
SEARS ESTIMATE REPORT

FEBRUARY 2022

OAKDALE EAST INDUSTRIAL ESTATE

LEAD-IN WORKS, ESTATE INFRASTRUCTURE WORKS, AND
WAREHOUSE WORKS (PRECINCTS 1 TO 5)

PROJECT ID: 17923



jf:17923.2.ES-Rpts.DA Estimate Report

23 February 2022

Goodman Group
1-11 Hayes Rd
Rosebery NSW 2018Attention: Ms Stephanie Partridge
Email: Stephanie.Partridge@goodman.com

Dear Madam

**OAKDALE EAST INDUSTRIAL ESTATE
SEARS ESTIMATE REPORT**

We have pleasure in enclosing our Estimate Report for the above stated scheme.

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

**Michael Mihailou**
Rider Levett Bucknall
Associate
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REPORTS ISSUED

| Revision | Date | Title Description | Released By |
|----------|------------|-------------------------|------------------|
| 001 | 30/11/2021 | Initial Estimate Report | Michael Mihailou |
| 002 | 23/02/2022 | Revised Estimate Report | Michael Mihailou |

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1 EXECUTIVE SUMMARY

This report estimates a total cost of \$882,288,839 excluding GST based on the DA documents dated 02 November 2021.

2 INTRODUCTION

2.1 PURPOSE OF REPORT

This Estimate report has been prepared for Goodman Group and is based on the DA Questionnaire dated 02 November 2021. The report has been prepared to forecast the total cost of the project as currently detailed. It is based on preliminary documentation only.

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.

2.2 PROJECT DESCRIPTION

The project is the proposed involves site preparation works to precincts 2 - 5 and the construction of Precinct 1A Warehouse Extension and Precincts 2 - 5, located in Oakdale East Industrial Estate.

The Estimate indicates the likely costs for the proposed development and will be further developed and refined as the project progresses through the design stages

The project comprises the following:

- Construction of new warehouses and office facilities
- External Works including site preparation, retaining walls, carpark, hardstand areas, landscaping and site services

2.3 STATEMENT OF RELIANCE

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3 PROJECT COSTS

3.1 COST ESTIMATE SUMMARY

The costs can be summarised as follows:

| Description | Cost | GFA | % Cost |
|---|-----------------------|----------------|---------------|
| Site Preparation | \$ 52,633,028 | | 6.0% |
| Construction Cost – Precinct 1 | \$ 4,440,126 | 3,002 | 0.5% |
| Construction Cost – Precinct 2 | \$ 78,746,525 | 82690 | 8.9% |
| Construction Cost – Precinct 3 | \$ 603,040,648 | 97,528 | 68.3% |
| Construction Cost – Precinct 4 | \$ 51,346,785 | 55800 | 5.8% |
| Construction Cost – Precinct 5 | \$ 14,654,080 | 15,400 | 1.7% |
| TOTAL CONSTRUCTION COST | \$ 804,861,192 | 254,420 | 91.2% |
| Design Contingency | | | Excl. |
| Construction Contingency | | | Excl. |
| Professional Fees incl. Project Management (8.0%) | \$ 64,388,895 | | 7.3% |
| Authority Fees & Charges | \$ 13,038,752 | | 1.5% |
| TOTAL OTHER PROJECT COSTS | \$ 77,427,647 | | 8.8% |
| TOTAL ESTIMATE | \$ 882,288,839 | 254,420 | 100.0% |

A further breakdown of cost can be found in the Estimate in Appendix A of this report.

4 AREAS

4.1 AREA SCHEDULE

The current design is made up of the following areas.

| Ref | Location | GFA m ² |
|--------------------|------------------|-----------------------|
| A | Site Preparation | |
| B | Precinct 1 | 3,002 |
| C | Precinct 2 | 82,690 |
| D | Precinct 3 | 97,528 |
| E | Precinct 4 | 55,800 |
| F | Precinct 5 | 15,400 |
| ESTIMATED NET COST | | 254,420 |

5 BASIS OF ESTIMATE

5.1 BASIS OF QUANTIFICATION & PRICING

This estimate is based upon measured elemental/trade quantities priced with rates current as at December 2021.

5.2 BASIS OF PROCUREMENT

The estimate assumes 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.

5.3 PROGRAMME

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

5.4 ESCALATION

Forecast escalation is excluded from this estimate.

5.5 CONTINGENCY

Design and Construction contingency have been excluded from this estimate.

5.6 CLARIFICATIONS AND 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:

- Specifications generally. The estimate includes \$/m2 allowance for elements including 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.
- Civil works to Estate Road 01 and 02 have been allowed for.
- Earthwork allowances are based on excavation in material other than rock.
- A provisional allowance of \$25,000 is included for fitment to Fuel & Wash bays
- A provisional allowance of \$1,516,000 is included for the external stormwater supply.
- A provisional allowance of \$985,400 is included for external sewer drainage.
- A provisional allowance of \$150,000 is included for electrical lead in works
- A provisional allowance of \$1,288,600 is included for HV cabling precinct to boundaries.
- A provisional allowance of \$682,200 is included for trenching and conduits for communications.
- Loose FF&E, 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.

5.7 ITEMS SPECIFICALLY EXCLUDED

In compiling this 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:

- 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
- Computer installations including wiring
- Cost increases beyond December 2021
- Design Contingency
- Construction Contingency
- Environmental impact study costs
- Finance costs and interest charges
- Land and legal costs
- Loose furniture, fittings and equipment (other than allowances expressly included in the estimate)
- Public utilities' charges, contributions and levies
- Site allowance payment that may be applicable to the works
- All costs associated with hazardous and contaminated materials
- Corporate Signage
- Telephone services
- Works outside site boundaries, unless noted otherwise
- Augmentation and extensions to existing Authority mains
- Out of sequence work / staging & 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 warehouse
- Tenant specialist equipment, etc. for the purposes of ultimate occupant business operations
- Excavation in rock
- Treatment of soft spots
- All costs associated with heritage, cultural, archaeological artefacts, etc.
- External gas connection works
- Truck queueing digital display board

5.8 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.

APPENDIX A:
Estimate

OAKDALE EAST ESTATE

OAKDALE EAST SEARS ESTIMATE (REV 2)



LOCATION SUMMARY

GFA: Gross Floor Area
Rates Current At November 2021

| Ref | Location | GFA m ² | GFA \$/m ² | Total Cost \$ |
|---|--|-----------------------|--------------------------|--------------------|
| A | Site Preparation | | | 52,633,028 |
| B | Precinct 1 | 3,002 | 1,479 | 4,440,126 |
| C | Precinct 2 | 82,690 | 952 | 78,746,525 |
| D | Precinct 3 | 97,528 | 6,183 | 603,040,648 |
| E | Precinct 4 | 55,800 | 920 | 51,346,785 |
| F | Precinct 5 | 15,400 | 952 | 14,654,080 |
| ESTIMATED NET COST | | 254,420 | 3,164 | 804,861,192 |
| MARGINS & ADJUSTMENTS | | | | |
| | Design Contingency | | | Excl. |
| | Construction Contingency | | | Excl. |
| | Professional Fees incl. Project Management | 8.0% | | 64,388,895 |
| | Authority Fees & Charges | 1.5% | | 13,038,752 |
| Estimated Total Cost (Excl. GST) | | 254,420 | 3,468 | 882,288,839 |
| | Goods & Services Tax (GST) | | | Excl. |
| ESTIMATED TOTAL COST | | 254,420 | 3,468 | 882,288,839 |

OAKDALE EAST ESTATE

OAKDALE EAST SEARS ESTIMATE (REV 2)



LOCATION ELEMENT ITEM

A Site Preparation

A1 Demolition (Precinct 3)

Rates Current At November 2021

| Ref | Description | Unit | Qty | Rate \$ | Total Cost \$ |
|--------------------------------|---|------|-----|------------|------------------|
| XP | SITE PREPARATION | | | | |
| 172 | Provision for demolition to redundant structures, pavements etc | Item | | | 250,000 |
| | XP - SITE PREPARATION | | | | 250,000 |
| PR | PRELIMINARIES | | | | |
| 142 | Builder's Preliminaries @ 12% | Item | | | 30,001 |
| | PR - PRELIMINARIES | | | | 30,001 |
| MA | BUILDERS MARGIN & OVERHEAD | | | | |
| 143 | Builder's Margin & Overheads @ 4% | Item | | | 11,201 |
| | MA - BUILDERS MARGIN & OVERHEAD | | | | 11,201 |
| DEMOLITION (PRECINCT 3) | | | | | 291,202 |

OAKDALE EAST ESTATE

OAKDALE EAST SEARS ESTIMATE (REV 2)



LOCATION ELEMENT ITEM

A Site Preparation

A2 Site Preparation (Precincts 1A &, 2-5)

Rates Current At November 2021

| Ref | Description | Unit | Qty | Rate \$ | Total Cost \$ |
|---|---|----------------|---------|------------|-------------------|
| XP | SITE PREPARATION | | | | |
| 174 | Allowance to remove existing trees | Item | | | 5,000 |
| 175 | Allowance for de-watering | Item | | | 50,000 |
| 176 | Removal of hazardous materials | Note | | | Excl. |
| 177 | Excavation in rock | Note | | | Excl. |
| 178 | Contaminated material | Note | | | Excl. |
| 179 | Allowance for tree protection | Item | | | 5,000 |
| 180 | Allowance for sediment and erosion control | Item | | | 250,000 |
| 181 | Allowance for treatment of soft spots | Note | | | Excl. |
| 182 | Dealing with heritage, cultural and archeological artifacts / findings | Note | | | Excl. |
| 183 | Strip 200mm topsoil and stockpile on site incl. clearing site of vegetation | m ² | 517,277 | 2 | 1,034,554 |
| 184 | Ground compaction | m ² | 517,277 | 2 | 1,034,554 |
| 458 | Bulk excavation, assume 1m depth to Precincts 2-5 | m ³ | 509,574 | 40 | 20,382,960 |
| | XP - SITE PREPARATION | | | | 22,762,068 |
| PR | PRELIMINARIES | | | | |
| 142 | Builder's Preliminaries @ 12% | Item | | | 2,731,446 |
| | PR - PRELIMINARIES | | | | 2,731,446 |
| MA | BUILDERS MARGIN & OVERHEAD | | | | |
| 143 | Builder's Margin & Overheads @ 4% | Item | | | 1,019,739 |
| | MA - BUILDERS MARGIN & OVERHEAD | | | | 1,019,739 |
| SITE PREPARATION (PRECINCTS 1A &, 2-5) | | | | | 26,513,253 |

OAKDALE EAST ESTATE

OAKDALE EAST SEARS ESTIMATE (REV 2)

LOCATION ELEMENT ITEM

A Site Preparation

A3 Civil Works (Road No. 1 & 2 & to Precinct 5)

Rates Current At November 2021

| Ref | Description | Unit | Qty | Rate \$ | Total Cost \$ |
|---|---|----------------|--------|------------|-------------------|
| XR | ROADS, FOOTPATHS AND PAVED AREAS | | | | |
| 209 | Allowance for linemarking to road | Item | | | 20,000 |
| 212 | Proposed kerb and gutter (K&G) | m | 3,932 | 110 | 432,520 |
| 300 | Proposed flexible road pavement | m ² | 28,116 | 120 | 3,373,920 |
| 460 | Allowance for upgrades to Old Wallgrove Road (no details) | Item | | | 4,500,000 |
| 461 | Allowance for new intersection at junction of Old Walgrove Rd & Estate Road 2 | Item | | | 2,500,000 |
| 497 | Allowance for new intersection at junction of Old Walgrove Rd & Lenore Drive | Item | | | 2,500,000 |
| | XR - ROADS, FOOTPATHS AND PAVED AREAS | | | | 13,326,440 |
| XL | LANDSCAPING AND IMPROVEMENTS | | | | |
| 234 | Allowance for soft landscaping to road nature verge | m ² | 12,552 | 50 | 627,600 |
| 276 | Allowance for tree planting to nature verge | Item | | | 75,000 |
| | XL - LANDSCAPING AND IMPROVEMENTS | | | | 702,600 |
| XK | EXTERNAL STORMWATER DRAINAGE | | | | |
| 298 | Provisional allowance for external stormwater supply including pipes, inlets, pits, outlets and connections etc | m | 1,516 | 1,000 | 1,516,000 |
| 442 | Allowance to connect into existing drainage system | Item | | | 50,000 |
| | XK - EXTERNAL STORMWATER DRAINAGE | | | | 1,566,000 |
| XD | EXTERNAL SEWER DRAINAGE | | | | |
| 289 | Provisional allowance for external sewer drainage including pipes, pits, excavation, junctions, connections and testing etc | m | 1,516 | 650 | 985,400 |
| 290 | Allowance to connect into existing | Item | | | 50,000 |
| | XD - EXTERNAL SEWER DRAINAGE | | | | 1,035,400 |
| PR | PRELIMINARIES | | | | |
| 142 | Builder's Preliminaries @ 12% | Item | | | 1,995,651 |
| | PR - PRELIMINARIES | | | | 1,995,651 |
| MA | BUILDERS MARGIN & OVERHEAD | | | | |
| 143 | Builder's Margin & Overheads @ 4% | Item | | | 745,042 |
| | MA - BUILDERS MARGIN & OVERHEAD | | | | 745,042 |
| CIVIL WORKS (ROAD NO. 1 & 2 & TO PRECINCT 5) | | | | | 19,371,133 |

OAKDALE EAST ESTATE

OAKDALE EAST SEARS ESTIMATE (REV 2)

LOCATION ELEMENT ITEM

A Site Preparation

A4 Landscaping & External Works

Rates Current At November 2021

| Ref | Description | Unit | Qty | Rate \$ | Total Cost \$ |
|-----------|--|----------------|--------|------------|------------------|
| SE | SPECIAL EQUIPMENT | | | | |
| 474 | Provisional allowance for fitments to Fuel & Wash bays | Item | | | 25,000 |
| | SE - SPECIAL EQUIPMENT | | | | 25,000 |
| XR | ROADS, FOOTPATHS AND PAVED AREAS | | | | |
| 26 | Allowance for concrete footpath | m ² | 1,757 | 70 | 122,990 |
| 27 | Extra over allowance for access ramp to footpath | No | 2 | 600 | 1,200 |
| | XR - ROADS, FOOTPATHS AND PAVED AREAS | | | | 124,190 |
| XN | BOUNDARY WALLS, FENCING AND GATES | | | | |
| 30 | Allowance for palisade fencing to street frontage | m | 1,699 | 140 | 237,860 |
| 31 | Allowance for chain wire link fence including 3 strands of top mounted barbed wire | m | 719 | 65 | 46,735 |
| 449 | Allowance for retaining wall including footings and all associated works | m ² | 92 | 1,000 | 92,000 |
| 465 | Allow 6.5m wide automatic sliding palisade gate to carpark entry | No | 3 | 10,000 | 30,000 |
| 466 | Allowance for 10m wide automatic sliding palisade gate to warehouse vehicle entry | No | 3 | 15,000 | 45,000 |
| 467 | Allowance for 16.5m wide automatic sliding palisade gate to warehouse vehicle entry | No | 1 | 17,500 | 17,500 |
| 468 | Allowance for 15.6m wide automatic sliding palisade gate to warehouse vehicle entry | No | 1 | 17,500 | 17,500 |
| | XN - BOUNDARY WALLS, FENCING AND GATES | | | | 486,595 |
| XB | OUTBUILDINGS AND COVERED WAYS | | | | |
| 464 | Allowance for construction of Gate House | m ² | 200 | 2,750 | 550,000 |
| 472 | Allowance for construction of Pump room | m ² | 55 | 1,850 | 101,750 |
| 473 | Roof construction including coverings, columns, etc., over Fuel & Wash bays for trucks | m ² | 174 | 950 | 165,300 |
| | XB - OUTBUILDINGS AND COVERED WAYS | | | | 817,050 |
| XL | LANDSCAPING AND IMPROVEMENTS | | | | |
| 23 | Allowance for soft landscaping | m ² | 32,620 | 30 | 978,600 |
| 28 | Extra over for medium trees and shrubs | m ² | 32,620 | 1 | 32,620 |
| 459 | Allowance for detention basin | No | 2 | 75,000 | 150,000 |
| | XL - LANDSCAPING AND IMPROVEMENTS | | | | 1,161,220 |
| PR | PRELIMINARIES | | | | |
| 142 | Builder's Preliminaries @ 12% | Item | | | 313,687 |
| | PR - PRELIMINARIES | | | | 313,687 |

OAKDALE EAST ESTATE

OAKDALE EAST SEARS ESTIMATE (REV 2)



LOCATION ELEMENT ITEM

A Site Preparation

A4 Landscaping & External Works (continued)

Rates Current At November 2021

| Ref | Description | Unit | Qty | Rate \$ | Total Cost \$ |
|------------------------------|-----------------------------------|------|-----|------------|------------------|
| MA | BUILDERS MARGIN & OVERHEAD | | | | |
| 143 | Builder's Margin & Overheads @ 4% | Item | | | 117,110 |
| | MA - BUILDERS MARGIN & OVERHEAD | | | | 117,110 |
| LANDSCAPING & EXTERNAL WORKS | | | | | 3,044,852 |
| | | | | | |

OAKDALE EAST ESTATE

OAKDALE EAST SEARS ESTIMATE (REV 2)

LOCATION ELEMENT ITEM

A Site Preparation

A5 Services Infrastructure (Precincts 1A & 3)

Rates Current At November 2021

| Ref | Description | Unit | Qty | Rate \$ | Total Cost \$ |
|---|---|----------------|--------|------------|------------------|
| XD | EXTERNAL SEWER DRAINAGE | | | | |
| 135 | Sewer connection works allowance | Item | | | 50,000 |
| | XD - EXTERNAL SEWER DRAINAGE | | | | 50,000 |
| XW | EXTERNAL WATER SUPPLY | | | | |
| 136 | Water connection works allowance | Item | | | 50,000 |
| 364 | Allowance for external water tank including concrete foundations (Volume TBC) | No | 1 | 30,000 | 30,000 |
| | XW - EXTERNAL WATER SUPPLY | | | | 80,000 |
| XG | EXTERNAL GAS | | | | |
| 137 | Gas connection works allowance | Item | | | Excl. |
| | XG - EXTERNAL GAS | | | | Excl. |
| XF | EXTERNAL FIRE PROTECTION | | | | |
| 365 | Allowance for external hydrant installation | Item | | | 100,000 |
| | XF - EXTERNAL FIRE PROTECTION | | | | 100,000 |
| XE | EXTERNAL ELECTRIC LIGHT AND POWER | | | | |
| 138 | Allowance for kiosk substations with associated HV cabling | Item | | | Excl. |
| 139 | Provisional allowance for electrical lead in works (no details) | Item | | | Excl. |
| 368 | Allowance for external lighting and power to landscaped areas | m ² | 32,620 | 8 | 260,960 |
| 492 | Provisional allowance for associated HV cabling to precinct boundaries | m | 1,516 | 850 | 1,288,600 |
| 493 | Provisional allowance for trenching and conduits for communications | m | 1,516 | 450 | 682,200 |
| | XE - EXTERNAL ELECTRIC LIGHT AND POWER | | | | 2,231,760 |
| XC | EXTERNAL COMMUNICATIONS | | | | |
| 140 | Communication connection works allowance | Item | | | 68,000 |
| | XC - EXTERNAL COMMUNICATIONS | | | | 68,000 |
| PR | PRELIMINARIES | | | | |
| 142 | Builder's Preliminaries @ 12% | Item | | | 303,572 |
| | PR - PRELIMINARIES | | | | 303,572 |
| MA | BUILDERS MARGIN & OVERHEAD | | | | |
| 143 | Builder's Margin & Overheads @ 4% | Item | | | 113,334 |
| | MA - BUILDERS MARGIN & OVERHEAD | | | | 113,334 |
| SERVICES INFRASTRUCTURE (PRECINCTS 1A & 3) | | | | | 2,946,666 |

OAKDALE EAST ESTATE

OAKDALE EAST SEARS ESTIMATE (REV 2)



LOCATION ELEMENT ITEM

A Site Preparation

A6 Services Infrastructure (Precincts 2, 4 & 5)

Rates Current At November 2021

| Ref | Description | Unit | Qty | Rate \$ | Total Cost \$ |
|---|---|------|-----|------------|------------------|
| XD | EXTERNAL SEWER DRAINAGE | | | | |
| 135 | Sewer connection works allowance | Item | | | 75,000 |
| | XD - EXTERNAL SEWER DRAINAGE | | | | 75,000 |
| XW | EXTERNAL WATER SUPPLY | | | | |
| 136 | Water connection works allowance | Item | | | 75,000 |
| | XW - EXTERNAL WATER SUPPLY | | | | 75,000 |
| XG | EXTERNAL GAS | | | | |
| 137 | Gas connection works allowance | Item | | | Excl. |
| | XG - EXTERNAL GAS | | | | Excl. |
| XF | EXTERNAL FIRE PROTECTION | | | | |
| 365 | Allowance for external hydrant installation | Item | | | 100,000 |
| | XF - EXTERNAL FIRE PROTECTION | | | | 100,000 |
| XE | EXTERNAL ELECTRIC LIGHT AND POWER | | | | |
| 138 | Allowance for kiosk substations with associated HV cabling | Item | | | Excl. |
| 139 | Provisional allowance for electrical lead in works (no details) | Item | | | 150,000 |
| | XE - EXTERNAL ELECTRIC LIGHT AND POWER | | | | 150,000 |
| XC | EXTERNAL COMMUNICATIONS | | | | |
| 140 | Communication connection works allowance | Item | | | 0 |
| | XC - EXTERNAL COMMUNICATIONS | | | | 0 |
| PR | PRELIMINARIES | | | | |
| 142 | Builder's Preliminaries @ 12% | Item | | | 48,001 |
| | PR - PRELIMINARIES | | | | 48,001 |
| MA | BUILDERS MARGIN & OVERHEAD | | | | |
| 143 | Builder's Margin & Overheads @ 4% | Item | | | 17,921 |
| | MA - BUILDERS MARGIN & OVERHEAD | | | | 17,921 |
| SERVICES INFRASTRUCTURE (PRECINCTS 2, 4 & 5) | | | | | 465,922 |

OAKDALE EAST ESTATE

OAKDALE EAST SEARS ESTIMATE (REV 2)

LOCATION ELEMENT ITEM

B Precinct 1

B1 Warehouse Extension (1A)

GFA: 2,726 m² Cost/m²: 1,172
Rates Current At November 2021

| Ref | Description | Unit | Qty | Rate \$ | Total Cost \$ |
|-----------|---|----------------|-------|--------------------------|------------------|
| SB | SUBSTRUCTURE | | | | |
| 197 | Allowance for footings to warehouses & awnings | m ² | 2,726 | 20 | 54,520 |
| 198 | Reinforced concrete slab on ground incl. basecourse, reinforcement, barrier membrane and foundation beams to warehouses | m ² | 2,726 | 152 | 414,352 |
| | SB - SUBSTRUCTURE | | | 172/m² | 468,872 |
| CL | COLUMNS | | | | |
| 292 | Allowance for columns to high bay warehouse (assume 12kg/m ²) | t | 32.71 | 7,500 | 245,325 |
| | CL - COLUMNS | | | 90/m² | 245,325 |
| UF | UPPER FLOORS | | | | |
| 271 | Step platform to warehouse (based on FECA) | m ² | 2,726 | 1 | 2,726 |
| | UF - UPPER FLOORS | | | 1/m² | 2,726 |
| SC | STAIRCASES | | | | |
| 274 | Mezzanine access stairs 1000mm wide incl. steel balustrade | M/R | 7 | 1,750 | 12,250 |
| | SC - STAIRCASES | | | 4/m² | 12,250 |
| RF | ROOF | | | | |
| 186 | Prefinished metal deck roofing including sarking and insulation to warehouse 1A | m ² | 2,726 | 55 | 149,930 |
| 362 | Extra over allowance for translucent sheet strips to warehouse . Notional allowance | m ² | 2,726 | 10 | 27,260 |
| 188 | Roof framing and structure to warehouse (assume 8kg/m ²) | t | 21.81 | 7,500 | 163,575 |
| 329 | Allowance for purlins to roof | m ² | 2,726 | 25 | 68,150 |
| 193 | Ridge capping | m | 52 | 80 | 4,160 |
| 216 | Additional allowance for rainwater goods to warehouses & awnings | m ² | 2,726 | 5 | 13,630 |
| 167 | Allowance for roof safety system | m ² | 2,726 | 8 | 21,808 |
| 432 | Allowance for roof drainage; gutters | m ² | 2,726 | 2 | 5,452 |
| | RF - ROOF | | | 167/m² | 453,965 |
| EW | EXTERNAL WALLS | | | | |
| 434 | External wall for Warehouses precast concrete, 2.4m high wall to outside, including paint to the outside | m ² | 374 | 410 | 153,340 |
| 446 | Allowance for wall sheeting to Warehouse insulated composite wall panels | m ² | 1,757 | 125 | 219,625 |
| | EW - EXTERNAL WALLS | | | 137/m² | 372,965 |
| ED | EXTERNAL DOORS | | | | |
| 249 | Allowance for 920 x 2040mm single leaf solid core door incl. frame, paint and hardware | No | 6 | 1,500 | 9,000 |

OAKDALE EAST ESTATE

OAKDALE EAST SEARS ESTIMATE (REV 2)

LOCATION ELEMENT ITEM

B Precinct 1

B1 Warehouse Extension (1A) (continued)

GFA: 2,726 m² Cost/m²: 1,172
Rates Current At November 2021

| Ref | Description | Unit | Qty | Rate \$ | Total Cost \$ |
|-----------|--|----------------|-------|--------------------------|------------------|
| 454 | Allowance for roller shutter doors, assume 4500 x 5500mm roller shutter door including dock sealer | No | 4 | 9,750 | 39,000 |
| | ED - EXTERNAL DOORS | | | 18/m² | 48,000 |
| NW | INTERNAL WALLS | | | | |
| 456 | Allowance for all necessary work required to external wall of existing brickwork warehouse & showroom for connection to new extension of warehouse 1A | m ² | 732 | 150 | 109,800 |
| | NW - INTERNAL WALLS | | | 40/m² | 109,800 |
| FF | FLOOR FINISHES | | | | |
| 457 | Allowance for floor finishes to warehouse | m ² | 2,726 | 10 | 27,260 |
| | FF - FLOOR FINISHES | | | 10/m² | 27,260 |
| FT | FITMENTS | | | | |
| 378 | Allowance for misc. metalwork to warehouse incl. bollards, handrails, external stairs, armco railings, etc. (benchmarked off Project Broccoli) | Item | | | 5,000 |
| 380 | Corporate Signage | Item | | | Excl. |
| 382 | Truck queueing digital display board | Item | | | Excl. |
| 494 | Allowance for fit-out/racking | Item | | | 300,000 |
| | FT - FITMENTS | | | 112/m² | 305,000 |
| SE | SPECIAL EQUIPMENT | | | | |
| 495 | Allowance for solar panels | Item | | | 100,000 |
| | SE - SPECIAL EQUIPMENT | | | 37/m² | 100,000 |
| HS | HYDRAULIC SERVICES | | | | |
| 331 | Allowance for general hydraulic services to warehouse including the provision inground sewer, water, etc., fire mains and sprinkler services & syphonic drainage to roof areas | m ² | 2,726 | 39 | 106,314 |
| | HS - HYDRAULIC SERVICES | | | 39/m² | 106,314 |
| SF | SANITARY FIXTURES | | | | |
| 436 | Allowance for sanitary fixtures to warehouses | Item | | | Incl. |
| | SF - SANITARY FIXTURES | | | | Incl. |
| MS | MECHANICAL SERVICES | | | | |
| 335 | Allowance for mechanical services to warehouse incl. MSSBs, PAC units & smoke clearance fans | m ² | 2,726 | 91 | 248,066 |
| | MS - MECHANICAL SERVICES | | | 91/m² | 248,066 |
| LP | ELECTRIC LIGHT AND POWER | | | | |
| 353 | Allowance for power and lighting to warehouse | m ² | 2,726 | 85 | 231,710 |
| | LP - ELECTRIC LIGHT AND POWER | | | 85/m² | 231,710 |

OAKDALE EAST ESTATE

OAKDALE EAST SEARS ESTIMATE (REV 2)



LOCATION ELEMENT ITEM

B Precinct 1

B1 Warehouse Extension (1A) (continued)

GFA: 2,726 m² Cost/m²: 1,172
Rates Current At November 2021

| Ref | Description | Unit | Qty | Rate \$ | Total Cost \$ |
|---------------------------------|---|------|-----|----------------------------|------------------|
| BW | BUILDERS WORK IN CONNECTION WITH SERVICES | | | | |
| 363 | BWIC | Item | | | 11,722 |
| | BW - BUILDERS WORK IN CONNECTION WITH SERVICES | | | 4/m² | 11,722 |
| PR | PRELIMINARIES | | | | |
| 142 | Builder's Preliminaries @ 12% | Item | | | 327,868 |
| | PR - PRELIMINARIES | | | 120/m² | 327,868 |
| MA | BUILDERS MARGIN & OVERHEAD | | | | |
| 143 | Builder's Margin & Overheads @ 4% | Item | | | 122,403 |
| | MA - BUILDERS MARGIN & OVERHEAD | | | 45/m² | 122,403 |
| WAREHOUSE EXTENSION (1A) | | | | 1,172/m² | 3,194,246 |

OAKDALE EAST ESTATE

OAKDALE EAST SEARS ESTIMATE (REV 2)

LOCATION ELEMENT ITEM

B Precinct 1

B2 Offices Entry & Amenities (1A)

GFA: 50 m² Cost/m²: 2,920
Rates Current At November 2021

| Ref | Description | Unit | Qty | Rate \$ | Total Cost \$ |
|-----------|--|----------------|------|--------------------------|------------------|
| SB | SUBSTRUCTURE | | | | |
| 153 | Allowance for foundations to offices | m ² | 50 | 50 | 2,500 |
| 155 | Reinforced concrete slab on ground incl. basecourse, reinforcement, barrier membrane and foundation beams to offices | m ² | 50 | 120 | 6,000 |
| | SB - SUBSTRUCTURE | | | 170/m² | 8,500 |
| CL | COLUMNS | | | | |
| 159 | Allowance for columns to office | m ² | 50 | 45 | 2,250 |
| | CL - COLUMNS | | | 45/m² | 2,250 |
| SC | STAIRCASES | | | | |
| 305 | 1500mm wide stairs to office incl. glazed balustrade | M/R | 7 | 3,750 | 26,250 |
| | SC - STAIRCASES | | | 525/m² | 26,250 |
| RF | ROOF | | | | |
| 161 | Prefinished metal deck roofing including sarking and insulation to offices | m ² | 50 | 55 | 2,750 |
| 362 | Extra over allowance for translucent sheet strips to warehouse . Notional allowance | m ² | 50 | 10 | 500 |
| 163 | Roof framing and structure to office (assume 8kg/m ²) | t | 0.40 | 7,500 | 3,000 |
| 329 | Allowance for purlins to roof | m ² | 50 | 25 | 1,250 |
| 170 | Additional allowance for rain water goods to office | m ² | 50 | 5 | 250 |
| 167 | Allowance for roof safety system | m ² | 50 | 8 | 400 |
| 432 | Allowance for roof drainage; gutters | m ² | 50 | 2 | 100 |
| | RF - ROOF | | | 165/m² | 8,250 |
| EW | EXTERNAL WALLS | | | | |
| 435 | External wall for offices comprising a combination of precast concrete, insulated wall panel and prefinished metal wall sheeting (base on 25% of FECA) | m ² | 13 | 650 | 8,450 |
| | EW - EXTERNAL WALLS | | | 169/m² | 8,450 |
| WW | WINDOWS | | | | |
| 404 | Allowance for windows to Office and amenities (based on FECA) | m ² | 50 | 130 | 6,500 |
| | WW - WINDOWS | | | 130/m² | 6,500 |
| ED | EXTERNAL DOORS | | | | |
| 405 | Allowance for external doors to Office and amenities (based on FECA) | m ² | 50 | 10 | 500 |
| | ED - EXTERNAL DOORS | | | 10/m² | 500 |
| NW | INTERNAL WALLS | | | | |
| 406 | Provisional allowance for internal walls including plasterboard (based on FECA) | m ² | 50 | 125 | 6,250 |
| | NW - INTERNAL WALLS | | | 125/m² | 6,250 |

OAKDALE EAST ESTATE

OAKDALE EAST SEARS ESTIMATE (REV 2)

LOCATION ELEMENT ITEM

B Precinct 1

B2 Offices Entry & Amenities (1A) (continued)

GFA: 50 m² Cost/m²: 2,920
Rates Current At November 2021

| Ref | Description | Unit | Qty | Rate \$ | Total Cost \$ |
|-----------|---|----------------|-----|--------------------------|------------------|
| NS | INTERNAL SCREENS AND BORROWED LIGHTS | | | | |
| 408 | Allowance for internal screens such as toilet and shower partitions, including door and hardware (based on FECA) | m ² | 50 | 25 | 1,250 |
| | NS - INTERNAL SCREENS AND BORROWED LIGHTS | | | 25/m² | 1,250 |
| ND | INTERNAL DOORS | | | | |
| 433 | Provisional allowance for internal doors (based on FECA) | m ² | 50 | 13 | 650 |
| | ND - INTERNAL DOORS | | | 13/m² | 650 |
| WF | WALL FINISHES | | | | |
| 409 | Allowance for wall finishes to office and amenities (based on FECA) | m ² | 50 | 75 | 3,750 |
| | WF - WALL FINISHES | | | 75/m² | 3,750 |
| FF | FLOOR FINISHES | | | | |
| 410 | Allowance for floor finishes to office and amenities | m ² | 50 | 125 | 6,250 |
| | FF - FLOOR FINISHES | | | 125/m² | 6,250 |
| CF | CEILING FINISHES | | | | |
| 411 | Allowance for ceiling finishes to office and amenities | m ² | 50 | 100 | 5,000 |
| | CF - CEILING FINISHES | | | 100/m² | 5,000 |
| FT | FITMENTS | | | | |
| 412 | Provisional allowance for fitments to office and amenities. Loose FF&E excluded | m ² | 50 | 220 | 11,000 |
| | FT - FITMENTS | | | 220/m² | 11,000 |
| HS | HYDRAULIC SERVICES | | | | |
| 414 | Allowance for hydraulic services i.e to washrooms and toilets . Including floor wastes and associated pipework | m ² | 50 | 100 | 5,000 |
| | HS - HYDRAULIC SERVICES | | | 100/m² | 5,000 |
| SF | SANITARY FIXTURES | | | | |
| 415 | Allowance for sanitary fixtures to office and amenities | m ² | 50 | 35 | 1,750 |
| | SF - SANITARY FIXTURES | | | 35/m² | 1,750 |
| MS | MECHANICAL SERVICES | | | | |
| 416 | Allowance for mechanical services to Offices (HVAC) | m ² | 50 | 180 | 9,000 |
| | MS - MECHANICAL SERVICES | | | 180/m² | 9,000 |
| FP | FIRE PROTECTION | | | | |
| 417 | Allowance for fire protection to office - allowed for sprinkler installation | m ² | 50 | 60 | 3,000 |
| | FP - FIRE PROTECTION | | | 60/m² | 3,000 |
| LP | ELECTRIC LIGHT AND POWER | | | | |
| 418 | Allowance for lighting and power to office | m ² | 50 | 100 | 5,000 |
| 419 | Allowance for security / CCTV / access control to office | m ² | 50 | 25 | 1,250 |

OAKDALE EAST ESTATE

OAKDALE EAST SEARS ESTIMATE (REV 2)

LOCATION ELEMENT ITEM

B Precinct 1

B2 Offices Entry & Amenities (1A) (continued)

GFA: 50 m² Cost/m²: 2,920
Rates Current At November 2021

| Ref | Description | Unit | Qty | Rate \$ | Total Cost \$ |
|---|--|----------------|-----|----------------------------|------------------|
| 437 | Allowance for MHE charging unit. Provisional allowance | m ² | 50 | 100 | 5,000 |
| | LP - ELECTRIC LIGHT AND POWER | | | 225/m² | 11,250 |
| BW | BUILDERS WORK IN CONNECTION WITH SERVICES | | | | |
| 363 | BWIC | Item | | | 566 |
| | BW - BUILDERS WORK IN CONNECTION WITH SERVICES | | | 11/m² | 566 |
| PR | PRELIMINARIES | | | | |
| 142 | Builder's Preliminaries @ 12% | Item | | | 14,983 |
| | PR - PRELIMINARIES | | | 300/m² | 14,983 |
| MA | BUILDERS MARGIN & OVERHEAD | | | | |
| 143 | Builder's Margin & Overheads @ 4% | Item | | | 5,594 |
| | MA - BUILDERS MARGIN & OVERHEAD | | | 112/m² | 5,594 |
| OFFICES ENTRY & AMENITIES (1A) | | | | 2,920/m² | 145,993 |

OAKDALE EAST ESTATE

OAKDALE EAST SEARS ESTIMATE (REV 2)

LOCATION ELEMENT ITEM

B Precinct 1

B3 Office Mezzanine (1A)

GFA: 226 m² Cost/m²: 2,433
Rates Current At November 2021

| Ref | Description | Unit | Qty | Rate \$ | Total Cost \$ |
|-----------|--|----------------|------|--------------------------|------------------|
| CL | COLUMNS | | | | |
| 159 | Allowance for columns to office | m ² | 226 | 45 | 10,170 |
| | CL - COLUMNS | | | 45/m² | 10,170 |
| UF | UPPER FLOORS | | | | |
| 157 | Reinforced concrete suspended slab to office | m ² | 226 | 315 | 71,190 |
| | UF - UPPER FLOORS | | | 315/m² | 71,190 |
| RF | ROOF | | | | |
| 161 | Prefinished metal deck roofing including sarking and insulation to offices | m ² | 118 | 55 | 6,490 |
| 362 | Extra over allowance for translucent sheet strips to warehouse . Notional allowance | m ² | 118 | 10 | 1,180 |
| 163 | Roof framing and structure to office (assume 8kg/m2) | t | 0.94 | 7,500 | 7,050 |
| 329 | Allowance for purlins to roof | m ² | 118 | 25 | 2,950 |
| 170 | Additional allowance for rain water goods to office | m ² | 118 | 5 | 590 |
| 167 | Allowance for roof safety system | m ² | 118 | 8 | 944 |
| 432 | Allowance for roof drainage; gutters | m ² | 118 | 2 | 236 |
| | RF - ROOF | | | 86/m² | 19,440 |
| NW | INTERNAL WALLS | | | | |
| 406 | Provisional allowance for internal walls including plasterboard (based on FECA) | m ² | 226 | 125 | 28,250 |
| | NW - INTERNAL WALLS | | | 125/m² | 28,250 |
| NS | INTERNAL SCREENS AND BORROWED LIGHTS | | | | |
| 408 | Allowance for internal screens such as toilet and shower partitions, including door and hardware (based on FECA) | m ² | 226 | 25 | 5,650 |
| | NS - INTERNAL SCREENS AND BORROWED LIGHTS | | | 25/m² | 5,650 |
| ND | INTERNAL DOORS | | | | |
| 433 | Provisional allowance for internal doors (based on FECA) | m ² | 226 | 13 | 2,938 |
| | ND - INTERNAL DOORS | | | 13/m² | 2,938 |
| WF | WALL FINISHES | | | | |
| 409 | Allowance for wall finishes to office and amenities (based on FECA) | m ² | 226 | 75 | 16,950 |
| | WF - WALL FINISHES | | | 75/m² | 16,950 |
| FF | FLOOR FINISHES | | | | |
| 410 | Allowance for floor finishes to office and amenities | m ² | 226 | 125 | 28,250 |
| | FF - FLOOR FINISHES | | | 125/m² | 28,250 |
| CF | CEILING FINISHES | | | | |
| 411 | Allowance for ceiling finishes to office and amenities | m ² | 226 | 100 | 22,600 |

OAKDALE EAST ESTATE

OAKDALE EAST SEARS ESTIMATE (REV 2)

LOCATION ELEMENT ITEM

B Precinct 1

B3 Office Mezzanine (1A) (continued)

GFA: 226 m² Cost/m²: 2,433
Rates Current At November 2021

| Ref | Description | Unit | Qty | Rate \$ | Total Cost \$ |
|------------------------------|---|----------------|-----|----------------------------|------------------|
| 462 | Allowance for external ceiling finishes to office and amenities 1A | m ² | 118 | 95 | 11,210 |
| | CF - CEILING FINISHES | | | 150/m² | 33,810 |
| FT | FITMENTS | | | | |
| 412 | Provisional allowance for fitments to office and amenities. Loose FF&E excluded | m ² | 226 | 220 | 49,720 |
| | FT - FITMENTS | | | 220/m² | 49,720 |
| HS | HYDRAULIC SERVICES | | | | |
| 414 | Allowance for hydraulic services i.e to washrooms and toilets . Including floor wastes and associated pipework | m ² | 226 | 100 | 22,600 |
| | HS - HYDRAULIC SERVICES | | | 100/m² | 22,600 |
| SF | SANITARY FIXTURES | | | | |
| 415 | Allowance for sanitary fixtures to office and amenities | m ² | 226 | 35 | 7,910 |
| | SF - SANITARY FIXTURES | | | 35/m² | 7,910 |
| MS | MECHANICAL SERVICES | | | | |
| 416 | Allowance for mechanical services to Offices (HVAC) | m ² | 226 | 180 | 40,680 |
| | MS - MECHANICAL SERVICES | | | 180/m² | 40,680 |
| FP | FIRE PROTECTION | | | | |
| 417 | Allowance for fire protection to office - allowed for sprinkler installation | m ² | 226 | 60 | 13,560 |
| | FP - FIRE PROTECTION | | | 60/m² | 13,560 |
| LP | ELECTRIC LIGHT AND POWER | | | | |
| 418 | Allowance for lighting and power to office | m ² | 226 | 100 | 22,600 |
| 419 | Allowance for security / CCTV / access control to office | m ² | 226 | 25 | 5,650 |
| 437 | Allowance for MHE charging unit. Provisional allowance | m ² | 226 | 100 | 22,600 |
| | LP - ELECTRIC LIGHT AND POWER | | | 225/m² | 50,850 |
| TS | TRANSPORTATION SYSTEMS | | | | |
| 430 | Allowance for passenger lifts | No | 1 | 70,000 | 70,000 |
| | TS - TRANSPORTATION SYSTEMS | | | 310/m² | 70,000 |
| PR | PRELIMINARIES | | | | |
| 142 | Builder's Preliminaries @ 12% | Item | | | 56,637 |
| | PR - PRELIMINARIES | | | 251/m² | 56,637 |
| MA | BUILDERS MARGIN & OVERHEAD | | | | |
| 143 | Builder's Margin & Overheads @ 4% | Item | | | 21,145 |
| | MA - BUILDERS MARGIN & OVERHEAD | | | 94/m² | 21,145 |
| OFFICE MEZZANINE (1A) | | | | 2,433/m² | 549,750 |

OAKDALE EAST ESTATE

OAKDALE EAST SEARS ESTIMATE (REV 2)

LOCATION ELEMENT ITEM

B Precinct 1

B4 Carpark Warehouse 1A

Rates Current At November 2021

| Ref | Description | Unit | Qty | Rate \$ | Total Cost \$ |
|-----------------------------|---|----------------|-------|------------|------------------|
| FT | FITMENTS | | | | |
| 13 | Allowance for misc. metalwork to carpark | m ² | 1,051 | 2 | 2,102 |
| | FT - FITMENTS | | | | 2,102 |
| XR | ROADS, FOOTPATHS AND PAVED AREAS | | | | |
| 1 | Light duty carpark paving | m ² | 1,051 | 70 | 73,570 |
| 3 | Line marking on carpark paving | m | 223 | 4 | 892 |
| 4 | Concrete wheel stop to carpark | No | 42 | 120 | 5,040 |
| 6 | Concrete kerb to car park | m | 198 | 65 | 12,870 |
| 8 | Chervon line marking between disabled car spots | m ² | 14 | 75 | 1,050 |
| 11 | Disabled emblem line marking | No | 2 | 300 | 600 |
| 12 | Crossover to council specification | No | 1 | 2,500 | 2,500 |
| | XR - ROADS, FOOTPATHS AND PAVED AREAS | | | | 96,522 |
| XE | EXTERNAL ELECTRIC LIGHT AND POWER | | | | |
| 367 | Allowance for external lighting to carpark | m ² | 1,051 | 15 | 15,765 |
| | XE - EXTERNAL ELECTRIC LIGHT AND POWER | | | | 15,765 |
| PR | PRELIMINARIES | | | | |
| 142 | Builder's Preliminaries @ 12% | Item | | | 13,727 |
| | PR - PRELIMINARIES | | | | 13,727 |
| MA | BUILDERS MARGIN & OVERHEAD | | | | |
| 143 | Builder's Margin & Overheads @ 4% | Item | | | 5,125 |
| | MA - BUILDERS MARGIN & OVERHEAD | | | | 5,125 |
| CARPARK WAREHOUSE 1A | | | | | 133,241 |

OAKDALE EAST ESTATE

OAKDALE EAST SEARS ESTIMATE (REV 2)

LOCATION ELEMENT ITEM

B Precinct 1

B5 Hardstand 1A

Rates Current At November 2021

| Ref | Description | Unit | Qty | Rate \$ | Total Cost \$ |
|---------------------|---|----------------|-------|------------|------------------|
| FT | FITMENTS | | | | |
| 377 | Allowance for misc. metalwork to hardstand | m ² | 2,452 | 3 | 7,356 |
| | FT - FITMENTS | | | | 7,356 |
| XR | ROADS, FOOTPATHS AND PAVED AREAS | | | | |
| 2 | Concrete hardstand to truck parking, driveway and loading areas | m ² | 2,452 | 125 | 306,500 |
| 12 | Crossover to council specification | No | 1 | 2,500 | 2,500 |
| 17 | Extra over concrete hardstand for ramp | m ² | 191 | 25 | 4,775 |
| | XR - ROADS, FOOTPATHS AND PAVED AREAS | | | | 313,775 |
| XE | EXTERNAL ELECTRIC LIGHT AND POWER | | | | |
| 366 | Allowance for external lighting and power to hardstand areas | m ² | 2,452 | 15 | 36,780 |
| | XE - EXTERNAL ELECTRIC LIGHT AND POWER | | | | 36,780 |
| PR | PRELIMINARIES | | | | |
| 142 | Builder's Preliminaries @ 12% | Item | | | 42,950 |
| | PR - PRELIMINARIES | | | | 42,950 |
| MA | BUILDERS MARGIN & OVERHEAD | | | | |
| 143 | Builder's Margin & Overheads @ 4% | Item | | | 16,035 |
| | MA - BUILDERS MARGIN & OVERHEAD | | | | 16,035 |
| HARDSTAND 1A | | | | | 416,896 |

OAKDALE EAST ESTATE

OAKDALE EAST SEARS ESTIMATE (REV 2)

LOCATION ELEMENT ITEM

C Precinct 2

C1 Precinct 2A

GFA: 25,430 m² Cost/m²: 951
Rates Current At November 2021

| Ref | Description | Unit | Qty | Rate \$ | Total Cost \$ |
|-----------|--------------------------------------|----------------|----------|--------------------------|------------------|
| SB | SUBSTRUCTURE | | | | |
| 499 | SUBSTRUCTURE (GFA rate) | m ² | 24,230.0 | 130 | 3,149,900 |
| | SB - SUBSTRUCTURE | | | 124/m² | 3,149,900 |
| RF | ROOF | | | | |
| 500 | ROOF (GFA rate) | m ² | 24,230.0 | 360 | 8,722,800 |
| | RF - ROOF | | | 343/m² | 8,722,800 |
| EW | EXTERNAL WALLS | | | | |
| 501 | EXTERNAL WALLS (GFA rate) | m ² | 24,230.0 | 26 | 629,980 |
| | EW - EXTERNAL WALLS | | | 25/m² | 629,980 |
| ED | EXTERNAL DOORS | | | | |
| 502 | EXTERNAL DOORS (GFA rate) | m ² | 24,230.0 | 4 | 96,920 |
| | ED - EXTERNAL DOORS | | | 4/m² | 96,920 |
| FF | FLOOR FINISHES | | | | |
| 503 | FLOOR FINISHES (GFA rate) | m ² | 24,230.0 | 8 | 193,840 |
| | FF - FLOOR FINISHES | | | 8/m² | 193,840 |
| FT | FITMENTS | | | | |
| 504 | FITMENTS (GFA rate) | m ² | 24,230.0 | 13 | 314,990 |
| | FT - FITMENTS | | | 12/m² | 314,990 |
| SE | SPECIAL EQUIPMENT | | | | |
| 505 | SPECIAL EQUIPMENT (GFA rate) | m ² | 24,230.0 | 14 | 339,220 |
| | SE - SPECIAL EQUIPMENT | | | 13/m² | 339,220 |
| HS | HYDRAULIC SERVICES | | | | |
| 506 | HYDRAULIC SERVICES (GFA rate) | m ² | 24,230.0 | 50 | 1,211,500 |
| | HS - HYDRAULIC SERVICES | | | 48/m² | 1,211,500 |
| MS | MECHANICAL SERVICES | | | | |
| 507 | MECHANICAL SERVICES (GFA rate) | m ² | 24,230.0 | 40 | 969,200 |
| | MS - MECHANICAL SERVICES | | | 38/m² | 969,200 |
| FP | FIRE PROTECTION | | | | |
| 508 | FIRE PROTECTION (GFA rate) | m ² | 24,230.0 | 40 | 969,200 |
| | FP - FIRE PROTECTION | | | 38/m² | 969,200 |
| LP | ELECTRIC LIGHT AND POWER | | | | |
| 509 | ELECTRIC LIGHT AND POWER (GFA rate) | m ² | 24,230.0 | 60 | 1,453,800 |
| | LP - ELECTRIC LIGHT AND POWER | | | 57/m² | 1,453,800 |
| OF | OFFICE CONSTRUCTION | | | | |
| 510 | Office Construction (Benchmark Rate) | m ² | 1,200.0 | 1,900 | 2,280,000 |
| | OF - OFFICE CONSTRUCTION | | | 90/m² | 2,280,000 |

OAKDALE EAST ESTATE

OAKDALE EAST SEARS ESTIMATE (REV 2)



LOCATION ELEMENT ITEM

C Precinct 2

C1 Precinct 2A (continued)

GFA: 25,430 m² Cost/m²: 951
Rates Current At November 2021

| Ref | Description | Unit | Qty | Rate \$ | Total Cost \$ |
|--------------------|--|----------------|----------|--------------------------|-------------------|
| XR | ROADS, FOOTPATHS AND PAVED AREAS | | | | |
| 511 | Hardstand (Benchmark Rate) | m ² | 13,959.0 | 230 | 3,210,570 |
| 512 | Carpark (Benchmark Rate) | m ² | 4,369.3 | 146 | 637,918 |
| | XR - ROADS, FOOTPATHS AND PAVED AREAS | | | 151/m² | 3,848,488 |
| PRECINCT 2A | | | | 951/m² | 24,179,838 |

OAKDALE EAST ESTATE

OAKDALE EAST SEARS ESTIMATE (REV 2)

LOCATION ELEMENT ITEM

C Precinct 2

C2 Precinct 2B

GFA: 31,340 m² Cost/m²: 947
Rates Current At November 2021

| Ref | Description | Unit | Qty | Rate \$ | Total Cost \$ |
|-----------|--------------------------------------|----------------|----------|--------------------------|-------------------|
| SB | SUBSTRUCTURE | | | | |
| 499 | SUBSTRUCTURE (GFA rate) | m ² | 29,840.0 | 130 | 3,879,200 |
| | SB - SUBSTRUCTURE | | | 124/m² | 3,879,200 |
| RF | ROOF | | | | |
| 500 | ROOF (GFA rate) | m ² | 29,840.0 | 360 | 10,742,400 |
| | RF - ROOF | | | 343/m² | 10,742,400 |
| EW | EXTERNAL WALLS | | | | |
| 501 | EXTERNAL WALLS (GFA rate) | m ² | 29,840.0 | 26 | 775,840 |
| | EW - EXTERNAL WALLS | | | 25/m² | 775,840 |
| ED | EXTERNAL DOORS | | | | |
| 502 | EXTERNAL DOORS (GFA rate) | m ² | 29,840.0 | 4 | 119,360 |
| | ED - EXTERNAL DOORS | | | 4/m² | 119,360 |
| FF | FLOOR FINISHES | | | | |
| 503 | FLOOR FINISHES (GFA rate) | m ² | 29,840.0 | 8 | 238,720 |
| | FF - FLOOR FINISHES | | | 8/m² | 238,720 |
| FT | FITMENTS | | | | |
| 504 | FITMENTS (GFA rate) | m ² | 29,840.0 | 13 | 387,920 |
| | FT - FITMENTS | | | 12/m² | 387,920 |
| SE | SPECIAL EQUIPMENT | | | | |
| 505 | SPECIAL EQUIPMENT (GFA rate) | m ² | 29,840.0 | 14 | 417,760 |
| | SE - SPECIAL EQUIPMENT | | | 13/m² | 417,760 |
| HS | HYDRAULIC SERVICES | | | | |
| 506 | HYDRAULIC SERVICES (GFA rate) | m ² | 29,840.0 | 50 | 1,492,000 |
| | HS - HYDRAULIC SERVICES | | | 48/m² | 1,492,000 |
| MS | MECHANICAL SERVICES | | | | |
| 507 | MECHANICAL SERVICES (GFA rate) | m ² | 29,840.0 | 40 | 1,193,600 |
| | MS - MECHANICAL SERVICES | | | 38/m² | 1,193,600 |
| FP | FIRE PROTECTION | | | | |
| 508 | FIRE PROTECTION (GFA rate) | m ² | 29,840.0 | 40 | 1,193,600 |
| | FP - FIRE PROTECTION | | | 38/m² | 1,193,600 |
| LP | ELECTRIC LIGHT AND POWER | | | | |
| 509 | ELECTRIC LIGHT AND POWER (GFA rate) | m ² | 29,840.0 | 60 | 1,790,400 |
| | LP - ELECTRIC LIGHT AND POWER | | | 57/m² | 1,790,400 |
| OF | OFFICE CONSTRUCTION | | | | |
| 510 | Office Construction (Benchmark Rate) | m ² | 1,500.0 | 1,900 | 2,850,000 |
| | OF - OFFICE CONSTRUCTION | | | 91/m² | 2,850,000 |

OAKDALE EAST ESTATE

OAKDALE EAST SEARS ESTIMATE (REV 2)



LOCATION ELEMENT ITEM

C Precinct 2

C2 Precinct 2B (continued)

GFA: 31,340 m² Cost/m²: 947
Rates Current At November 2021

| Ref | Description | Unit | Qty | Rate \$ | Total Cost \$ |
|--------------------|--|----------------|----------|--------------------------|-------------------|
| XR | ROADS, FOOTPATHS AND PAVED AREAS | | | | |
| 511 | Hardstand (Benchmark Rate) | m ² | 15,536.3 | 230 | 3,573,349 |
| 512 | Carpark (Benchmark Rate) | m ² | 6,968.1 | 146 | 1,017,343 |
| | XR - ROADS, FOOTPATHS AND PAVED AREAS | | | 146/m² | 4,590,692 |
| PRECINCT 2B | | | | 947/m² | 29,671,492 |

OAKDALE EAST ESTATE

OAKDALE EAST SEARS ESTIMATE (REV 2)

LOCATION ELEMENT ITEM

C Precinct 2

C3 Precinct 2C

GFA: 12,170 m² Cost/m²: 982
Rates Current At November 2021

| Ref | Description | Unit | Qty | Rate \$ | Total Cost \$ |
|-----------|--------------------------------------|----------------|----------|--------------------------|------------------|
| SB | SUBSTRUCTURE | | | | |
| 499 | SUBSTRUCTURE (GFA rate) | m ² | 11,570.0 | 130 | 1,504,100 |
| | SB - SUBSTRUCTURE | | | 124/m² | 1,504,100 |
| RF | ROOF | | | | |
| 500 | ROOF (GFA rate) | m ² | 11,570.0 | 360 | 4,165,200 |
| | RF - ROOF | | | 342/m² | 4,165,200 |
| EW | EXTERNAL WALLS | | | | |
| 501 | EXTERNAL WALLS (GFA rate) | m ² | 11,570.0 | 26 | 300,820 |
| | EW - EXTERNAL WALLS | | | 25/m² | 300,820 |
| ED | EXTERNAL DOORS | | | | |
| 502 | EXTERNAL DOORS (GFA rate) | m ² | 11,570.0 | 4 | 46,280 |
| | ED - EXTERNAL DOORS | | | 4/m² | 46,280 |
| FF | FLOOR FINISHES | | | | |
| 503 | FLOOR FINISHES (GFA rate) | m ² | 11,570.0 | 8 | 92,560 |
| | FF - FLOOR FINISHES | | | 8/m² | 92,560 |
| FT | FITMENTS | | | | |
| 504 | FITMENTS (GFA rate) | m ² | 11,570.0 | 13 | 150,410 |
| | FT - FITMENTS | | | 12/m² | 150,410 |
| SE | SPECIAL EQUIPMENT | | | | |
| 505 | SPECIAL EQUIPMENT (GFA rate) | m ² | 11,570.0 | 14 | 161,980 |
| | SE - SPECIAL EQUIPMENT | | | 13/m² | 161,980 |
| HS | HYDRAULIC SERVICES | | | | |
| 506 | HYDRAULIC SERVICES (GFA rate) | m ² | 11,570.0 | 50 | 578,500 |
| | HS - HYDRAULIC SERVICES | | | 48/m² | 578,500 |
| MS | MECHANICAL SERVICES | | | | |
| 507 | MECHANICAL SERVICES (GFA rate) | m ² | 11,570.0 | 40 | 462,800 |
| | MS - MECHANICAL SERVICES | | | 38/m² | 462,800 |
| FP | FIRE PROTECTION | | | | |
| 508 | FIRE PROTECTION (GFA rate) | m ² | 11,570.0 | 40 | 462,800 |
| | FP - FIRE PROTECTION | | | 38/m² | 462,800 |
| LP | ELECTRIC LIGHT AND POWER | | | | |
| 509 | ELECTRIC LIGHT AND POWER (GFA rate) | m ² | 11,570.0 | 60 | 694,200 |
| | LP - ELECTRIC LIGHT AND POWER | | | 57/m² | 694,200 |
| OF | OFFICE CONSTRUCTION | | | | |
| 510 | Office Construction (Benchmark Rate) | m ² | 600.0 | 1,900 | 1,140,000 |
| | OF - OFFICE CONSTRUCTION | | | 94/m² | 1,140,000 |

OAKDALE EAST ESTATE

OAKDALE EAST SEARS ESTIMATE (REV 2)



LOCATION ELEMENT ITEM

C Precinct 2

C3 Precinct 2C (continued)

GFA: 12,170 m² Cost/m²: 982
Rates Current At November 2021

| Ref | Description | Unit | Qty | Rate \$ | Total Cost \$ |
|--------------------|--|----------------|---------|--------------------------|-------------------|
| XR | ROADS, FOOTPATHS AND PAVED AREAS | | | | |
| 511 | Hardstand (Benchmark Rate) | m ² | 8,488.9 | 230 | 1,952,447 |
| 512 | Carpark (Benchmark Rate) | m ² | 1,600.0 | 146 | 233,600 |
| | XR - ROADS, FOOTPATHS AND PAVED AREAS | | | 180/m² | 2,186,047 |
| PRECINCT 2C | | | | 982/m² | 11,945,697 |

OAKDALE EAST ESTATE

OAKDALE EAST SEARS ESTIMATE (REV 2)

LOCATION ELEMENT ITEM

C Precinct 2

C4 Precinct 2D

GFA: 13,750 m² Cost/m²: 942
Rates Current At November 2021

| Ref | Description | Unit | Qty | Rate \$ | Total Cost \$ |
|-----------|--------------------------------------|----------------|----------|--------------------------|------------------|
| SB | SUBSTRUCTURE | | | | |
| 499 | SUBSTRUCTURE (GFA rate) | m ² | 13,150.0 | 130 | 1,709,500 |
| | SB - SUBSTRUCTURE | | | 124/m² | 1,709,500 |
| RF | ROOF | | | | |
| 500 | ROOF (GFA rate) | m ² | 13,150.0 | 360 | 4,734,000 |
| | RF - ROOF | | | 344/m² | 4,734,000 |
| EW | EXTERNAL WALLS | | | | |
| 501 | EXTERNAL WALLS (GFA rate) | m ² | 13,150.0 | 26 | 341,900 |
| | EW - EXTERNAL WALLS | | | 25/m² | 341,900 |
| ED | EXTERNAL DOORS | | | | |
| 502 | EXTERNAL DOORS (GFA rate) | m ² | 13,150.0 | 4 | 52,600 |
| | ED - EXTERNAL DOORS | | | 4/m² | 52,600 |
| FF | FLOOR FINISHES | | | | |
| 503 | FLOOR FINISHES (GFA rate) | m ² | 13,150.0 | 8 | 105,200 |
| | FF - FLOOR FINISHES | | | 8/m² | 105,200 |
| FT | FITMENTS | | | | |
| 504 | FITMENTS (GFA rate) | m ² | 13,150.0 | 13 | 170,950 |
| | FT - FITMENTS | | | 12/m² | 170,950 |
| SE | SPECIAL EQUIPMENT | | | | |
| 505 | SPECIAL EQUIPMENT (GFA rate) | m ² | 13,150.0 | 14 | 184,100 |
| | SE - SPECIAL EQUIPMENT | | | 13/m² | 184,100 |
| HS | HYDRAULIC SERVICES | | | | |
| 506 | HYDRAULIC SERVICES (GFA rate) | m ² | 13,150.0 | 50 | 657,500 |
| | HS - HYDRAULIC SERVICES | | | 48/m² | 657,500 |
| MS | MECHANICAL SERVICES | | | | |
| 507 | MECHANICAL SERVICES (GFA rate) | m ² | 13,150.0 | 40 | 526,000 |
| | MS - MECHANICAL SERVICES | | | 38/m² | 526,000 |
| FP | FIRE PROTECTION | | | | |
| 508 | FIRE PROTECTION (GFA rate) | m ² | 13,150.0 | 40 | 526,000 |
| | FP - FIRE PROTECTION | | | 38/m² | 526,000 |
| LP | ELECTRIC LIGHT AND POWER | | | | |
| 509 | ELECTRIC LIGHT AND POWER (GFA rate) | m ² | 13,150.0 | 60 | 789,000 |
| | LP - ELECTRIC LIGHT AND POWER | | | 57/m² | 789,000 |
| OF | OFFICE CONSTRUCTION | | | | |
| 510 | Office Construction (Benchmark Rate) | m ² | 600.0 | 1,900 | 1,140,000 |
| | OF - OFFICE CONSTRUCTION | | | 83/m² | 1,140,000 |

OAKDALE EAST ESTATE

OAKDALE EAST SEARS ESTIMATE (REV 2)



LOCATION ELEMENT ITEM

C Precinct 2

C4 Precinct 2D (continued)

GFA: 13,750 m² Cost/m²: 942
Rates Current At November 2021

| Ref | Description | Unit | Qty | Rate \$ | Total Cost \$ |
|--------------------|--|----------------|---------|--------------------------|-------------------|
| XR | ROADS, FOOTPATHS AND PAVED AREAS | | | | |
| 511 | Hardstand (Benchmark Rate) | m ² | 5,642.8 | 230 | 1,297,844 |
| 512 | Carpark (Benchmark Rate) | m ² | 4,896.6 | 146 | 714,904 |
| | XR - ROADS, FOOTPATHS AND PAVED AREAS | | | 146/m² | 2,012,748 |
| PRECINCT 2D | | | | 942/m² | 12,949,498 |

OAKDALE EAST ESTATE

OAKDALE EAST SEARS ESTIMATE (REV 2)

LOCATION ELEMENT ITEM

D Precinct 3

D1 Warehouse incl. Mezzanine (3A)

GFA: 96,027 m² Cost/m²: 1,848
Rates Current At November 2021

| Ref | Description | Unit | Qty | Rate \$ | Total Cost \$ |
|--------------------------|---|----------------|--------|--------------------------|-------------------|
| SB | SUBSTRUCTURE | | | | |
| 197 | Allowance for footings to warehouses & awnings | m ² | 84,010 | 20 | 1,680,200 |
| 198 | Reinforced concrete slab on ground incl. basecourse, reinforcement, barrier membrane and foundation beams to warehouses | m ² | 84,010 | 152 | 12,769,520 |
| 455 | Allowance for piling to warehouse 3A | m ² | 77,520 | 65 | 5,038,800 |
| 480 | Allowance for detailed excavations & earthworks as required for building substructure | m ² | 84,010 | 25 | 2,100,250 |
| SB - SUBSTRUCTURE | | | | 225/m² | 21,588,770 |
| CL | COLUMNS | | | | |
| 292 | Allowance for columns to high bay warehouse (assume 12kg/m ²) | t | 930.24 | 7,500 | 6,976,800 |
| 159 | Allowance for columns to office | m ² | 12,018 | 45 | 540,810 |
| 450 | Extra over structural steel allowance for warehouse 3A (assume 5kg/m ²) | t | 387.60 | 7,500 | 2,907,000 |
| CL - COLUMNS | | | | 109/m² | 10,424,610 |
| UF | UPPER FLOORS | | | | |
| 157 | Reinforced concrete suspended slab to office | m ² | 12,018 | 315 | 3,785,670 |
| 271 | Step platform to warehouse (based on FECA) | m ² | 77,520 | 1 | 77,520 |
| UF - UPPER FLOORS | | | | 40/m² | 3,863,190 |
| SC | STAIRCASES | | | | |
| 274 | Mezzanine access stairs 1000mm wide incl. steel balustrade | M/R | 69 | 1,750 | 120,750 |
| 265 | Dock access stairs 1200mm wide incl. steel balustrade | M/R | 8 | 2,750 | 22,000 |
| SC - STAIRCASES | | | | 1/m² | 142,750 |
| RF | ROOF | | | | |
| 165 | Prefinished metal deck roofing including sarking to awnings | m ² | 6,490 | 55 | 356,950 |
| 362 | Extra over allowance for translucent sheet strips to warehouse . Notional allowance | m ² | 77,520 | 10 | 775,200 |
| 188 | Roof framing and structure to warehouse (assume 8kg/m ²) | t | 620.16 | 7,500 | 4,651,200 |
| 192 | Structural steel to awning including support columns (allow 12kg/m ²) | t | 77.88 | 7,500 | 584,100 |
| 329 | Allowance for purlins to roof | m ² | 84,010 | 25 | 2,100,250 |
| 318 | Birdmesh lining to awning soffit | m ² | 6,490 | 5 | 32,450 |
| 193 | Ridge capping | m | 511 | 80 | 40,880 |
| 216 | Additional allowance for rainwater goods to warehouses & awnings | m ² | 84,010 | 5 | 420,050 |
| 167 | Allowance for roof safety system | m ² | 84,010 | 8 | 672,080 |
| 432 | Allowance for roof drainage; gutters | m ² | 84,010 | 2 | 168,020 |

OAKDALE EAST ESTATE

OAKDALE EAST SEARS ESTIMATE (REV 2)

LOCATION ELEMENT ITEM

D Precinct 3

D1 Warehouse incl. Mezzanine (3A) (continued)

GFA: 96,027 m² Cost/m²: 1,848
Rates Current At November 2021

| Ref | Description | Unit | Qty | Rate \$ | Total Cost \$ |
|-----------|--|----------------|--------|--------------------------|-------------------|
| 448 | Allowance for composite roof sheeting to warehouse 3A | m ² | 77,520 | 140 | 10,852,800 |
| | RF - ROOF | | | 215/m² | 20,653,980 |
| EW | EXTERNAL WALLS | | | | |
| 434 | External wall for Warehouses precast concrete, 2.4m high wall to outside, including paint to the outside | m ² | 3,336 | 410 | 1,367,760 |
| 446 | Allowance for wall sheeting to Warehouse insulated composite wall panels | m ² | 41,993 | 125 | 5,249,125 |
| 483 | Allow sundry retaining walls to building | Item | | | 300,000 |
| | EW - EXTERNAL WALLS | | | 72/m² | 6,916,885 |
| ED | EXTERNAL DOORS | | | | |
| 249 | Allowance for 920 x 2040mm single leaf solid core door incl. frame, paint and hardware | No | 9 | 1,500 | 13,500 |
| 391 | Allowance for roller shutter doors, assume 2200 x 3100mm roller shutter door including dock sealer | No | 86 | 5,000 | 430,000 |
| 454 | Allowance for roller shutter doors, assume 4500 x 5500mm roller shutter door including dock sealer | No | 12 | 9,750 | 117,000 |
| | ED - EXTERNAL DOORS | | | 6/m² | 560,500 |
| FF | FLOOR FINISHES | | | | |
| 410 | Allowance for floor finishes to office and amenities | m ² | 12,018 | 125 | 1,502,250 |
| 457 | Allowance for floor finishes to warehouse | m ² | 77,520 | 10 | 775,200 |
| | FF - FLOOR FINISHES | | | 24/m² | 2,277,450 |
| FT | FITMENTS | | | | |
| 378 | Allowance for misc. metalwork to warehouse incl. bollards, handrails, external stairs, armco railings, etc. (benchmarked off Project Broccoli) | Item | | | 1,250,000 |
| 380 | Corporate Signage | Item | | | Excl. |
| 382 | Truck queueing digital display board | Item | | | Excl. |
| 412 | Provisional allowance for fitments to office and amenities. Loose FF&E excluded | m ² | 12,018 | 220 | 2,643,960 |
| 484 | Allowance for dock levellers & dock equipment (benchmarked off Project Broccoli) | Item | | | 3,400,000 |
| 485 | Allowance for sundry joinery | Item | | | 50,000 |
| 486 | Allowance for statutory & wayfinding signage | Item | | | 200,000 |
| | FT - FITMENTS | | | 79/m² | 7,543,960 |
| HS | HYDRAULIC SERVICES | | | | |
| 331 | Allowance for general hydraulic services to warehouse including the provision inground sewer, water, etc., fire mains and sprinkler services & syphonic drainage to roof areas | m ² | 89,538 | 39 | 3,491,982 |
| | HS - HYDRAULIC SERVICES | | | 36/m² | 3,491,982 |

OAKDALE EAST ESTATE

OAKDALE EAST SEARS ESTIMATE (REV 2)

LOCATION ELEMENT ITEM

D Precinct 3

D1 Warehouse incl. Mezzanine (3A) (continued)

GFA: 96,027 m² Cost/m²: 1,848
Rates Current At November 2021

| Ref | Description | Unit | Qty | Rate \$ | Total Cost \$ |
|---------------------------------------|---|----------------|--------|----------------------------|--------------------|
| SF | SANITARY FIXTURES | | | | |
| 436 | Allowance for sanitary fixtures to warehouses | Item | | | Incl. |
| | SF - SANITARY FIXTURES | | | | Incl. |
| MS | MECHANICAL SERVICES | | | | |
| 335 | Allowance for mechanical services to warehouse incl. MSSBs, PAC units & smoke clearance fans | m ² | 89,538 | 91 | 8,147,958 |
| | MS - MECHANICAL SERVICES | | | 85/m² | 8,147,958 |
| FP | FIRE PROTECTION | | | | |
| 348 | Allowance for fire protection services incl. sprinklers, in rack sprinklers, detection, EWIS, VESDA, etc. | m ² | 96,028 | 244 | 23,430,832 |
| | FP - FIRE PROTECTION | | | 244/m² | 23,430,832 |
| LP | ELECTRIC LIGHT AND POWER | | | | |
| 353 | Allowance for power and lighting to warehouse | m ² | 77,520 | 85 | 6,589,200 |
| 427 | Allowance for power and lighting to awnings | m ² | 6,490 | 75 | 486,750 |
| 487 | Indicative allowance for HV/LV works, submains and associated cabling | Item | | | 4,500,000 |
| 488 | Indicative allowance for associated inground conduit works | Item | | | 1,650,000 |
| 489 | Indicative allowance for MSB's & DB's | Item | | | 2,500,000 |
| 490 | Back up Generator allowance | Item | | | 12,500,000 |
| 498 | Allow 2MW Solar System (no detail) | Item | | | 6,000,000 |
| | LP - ELECTRIC LIGHT AND POWER | | | 356/m² | 34,225,950 |
| BW | BUILDERS WORK IN CONNECTION WITH SERVICES | | | | |
| 363 | BWIC | Item | | | 1,296,038 |
| | BW - BUILDERS WORK IN CONNECTION WITH SERVICES | | | 13/m² | 1,296,038 |
| XP | SITE PREPARATION | | | | |
| 496 | 500mm CFTCR layer | m ² | 88,224 | 90 | 7,940,160 |
| | XP - SITE PREPARATION | | | 83/m² | 7,940,160 |
| PR | PRELIMINARIES | | | | |
| 142 | Builder's Preliminaries @ 12% | Item | | | 18,145,076 |
| | PR - PRELIMINARIES | | | 189/m² | 18,145,076 |
| MA | BUILDERS MARGIN & OVERHEAD | | | | |
| 143 | Builder's Margin & Overheads @ 4% | Item | | | 6,774,160 |
| | MA - BUILDERS MARGIN & OVERHEAD | | | 71/m² | 6,774,160 |
| WAREHOUSE INCL. MEZZANINE (3A) | | | | 1,848/m² | 177,424,251 |

OAKDALE EAST ESTATE

OAKDALE EAST SEARS ESTIMATE (REV 2)

LOCATION ELEMENT ITEM

D Precinct 3

D2 Offices & Amenities (3A)

GFA: 1,500 m² Cost/m²: 2,534
Rates Current At November 2021

| Ref | Description | Unit | Qty | Rate \$ | Total Cost \$ |
|-----------|--|----------------|-------|--------------------------|------------------|
| SB | SUBSTRUCTURE | | | | |
| 153 | Allowance for foundations to offices | m ² | 1,500 | 50 | 75,000 |
| 155 | Reinforced concrete slab on ground incl. basecourse, reinforcement, barrier membrane and foundation beams to offices | m ² | 1,500 | 120 | 180,000 |
| | SB - SUBSTRUCTURE | | | 170/m² | 255,000 |
| CL | COLUMNS | | | | |
| 159 | Allowance for columns to office | m ² | 1,500 | 45 | 67,500 |
| | CL - COLUMNS | | | 45/m² | 67,500 |
| RF | ROOF | | | | |
| 161 | Prefinished metal deck roofing including sarking and insulation to offices | m ² | 1,500 | 55 | 82,500 |
| 362 | Extra over allowance for translucent sheet strips to warehouse . Notional allowance | m ² | 1,500 | 10 | 15,000 |
| 163 | Roof framing and structure to office (assume 8kg/m ²) | t | 12.00 | 7,500 | 90,000 |
| 329 | Allowance for purlins to roof | m ² | 1,500 | 25 | 37,500 |
| 170 | Additional allowance for rain water goods to office | m ² | 1,500 | 5 | 7,500 |
| 167 | Allowance for roof safety system | m ² | 1,500 | 8 | 12,000 |
| 432 | Allowance for roof drainage; gutters | m ² | 1,500 | 2 | 3,000 |
| | RF - ROOF | | | 165/m² | 247,500 |
| EW | EXTERNAL WALLS | | | | |
| 435 | External wall for offices comprising a combination of precast concrete, insulated wall panel and prefinished metal wall sheeting (base on 25% of FECA) | m ² | 375 | 650 | 243,750 |
| | EW - EXTERNAL WALLS | | | 162/m² | 243,750 |
| WW | WINDOWS | | | | |
| 404 | Allowance for windows to Office and amenities (based on FECA) | m ² | 1,500 | 130 | 195,000 |
| | WW - WINDOWS | | | 130/m² | 195,000 |
| ED | EXTERNAL DOORS | | | | |
| 405 | Allowance for external doors to Office and amenities (based on FECA) | m ² | 1,500 | 10 | 15,000 |
| | ED - EXTERNAL DOORS | | | 10/m² | 15,000 |
| NW | INTERNAL WALLS | | | | |
| 406 | Provisional allowance for internal walls including plasterboard (based on FECA) | m ² | 1,500 | 125 | 187,500 |
| | NW - INTERNAL WALLS | | | 125/m² | 187,500 |

OAKDALE EAST ESTATE

OAKDALE EAST SEARS ESTIMATE (REV 2)

LOCATION ELEMENT ITEM

D Precinct 3

D2 Offices & Amenities (3A) (continued)

GFA: 1,500 m² Cost/m²: 2,534
Rates Current At November 2021

| Ref | Description | Unit | Qty | Rate \$ | Total Cost \$ |
|-----------|---|----------------|-------|--------------------------|------------------|
| NS | INTERNAL SCREENS AND BORROWED LIGHTS | | | | |
| 408 | Allowance for internal screens such as toilet and shower partitions, including door and hardware (based on FECA) | m ² | 1,500 | 25 | 37,500 |
| | NS - INTERNAL SCREENS AND BORROWED LIGHTS | | | 25/m² | 37,500 |
| ND | INTERNAL DOORS | | | | |
| 433 | Provisional allowance for internal doors (based on FECA) | m ² | 1,500 | 13 | 19,500 |
| | ND - INTERNAL DOORS | | | 13/m² | 19,500 |
| WF | WALL FINISHES | | | | |
| 409 | Allowance for wall finishes to office and amenities (based on FECA) | m ² | 1,500 | 75 | 112,500 |
| | WF - WALL FINISHES | | | 75/m² | 112,500 |
| FF | FLOOR FINISHES | | | | |
| 410 | Allowance for floor finishes to office and amenities | m ² | 1,500 | 125 | 187,500 |
| | FF - FLOOR FINISHES | | | 125/m² | 187,500 |
| CF | CEILING FINISHES | | | | |
| 411 | Allowance for ceiling finishes to office and amenities | m ² | 1,500 | 100 | 150,000 |
| | CF - CEILING FINISHES | | | 100/m² | 150,000 |
| FT | FITMENTS | | | | |
| 412 | Provisional allowance for fitments to office and amenities. Loose FF&E excluded | m ² | 1,500 | 220 | 330,000 |
| | FT - FITMENTS | | | 220/m² | 330,000 |
| SE | SPECIAL EQUIPMENT | | | | |
| 413 | Allowance for commercial kitchen | Item | | | 300,000 |
| | SE - SPECIAL EQUIPMENT | | | 200/m² | 300,000 |
| HS | HYDRAULIC SERVICES | | | | |
| 414 | Allowance for hydraulic services i.e to washrooms and toilets . Including floor wastes and associated pipework | m ² | 1,500 | 100 | 150,000 |
| | HS - HYDRAULIC SERVICES | | | 100/m² | 150,000 |
| SF | SANITARY FIXTURES | | | | |
| 415 | Allowance for sanitary fixtures to office and amenities | m ² | 1,500 | 35 | 52,500 |
| | SF - SANITARY FIXTURES | | | 35/m² | 52,500 |
| MS | MECHANICAL SERVICES | | | | |
| 416 | Allowance for mechanical services to Offices (HVAC) | m ² | 1,500 | 180 | 270,000 |
| | MS - MECHANICAL SERVICES | | | 180/m² | 270,000 |
| FP | FIRE PROTECTION | | | | |
| 417 | Allowance for fire protection to office - allowed for sprinkler installation | m ² | 1,500 | 60 | 90,000 |
| | FP - FIRE PROTECTION | | | 60/m² | 90,000 |

OAKDALE EAST ESTATE

OAKDALE EAST SEARS ESTIMATE (REV 2)

LOCATION ELEMENT ITEM

D Precinct 3

D2 Offices & Amenities (3A) (continued)

GFA: 1,500 m² Cost/m²: 2,534
Rates Current At November 2021

| Ref | Description | Unit | Qty | Rate \$ | Total Cost \$ |
|-------------------------------------|--|----------------|-------|----------------------------|------------------|
| LP | ELECTRIC LIGHT AND POWER | | | | |
| 418 | Allowance for lighting and power to office | m ² | 1,500 | 100 | 150,000 |
| 419 | Allowance for security / CCTV / access control to office | m ² | 1,500 | 25 | 37,500 |
| 437 | Allowance for MHE charging unit. Provisional allowance | m ² | 1,500 | 100 | 150,000 |
| | LP - ELECTRIC LIGHT AND POWER | | | 225/m² | 337,500 |
| BW | BUILDERS WORK IN CONNECTION WITH SERVICES | | | | |
| 363 | BWIC | Item | | | 16,951 |
| | BW - BUILDERS WORK IN CONNECTION WITH SERVICES | | | 11/m² | 16,951 |
| PR | PRELIMINARIES | | | | |
| 142 | Builder's Preliminaries @ 12% | Item | | | 389,791 |
| | PR - PRELIMINARIES | | | 260/m² | 389,791 |
| MA | BUILDERS MARGIN & OVERHEAD | | | | |
| 143 | Builder's Margin & Overheads @ 4% | Item | | | 145,522 |
| | MA - BUILDERS MARGIN & OVERHEAD | | | 97/m² | 145,522 |
| OFFICES & AMENITIES (3A) | | | | 2,534/m² | 3,800,514 |

OAKDALE EAST ESTATE

OAKDALE EAST SEARS ESTIMATE (REV 2)

LOCATION ELEMENT ITEM

D Precinct 3

D3 Carpark 3A

Rates Current At November 2021

| Ref | Description | Unit | Qty | Rate \$ | Total Cost \$ |
|-------------------|---|----------------|-------|------------|------------------|
| FT | FITMENTS | | | | |
| 13 | Allowance for misc. metalwork to carpark | m ² | 8,825 | 2 | 17,650 |
| | FT - FITMENTS | | | | 17,650 |
| XR | ROADS, FOOTPATHS AND PAVED AREAS | | | | |
| 1 | Light duty carpark paving | m ² | 8,825 | 70 | 617,750 |
| 3 | Line marking on carpark paving | m | 1,692 | 4 | 6,768 |
| 4 | Concrete wheel stop to carpark | No | 305 | 120 | 36,600 |
| 6 | Concrete kerb to car park | m | 812 | 65 | 52,780 |
| 12 | Crossover to council specification | No | 2 | 2,500 | 5,000 |
| 471 | Directional arrow marking on carpark paving | No | 8 | 250 | 2,000 |
| | XR - ROADS, FOOTPATHS AND PAVED AREAS | | | | 720,898 |
| XK | EXTERNAL STORMWATER DRAINAGE | | | | |
| 481 | Allowance for site stormwater drainage and reticulation, and all associated works | m ² | 8,825 | 30 | 264,750 |
| | XK - EXTERNAL STORMWATER DRAINAGE | | | | 264,750 |
| XE | EXTERNAL ELECTRIC LIGHT AND POWER | | | | |
| 367 | Allowance for external lighting to carpark | m ² | 8,825 | 15 | 132,375 |
| | XE - EXTERNAL ELECTRIC LIGHT AND POWER | | | | 132,375 |
| PR | PRELIMINARIES | | | | |
| 142 | Builder's Preliminaries @ 12% | Item | | | 136,281 |
| | PR - PRELIMINARIES | | | | 136,281 |
| MA | BUILDERS MARGIN & OVERHEAD | | | | |
| 143 | Builder's Margin & Overheads @ 4% | Item | | | 50,879 |
| | MA - BUILDERS MARGIN & OVERHEAD | | | | 50,879 |
| CARPARK 3A | | | | | 1,322,833 |

OAKDALE EAST ESTATE

OAKDALE EAST SEARS ESTIMATE (REV 2)

LOCATION ELEMENT ITEM

D Precinct 3

D4 Hardstand 3A

Rates Current At November 2021

| Ref | Description | Unit | Qty | Rate \$ | Total Cost \$ |
|---------------------|--|----------------|--------|------------|-------------------|
| FT | FITMENTS | | | | |
| 377 | Allowance for misc. metalwork to hardstand | m ² | 88,705 | 3 | 266,115 |
| 477 | Boomgate approx 6m long arm for truck entry | No | 5 | 20,000 | 100,000 |
| | FT - FITMENTS | | | | 366,115 |
| SE | SPECIAL EQUIPMENT | | | | |
| 476 | Weighbridge approx 30 x 4m overall size | No | 3 | 250,000 | 750,000 |
| | SE - SPECIAL EQUIPMENT | | | | 750,000 |
| XR | ROADS, FOOTPATHS AND PAVED AREAS | | | | |
| 2 | Concrete hardstand to truck parking, driveway and loading areas | m ² | 88,705 | 125 | 11,088,125 |
| 9 | Pedestrian crossing line marking | m ² | 420 | 75 | 31,500 |
| 12 | Crossover to council specification | No | 4 | 2,500 | 10,000 |
| 463 | Extra over concrete hardstand for raised median | m ² | 1,278 | 50 | 63,900 |
| 469 | Line marking on concrete hardstand | m | 4,661 | 5 | 23,305 |
| 470 | Directional arrow marking on concrete hardstand | No | 25 | 250 | 6,250 |
| 475 | Extra over concrete hardstand for constructing 30 x 4m overall concrete foundation for weighbridge (msd sep) | No | 3 | | Incl. |
| 478 | Chervon line marking to identify electrical easement area | m ² | 4,565 | 15 | 68,475 |
| 479 | Allowance for concrete wheel stop to truck parking | No | 96 | 350 | 33,600 |
| 482 | Concrete hardstand to expansion areas (no details) | m ² | 9,285 | 125 | 1,160,625 |
| | XR - ROADS, FOOTPATHS AND PAVED AREAS | | | | 12,485,780 |
| XK | EXTERNAL STORMWATER DRAINAGE | | | | |
| 481 | Allowance for site stormwater drainage and reticulation, and all associated works | m ² | 88,705 | 30 | 2,661,150 |
| | XK - EXTERNAL STORMWATER DRAINAGE | | | | 2,661,150 |
| XE | EXTERNAL ELECTRIC LIGHT AND POWER | | | | |
| 366 | Allowance for external lighting and power to hardstand areas | m ² | 88,705 | 15 | 1,330,575 |
| | XE - EXTERNAL ELECTRIC LIGHT AND POWER | | | | 1,330,575 |
| PR | PRELIMINARIES | | | | |
| 142 | Builder's Preliminaries @ 12% | Item | | | 2,111,235 |
| | PR - PRELIMINARIES | | | | 2,111,235 |
| MA | BUILDERS MARGIN & OVERHEAD | | | | |
| 143 | Builder's Margin & Overheads @ 4% | Item | | | 788,195 |
| | MA - BUILDERS MARGIN & OVERHEAD | | | | 788,195 |
| HARDSTAND 3A | | | | | 20,493,050 |

OAKDALE EAST ESTATE

OAKDALE EAST SEARS ESTIMATE (REV 2)



| LOCATION | ELEMENT | ITEM |
|----------|---------|------|
| 1 | 2 | 3 |
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| 142 | 143 | 144 |
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| 352 | 353 | 354 |
| 355 | 356 | 357 |
| 358 | 359 | 360 |
| 361 | 362 | 363 |
| 364 | 365 | 366 |
| 367 | | |

D Precinct 3

D5 Tenant Fitout

Rates Current At November 2021

| Ref | Description | Unit | Qty | Rate \$ | Total Cost \$ |
|---------------|--------------------------------------|------|-----|------------|------------------|
| YY | SPECIAL PROVISIONS | | | | |
| 491 | Tenant fitout allowance (as advised) | Item | | | 400,000,000 |
| | YY - SPECIAL PROVISIONS | | | | 400,000,000 |
| TENANT FITOUT | | | | | 400,000,000 |
| | | | | | |

OAKDALE EAST ESTATE

OAKDALE EAST SEARS ESTIMATE (REV 2)



LOCATION ELEMENT ITEM

E Precinct 4

E1 Precinct 4A

GFA: 25,070 m² Cost/m²: 926
Rates Current At November 2021

| Ref | Description | Unit | Qty | Rate \$ | Total Cost \$ |
|-----------|--------------------------------------|----------------|----------|--------------------------|------------------|
| SB | SUBSTRUCTURE | | | | |
| 499 | SUBSTRUCTURE (GFA rate) | m ² | 24,070.0 | 130 | 3,129,100 |
| | SB - SUBSTRUCTURE | | | 125/m² | 3,129,100 |
| RF | ROOF | | | | |
| 500 | ROOF (GFA rate) | m ² | 24,070.0 | 360 | 8,665,200 |
| | RF - ROOF | | | 346/m² | 8,665,200 |
| EW | EXTERNAL WALLS | | | | |
| 501 | EXTERNAL WALLS (GFA rate) | m ² | 24,070.0 | 26 | 625,820 |
| | EW - EXTERNAL WALLS | | | 25/m² | 625,820 |
| ED | EXTERNAL DOORS | | | | |
| 502 | EXTERNAL DOORS (GFA rate) | m ² | 24,070.0 | 4 | 96,280 |
| | ED - EXTERNAL DOORS | | | 4/m² | 96,280 |
| FF | FLOOR FINISHES | | | | |
| 503 | FLOOR FINISHES (GFA rate) | m ² | 24,070.0 | 8 | 192,560 |
| | FF - FLOOR FINISHES | | | 8/m² | 192,560 |
| FT | FITMENTS | | | | |
| 504 | FITMENTS (GFA rate) | m ² | 24,070.0 | 13 | 312,910 |
| | FT - FITMENTS | | | 12/m² | 312,910 |
| SE | SPECIAL EQUIPMENT | | | | |
| 505 | SPECIAL EQUIPMENT (GFA rate) | m ² | 24,070.0 | 14 | 336,980 |
| | SE - SPECIAL EQUIPMENT | | | 13/m² | 336,980 |
| HS | HYDRAULIC SERVICES | | | | |
| 506 | HYDRAULIC SERVICES (GFA rate) | m ² | 24,070.0 | 50 | 1,203,500 |
| | HS - HYDRAULIC SERVICES | | | 48/m² | 1,203,500 |
| MS | MECHANICAL SERVICES | | | | |
| 507 | MECHANICAL SERVICES (GFA rate) | m ² | 24,070.0 | 40 | 962,800 |
| | MS - MECHANICAL SERVICES | | | 38/m² | 962,800 |
| FP | FIRE PROTECTION | | | | |
| 508 | FIRE PROTECTION (GFA rate) | m ² | 24,070.0 | 40 | 962,800 |
| | FP - FIRE PROTECTION | | | 38/m² | 962,800 |
| LP | ELECTRIC LIGHT AND POWER | | | | |
| 509 | ELECTRIC LIGHT AND POWER (GFA rate) | m ² | 24,070.0 | 60 | 1,444,200 |
| | LP - ELECTRIC LIGHT AND POWER | | | 58/m² | 1,444,200 |
| OF | OFFICE CONSTRUCTION | | | | |
| 510 | Office Construction (Benchmark Rate) | m ² | 1,000.0 | 1,900 | 1,900,000 |
| | OF - OFFICE CONSTRUCTION | | | 76/m² | 1,900,000 |

OAKDALE EAST ESTATE

OAKDALE EAST SEARS ESTIMATE (REV 2)



LOCATION ELEMENT ITEM

E Precinct 4

E1 Precinct 4A (continued)

GFA: 25,070 m² Cost/m²: 926
Rates Current At November 2021

| Ref | Description | Unit | Qty | Rate \$ | Total Cost \$ |
|--------------------|--|----------------|----------|--------------------------|-------------------|
| XR | ROADS, FOOTPATHS AND PAVED AREAS | | | | |
| 511 | Hardstand (Benchmark Rate) | m ² | 12,041.0 | 230 | 2,769,430 |
| 512 | Carpark (Benchmark Rate) | m ² | 4,276.7 | 146 | 624,398 |
| | XR - ROADS, FOOTPATHS AND PAVED AREAS | | | 135/m² | 3,393,828 |
| PRECINCT 4A | | | | 926/m² | 23,225,978 |

OAKDALE EAST ESTATE

OAKDALE EAST SEARS ESTIMATE (REV 2)

LOCATION ELEMENT ITEM

E Precinct 4

E2 Precinct 4B

GFA: 30,730 m² Cost/m²: 915
Rates Current At November 2021

| Ref | Description | Unit | Qty | Rate \$ | Total Cost \$ |
|-----------|--------------------------------------|----------------|----------|--------------------------|-------------------|
| SB | SUBSTRUCTURE | | | | |
| 499 | SUBSTRUCTURE (GFA rate) | m ² | 29,530.0 | 130 | 3,838,900 |
| | SB - SUBSTRUCTURE | | | 125/m² | 3,838,900 |
| RF | ROOF | | | | |
| 500 | ROOF (GFA rate) | m ² | 29,530.0 | 360 | 10,630,800 |
| | RF - ROOF | | | 346/m² | 10,630,800 |
| EW | EXTERNAL WALLS | | | | |
| 501 | EXTERNAL WALLS (GFA rate) | m ² | 29,530.0 | 26 | 767,780 |
| | EW - EXTERNAL WALLS | | | 25/m² | 767,780 |
| ED | EXTERNAL DOORS | | | | |
| 502 | EXTERNAL DOORS (GFA rate) | m ² | 29,530.0 | 4 | 118,120 |
| | ED - EXTERNAL DOORS | | | 4/m² | 118,120 |
| FF | FLOOR FINISHES | | | | |
| 503 | FLOOR FINISHES (GFA rate) | m ² | 29,530.0 | 8 | 236,240 |
| | FF - FLOOR FINISHES | | | 8/m² | 236,240 |
| FT | FITMENTS | | | | |
| 504 | FITMENTS (GFA rate) | m ² | 29,530.0 | 13 | 383,890 |
| | FT - FITMENTS | | | 12/m² | 383,890 |
| SE | SPECIAL EQUIPMENT | | | | |
| 505 | SPECIAL EQUIPMENT (GFA rate) | m ² | 29,530.0 | 14 | 413,420 |
| | SE - SPECIAL EQUIPMENT | | | 13/m² | 413,420 |
| HS | HYDRAULIC SERVICES | | | | |
| 506 | HYDRAULIC SERVICES (GFA rate) | m ² | 29,530.0 | 50 | 1,476,500 |
| | HS - HYDRAULIC SERVICES | | | 48/m² | 1,476,500 |
| MS | MECHANICAL SERVICES | | | | |
| 507 | MECHANICAL SERVICES (GFA rate) | m ² | 29,530.0 | 40 | 1,181,200 |
| | MS - MECHANICAL SERVICES | | | 38/m² | 1,181,200 |
| FP | FIRE PROTECTION | | | | |
| 508 | FIRE PROTECTION (GFA rate) | m ² | 29,530.0 | 40 | 1,181,200 |
| | FP - FIRE PROTECTION | | | 38/m² | 1,181,200 |
| LP | ELECTRIC LIGHT AND POWER | | | | |
| 509 | ELECTRIC LIGHT AND POWER (GFA rate) | m ² | 29,530.0 | 60 | 1,771,800 |
| | LP - ELECTRIC LIGHT AND POWER | | | 58/m² | 1,771,800 |
| OF | OFFICE CONSTRUCTION | | | | |
| 510 | Office Construction (Benchmark Rate) | m ² | 1,200.0 | 1,900 | 2,280,000 |
| | OF - OFFICE CONSTRUCTION | | | 74/m² | 2,280,000 |

OAKDALE EAST ESTATE

OAKDALE EAST SEARS ESTIMATE (REV 2)



LOCATION ELEMENT ITEM

E Precinct 4

E2 Precinct 4B (continued)

GFA: 30,730 m² Cost/m²: 915
Rates Current At November 2021

| Ref | Description | Unit | Qty | Rate \$ | Total Cost \$ |
|--------------------|--|----------------|----------|--------------------------|-------------------|
| XR | ROADS, FOOTPATHS AND PAVED AREAS | | | | |
| 511 | Hardstand (Benchmark Rate) | m ² | 11,841.0 | 230 | 2,723,430 |
| 512 | Carpark (Benchmark Rate) | m ² | 7,654.3 | 146 | 1,117,527 |
| | XR - ROADS, FOOTPATHS AND PAVED AREAS | | | 125/m² | 3,840,957 |
| PRECINCT 4B | | | | 915/m² | 28,120,807 |

OAKDALE EAST ESTATE

OAKDALE EAST SEARS ESTIMATE (REV 2)

LOCATION ELEMENT ITEM

F Precinct 5

GFA: 15,400 m² Cost/m²: 952
Rates Current At November 2021

| Ref | Description | Unit | Qty | Rate \$ | Total Cost \$ |
|-----------|---|----------------|--------|--------------------------|------------------|
| SB | SUBSTRUCTURE | | | | |
| 499 | SUBSTRUCTURE (GFA rate) | m ² | 14,650 | 130 | 1,904,500 |
| | SB - SUBSTRUCTURE | | | 124/m² | 1,904,500 |
| RF | ROOF | | | | |
| 500 | ROOF (GFA rate) | m ² | 14,650 | 360 | 5,274,000 |
| | RF - ROOF | | | 342/m² | 5,274,000 |
| EW | EXTERNAL WALLS | | | | |
| 501 | EXTERNAL WALLS (GFA rate) | m ² | 14,650 | 26 | 380,900 |
| | EW - EXTERNAL WALLS | | | 25/m² | 380,900 |
| ED | EXTERNAL DOORS | | | | |
| 502 | EXTERNAL DOORS (GFA rate) | m ² | 14,650 | 4 | 58,600 |
| | ED - EXTERNAL DOORS | | | 4/m² | 58,600 |
| FF | FLOOR FINISHES | | | | |
| 503 | FLOOR FINISHES (GFA rate) | m ² | 14,650 | 8 | 117,200 |
| | FF - FLOOR FINISHES | | | 8/m² | 117,200 |
| FT | FITMENTS | | | | |
| 504 | FITMENTS (GFA rate) | m ² | 14,650 | 13 | 190,450 |
| | FT - FITMENTS | | | 12/m² | 190,450 |
| SE | SPECIAL EQUIPMENT | | | | |
| 505 | SPECIAL EQUIPMENT (GFA rate) | m ² | 14,650 | 14 | 205,100 |
| | SE - SPECIAL EQUIPMENT | | | 13/m² | 205,100 |
| HS | HYDRAULIC SERVICES | | | | |
| 506 | HYDRAULIC SERVICES (GFA rate) | m ² | 14,650 | 50 | 732,500 |
| | HS - HYDRAULIC SERVICES | | | 48/m² | 732,500 |
| MS | MECHANICAL SERVICES | | | | |
| 507 | MECHANICAL SERVICES (GFA rate) | m ² | 14,650 | 40 | 586,000 |
| | MS - MECHANICAL SERVICES | | | 38/m² | 586,000 |
| FP | FIRE PROTECTION | | | | |
| 508 | FIRE PROTECTION (GFA rate) | m ² | 14,650 | 40 | 586,000 |
| | FP - FIRE PROTECTION | | | 38/m² | 586,000 |
| LP | ELECTRIC LIGHT AND POWER | | | | |
| 509 | ELECTRIC LIGHT AND POWER (GFA rate) | m ² | 14,650 | 60 | 879,000 |
| | LP - ELECTRIC LIGHT AND POWER | | | 57/m² | 879,000 |
| OF | OFFICE CONSTRUCTION | | | | |
| 510 | Office Construction (Benchmark Rate) | m ² | 750 | 1,900 | 1,425,000 |
| | OF - OFFICE CONSTRUCTION | | | 93/m² | 1,425,000 |
| XR | ROADS, FOOTPATHS AND PAVED AREAS | | | | |
| 511 | Hardstand (Benchmark Rate) | m ² | 7,592 | 230 | 1,746,160 |

OAKDALE EAST SEARS ESTIMATE (REV 2)



| LOCATION | ELEMENT | ITEM |
|----------|---------|------|
| 1 | 2 | 3 |
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| 358 | 359 | 360 |
| 361 | 362 | 363 |
| 364 | 365 | 366 |
| 367 | | |

F Precinct 5 (continued)

GFA: 15,400 m² Cost/m²: 952
Rates Current At November 2021

| Ref | Description | Unit | Qty | Rate \$ | Total Cost \$ |
|--|--------------------------|------|-------|---------------|-------------------|
| 512 | Carpark (Benchmark Rate) | m² | 3,895 | 146 | 568,670 |
| XR - ROADS, FOOTPATHS AND PAVED AREAS | | | | 150/m² | 2,314,830 |
| PRECINCT 5 | | | | 952/m² | 14,654,080 |

APPENDIX B:
Drawing Register

APPENDIX B: DRAWING REGISTER

Architectural documentation provided by SBA:

- OAKE-SK-17(A)
- OAKE-SK-17(K)
- OAKE-SK-22(E)

Architectural documentation provided by Nettleton Tribe:

- 12015_AR-031 E
- 12015_AR-032 E
- 12015_AR-033 E

STANDARD AREA DEFINITIONS

The terminology "GFA" as utilised in this report relates to Gross Floor Area. The definition of GFA as measured in this report is as follows:

GROSS FLOOR AREA (G.F.A.)

The sum of the "Fully Enclosed Covered Area" and "Unenclosed Covered Area" as defined.

FULLY ENCLOSED COVERED AREA (F.E.C.A.)

The sum of all such areas at all building floor levels, including basements (except unexcavated portions), floored roof spaces and attics, garages, penthouses, enclosed porches and attached enclosed covered ways alongside buildings, equipment rooms, lift shafts, vertical ducts, staircases and any other fully enclosed spaces and usable areas of the building, computed by measuring from the normal inside face of exterior walls but ignoring any projections such as plinths, columns, piers and the like which project from the normal inside face of exterior walls. It shall not include open courts, lightwells, connecting or isolated covered ways and net open areas or upper portions of rooms, lobbies, halls, interstitial spaces and the like which extend through the storey being computed.

UNENCLOSED COVERED AREA (U.C.A.)

The sum of all such areas at all building floor levels, including roofed balconies, open verandahs, porches and porticos, attached open covered ways alongside buildings, undercrofts and usable space under buildings, unenclosed access galleries (including ground floor) and any other trafficable covered areas of the building which are not totally enclosed by full height walls, computed by measuring the area between the enclosing walls or balustrade (i.e. from the inside face of the U.C.A. excluding the wall or balustrade thickness). When the covering element (i.e. roof or upper floor) is supported by columns, is cantilevered or is suspended, or any combination of these, the measurements shall be taken to the edge of the paving or to the edge of the cover, whichever is the lesser. U.C.A. shall not include eaves overhangs, sun shading, awnings and the like where these do not relate to the clearly defined trafficable areas, nor shall it include connecting or isolated covered ways.

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