY FIXTURES			109/m²	182,400.00

MULTI LEVEL INDUSTRIAL MATRAVILLE

PRELIMINARY ESTIMATE - MARCH 2022



LOCATION ELEMENT ITEM

B Building Works

B2 Offices & Amenities (continued)

GFA: 1,671 m² Cost/m²: 2,429
Rates Current At March 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
MS	MECHANICAL SERVICES				
114	Allowance for mechanical services to office (HVAC)	m ²	1,671.0	200.00	334,200.00
	MS - MECHANICAL SERVICES			200/m²	334,200.00
FP	FIRE PROTECTION				
116	Allowance for fire protection to office (assumed sprinkler installation)	m ²	1,671.0	80.00	133,680.00
	FP - FIRE PROTECTION			80/m²	133,680.00
LP	ELECTRIC LIGHT AND POWER				
118	Allowance for lighting and power to office	m ²	1,671.0	80.00	133,680.00
119	Minor allowance for audio visual systems to office	Item			20,000.00
120	Allowance for security / CCTV / access control to office	m ²	1,671.0	25.00	41,775.00
	LP - ELECTRIC LIGHT AND POWER			117/m²	195,455.00
TS	TRANSPORTATION SYSTEMS				
125	Allowance for Passenger lift to service 4 levels	No	2.0	120,000.00	240,000.00
	TS - TRANSPORTATION SYSTEMS			144/m²	240,000.00
BW	BUILDERS WORK IN CONNECTION WITH SERVICES				
126	Allow for BWIC	Item			20,900.30
	BW - BUILDERS WORK IN CONNECTION WITH SERVICES			13/m²	20,900.30
OFFICES & AMENITIES				2,429/m²	4,058,369.80

MULTI LEVEL INDUSTRIAL MATRAVILLE

PRELIMINARY ESTIMATE - MARCH 2022



LOCATION ELEMENT ITEM

C External Works

Rates Current At March 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
CF	CEILING FINISHES				
161	Allow painting to ramp concrete soffits - Externally	m ²	985.0	20.00	19,700.00
	CF - CEILING FINISHES				19,700.00
FT	FITMENTS				
128	Allowance for Truck queueing digital display board - EXCLUDED	Item			Excl.
131	Allowance for Truck entry tower signage	No	1.0	7,000.00	7,000.00
132	Allowance for miscellaneous metalwork to hardstand	m ²	9,062.0	5.00	45,310.00
	FT - FITMENTS				52,310.00
LP	ELECTRIC LIGHT AND POWER				
122	Allowance for Standby generators - EXCLUDED	Item			Excl.
	LP - ELECTRIC LIGHT AND POWER				Excl.
XP	SITE PREPARATION				
168	Demolish existing building - EXCLUDED	Item			Excl.
218	Provisional allowance for disposal of hazardous materials	Item			Excl.
219	Provision for carting & disposal of contaminated soil off site	Item			Excl.
220	Retaining wall allowance	m ²	250.0	700.00	175,000.00
221	OSD tank allowance - EXCLUDED	No	1.0		Excl.
	XP - SITE PREPARATION				175,000.00
XR	ROADS, FOOTPATHS AND PAVED AREAS				
134	Concrete hardstand to truck parking, driveway and loading areas	m ²	7,254.0	120.00	870,480.00
135	Concrete footpath	m ²	795.0	70.00	55,650.00
136	Suspended concrete hardstand to truck parking, driveway and loading areas	m ²	1,809.0	325.00	587,925.00
137	Suspended concrete hardstand for ramp	m ²	1,061.0	400.00	424,400.00
138	Allow concrete balustrade wall to suspended concrete hardstand, approx 1500mm high	m ²	315.0	250.00	78,750.00
139	Allow concrete wheel stop	No	101.0	120.00	12,120.00
141	Allow concrete kerb and gutter including subsoil drainage	m	1,132.0	115.00	130,180.00
142	Line marking for carpark space	No	107.0	50.00	5,350.00
143	Allowance for miscellaneous markings on hardstands	Item			25,000.00
144	Allowance for crossover approx 52m wide to Council specification	No	1.0	20,000.00	20,000.00
211	On-grade steps x 5 steps, 1000mm wide including balustrade	No	1.0	3,000.00	3,000.00
212	On-grade steps x 6 steps, 1000mm wide including balustrade	No	1.0	3,500.00	3,500.00

MULTI LEVEL INDUSTRIAL MATRAVILLE

PRELIMINARY ESTIMATE - MARCH 2022



LOCATION ELEMENT ITEM

C External Works (continued)

Rates Current At March 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
213	Pylon illuminated signage with tenant logos with foundation, 3.5m wide x 9.0m high	No	1.0	50,000.00	50,000.00
216	Bicycle rack	No	11.0	550.00	6,050.00
233	Armco barrier	m	195.0	300.00	58,500.00
XR - ROADS, FOOTPATHS AND PAVED AREAS					2,330,905.00
XN	BOUNDARY WALLS, FENCING AND GATES				
146	Allowance for 1800 high black powdercoated metal picket fencing (FNC-1)	m	389.0	170.00	66,130.00
214	Sliding gate (SG1)	No	1.0	7,000.00	7,000.00
215	Single leaf gate (SG2)	No	2.0	1,500.00	3,000.00
231	Telescopic gate for car and truck entry (TG1)	No	1.0	25,000.00	25,000.00
232	Allowance of 1800mm high Permeable metal palisade security fencing (FNC-2)	m	212.0	170.00	36,040.00
XN - BOUNDARY WALLS, FENCING AND GATES					137,170.00
XB	OUTBUILDINGS AND COVERED WAYS				
147	Allowance for fire services/pump house to future detail inclusive of associated pipe hook-up, controls, station bowser, etc.	No	1.0	50,000.00	50,000.00
229	Sprinkler tank	No	1.0	30,000.00	30,000.00
XB - OUTBUILDINGS AND COVERED WAYS					80,000.00
XL	LANDSCAPING AND IMPROVEMENTS				
148	Allowance for soft landscaping	m ²	2,250.0	28.00	63,000.00
149	Extra over allowance for tree planting to screen and soft the proposed warehouse	Item			30,000.00
224	Allowance of irrigation system	Item			10,000.00
XL - LANDSCAPING AND IMPROVEMENTS					103,000.00
XK	EXTERNAL STORMWATER DRAINAGE				
140	Allowance for external stormwater drainage	Item			100,000.00
206	Minor removal of existing slab for stormwater device on north-western boundary and landscaped areas on the south-eastern side	Item			10,000.00
XK - EXTERNAL STORMWATER DRAINAGE					110,000.00
XD	EXTERNAL SEWER DRAINAGE				
150	Allowance for external sewer drainage	Item			10,000.00
XD - EXTERNAL SEWER DRAINAGE					10,000.00
XW	EXTERNAL WATER SUPPLY				
151	Allowance for external water tank including concrete foundations (Volume TBC)	No	1.0	25,000.00	25,000.00
152	Allowance for external water connection works	Item			5,000.00
XW - EXTERNAL WATER SUPPLY					30,000.00

MULTI LEVEL INDUSTRIAL MATRAVILLE

PRELIMINARY ESTIMATE - MARCH 2022



LOCATION ELEMENT ITEM

C External Works (continued)

Rates Current At March 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
XG	EXTERNAL GAS				
153	Allowance for external gas connection works - EXCLUDED	Item			Excl.
	XG - EXTERNAL GAS				Excl.
XF	EXTERNAL FIRE PROTECTION				
154	Allowance for external hydrant installation	m ²	12,106.0	5.00	60,530.00
	XF - EXTERNAL FIRE PROTECTION				60,530.00
XE	EXTERNAL ELECTRIC LIGHT AND POWER				
155	Allowance for external lighting and power to hardstand areas	m ²	9,857.0	15.00	147,855.00
156	Allowance for external lighting and power to landscaped areas	m ²	2,250.0	8.00	18,000.00
157	Allowance for external electrical connection works	Item			10,000.00
158	Allowance for 1000kVA kiosk substations with associated HV cabling	No	1.0	150,000.00	150,000.00
	XE - EXTERNAL ELECTRIC LIGHT AND POWER				325,855.00
XC	EXTERNAL COMMUNICATIONS				
159	Allowance for external communication connection works - EXCLUDED	Item			Excl.
	XC - EXTERNAL COMMUNICATIONS				Excl.
XX	ALTERATIONS AND RENOVATIONS TO EXISTING EXTERNAL WORKS				
225	UST remediation works on the western boundary	Item			218,688.80
226	Provisional allowance of heritage work to The Bunnerong stormwater channel no. 11 with one new discharge point add	Item			20,000.00
	XX - ALTERATIONS AND RENOVATIONS TO EXISTING EXTERNAL WORKS				238,688.80
EXTERNAL WORKS					3,673,158.80

**APPENDIX B:
Document Register**

DOCUMENT REGISTER

Architectural drawings prepared by SBA Architects dated 1 March 2022:

Title	Drawing Number	Revision	Date
Cover Page	21163_DA000	E	16/12/2021
Day Perspective	21163_DA010	E	16/12/2021
Night Perspective	21163_DA011	E	16/12/2021
Street Frontage	21163_DA012	E	16/12/2021
Aerial View	21163_DA013	E	16/12/2021
3D Section	21163_DA014	E	16/12/2021
Site Analysis Plan and Summary	21163_DA050	F	16/12/2021
Ground Floor Plan	21163_DA100	F	16/12/2021
Ground Floor Plan Mezzanine	21163_DA101	E	16/12/2021
Level 1 Plan	21163_DA102	E	16/12/2021
Level 1 Mezzanine	21163_DA103	D	16/12/2021
Roof Plan	21163_DA104	F	16/12/2021
Office 01 Floor Plan	21163_DA200	D	16/12/2021
Office 02 Floor Plan	21163_DA201	E	16/12/2021
Office 03 Floor Plan	21163_DA202	E	16/12/2021
Office 04 Floor Plan	21163_DA203	E	16/12/2021
Elevation	21163_DA300	C	16/12/2021
Section	21163_DA310	E	16/12/2021
Shadow Diagram	21163_DA401	E	16/12/2021
Signage Details	21163_DA500	C	16/12/2021
GFA Calculation	21163_DA600	A	16/12/2021
Relationship to Existing Setting	21163_DA601	A	16/12/2021

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EMPLOYMENT BENEFIT ANALYSIS

DECEMBER 2021

MULTI-LEVEL WAREHOUSE

42 RAYMOND AVENUE, MATRAVILLE
HALE CAPITAL PARTNERS

PROJECT ID: 17744-3



jf:17744.3.ES-Rpts.RES.SM

17th December 2021

Hale Capital Partners
 246 Pacific Highway
 CROWS NEST NSW 2065

Attention: Mr Nicholas Bradley
 Email: nicholas.bradley@halecp.com

Dear Sir

**MULTI-LEVEL WAREHOUSE – MATRAVILLE
 EMPLOYMENT BENEFIT ANALYSIS**

As requested, Rider Levett Bucknall (RLB) have undertaken an analysis of the perceived employment benefits derived from the construction of the proposed development. RLB would emphasise that we have assessed the potential “gross” benefits regarding the project. Our approach is that the economic and employment impact of the project has been viewed in isolation, ignoring external contributory influences and we have assumed that all benefits identified are a result of this project alone.

The benefits attributable to the project can be direct, indirect, or induced. The Initial Effect benefits are those derived from the direct employment on site within the construction industry based on the project value. The Production Induced Benefits are those employment outcomes that are derived from all industries that directly support the construction industry by the supply of materials and services directly to the project.

Employment Multiplier Effects Calculation

The following tables highlight the Employment Generation Analysis of the proposed phases of the project (not including land, project design and management, statutory fees, occupancy, and financing costs), highlighting the employment outcomes associated with the project.

The unit measure for employment is the equivalent of one full-time job for one year.

Multiples as at December 2022 (for each \$1m of construction value)

Employment Multiplier (Full Time Job Years)	Initial Effects	Production Induced Effects			Total
		First Round Effects	Industrial Support Effects	Total Production Effects	
Building (incl. civil)	2.616	0.784	0.405	1.188	3.804



As at December 2021

Project Value:

\$62.7 million

Employment Output (Full Time Job Years)	Initial Effects	Production Induced Effects			Total Employment Output
		First Round Effects	Industrial Support Effects	Total Production Effects	
Building (incl. civil)	97.0	29.1	15.0	44.1	185.6

The employment output represents that for each \$1,000,000 of construction work done, the initial employment effect would be that 2.6 workers would be engaged to undertake the works on site, 0.8 workers would be employed in the manufacture and supply of intermediate goods and services used in the construction of the project and a further 0.4 workers would be employed through the indirect supply of goods and services to those companies supplying the construction companies involved.

As noted within this report, the entire project has a forecasted perceived employment contribution throughout the community of 186 job years during the life of the project.

Warehouse Operation Employment

The estimated annual Employment Output for the operation of the facility are as follows:

Multiples as at December 2021 (for each m2 of GFA)

Employment Multiplier (Full Time Job Years)	Production Induced Effects		
	Warehouse Operation	Admin. & Logistics	Total Production Effects
Warehouse	185.874	13.889	199.762
Warehouse Semi--Automated	238.663	16.949	255.613

As at December 2021

Warehouse

17,640 m²

Offices

1,600 m²

Employment Output (Full Time Job Years)	Production Induced Effects		
	Warehouse Operation	Admin. & Logistics	Total Production Effects
Warehouse Operation	94.90	115.20	210.10
Warehouse Operation Semi- Automated	73.91	94.40	168.31

The forecast outcomes are derived from established methodological approaches and measures. As the analysis involves forecasting, it can be affected by a number of unforeseeable variables. It represents, for

the party to whom it is addressed, the best estimates of Rider Levett Bucknall, but no assurance is, or can be, given that the forecast outcomes will be achieved.

We trust that our report is of assistance and will be pleased to provide any further information, which you may require upon request.

Yours faithfully



Robbie Stewart
Rider Levett Bucknall
Senior Consultant
email: robbie.stewart@au.rlb.com

Notes to Rider Levett Bucknall’s Employment Benefit Analysis

Methodology

The method used to estimate the direct, indirect, and induced effects of a project is by means of an “input-output” analysis. The main application of this analysis is to examine the effects on the economy as a whole in private or government spending.

Input / Output analysis utilises multipliers to assess additional economic activity, measured in dollars (Economic Multipliers) and employment measured in jobs (Employment Multipliers) that result from increased production in a particular industry.

There are two types of multipliers – Production Induced Multipliers and Consumption Induced Multipliers.

Production Induced Multipliers consist of:

- (1) First Round Effects which comprise all outputs and employment required to produce the inputs for construction and;
- (2) Industrial Support Effects which are the induced extra output and employment from all industries to support the production of the first round effect.

Consumption Induced Multipliers relate to the demand for additional goods and services due to increased spending by the wage and salary earners, across all industries, arising from employment. These multipliers have not been used in this example as they have been deemed too distant for real analysis without full computable general equilibrium (CGE) modelling.

Input-output multipliers used within this analysis have been derived from ABS published data tables and adjusted for inflationary & productivity factors together with Rider Levitt Bucknall’s assessment of the project being undertaken.

RLB’s calculations are based on ABS input/output tables that have been derived from the Australian construction industry as a whole and use calculations on all work performed in Australia within the sector and are not broken down into States or LGA’s.

Definitions

Full Time Job Years	The number of full-time jobs of 1 year in length
Initial Effects	The employment or economic benefit generated directly from the project spend on the construction process.
Production Induced Effects	Indirect wages and economic benefit generated by companies supporting the production of goods and services to the project.
First Round Effects	Wages and economic benefit generated by companies directly supplying goods and services to the construction effort.
Industrial Support	Indirect wages and economic benefit arising from the generation of the First Round Effects

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