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14 October 2013

Our Ref:

Goodman Limited  
Level 17  
60 Castlereagh St  
SYDNEY NSW 2000

**For the attention of Mr Adrian Tesoriero**

Dear Adrian,

**OAKDALE DEVELOPMENT**

As per your request we have prepared an estimate of the cost of the proposed industrial development in Old Wallgrove Road, Horsley Park.

We estimate that the proposed development will cost \$87,288,000 (excl GST). The costs are summarised as follows:

| Description  | Value (Excl. GST)   | Value (Incl. GST)   |
|--------------|---------------------|---------------------|
| Warehouse 1C | \$16,746,000        | \$18,420,600        |
| Warehouse 2B | \$21,814,000        | \$23,995,400        |
| Warehouse 3  | \$50,320,000        | \$55,352,000        |
| <b>Total</b> | <b>\$88,880,000</b> | <b>\$97,768,000</b> |

Our detailed estimates are attached.

Please contact me if you have any queries.

Yours sincerely,

**Robbie Stewart**  
Director – Cost Management  
Turner & Townsend

Encl.

- Abu Dhabi
- Adelaide
- Amsterdam
- Basel
- Beijing
- Belfast
- Birmingham
- Brisbane
- Bristol
- Bulawayo
- Cairns
- Canberra
- Cape Town
- Dubai
- Dublin
- Durban
- Edinburgh
- Gaborone
- Glasgow
- Gold Coast
- Harare
- Houston
- Johannesburg
- Kuala Lumpur
- Leeds
- Liverpool
- London
- Los Angeles
- Madrid
- Manchester
- Maputo
- Melbourne
- Milan
- Moscow
- Mumbai
- Munich
- Nashville
- Newcastle
- Nottingham
- Paris
- Perth
- Polokwane
- Pretoria
- Rome
- San Francisco
- Shanghai
- Sheffield
- Singapore
- Sydney
- Teesside
- Tianjin
- Tokyo
- Toronto
- Vienna
- Warsaw
- Waterford



## ESTIMATE SUMMARY

| Description         | Value<br>(Excl. GST) | Value<br>(Incl. GST) |
|---------------------|----------------------|----------------------|
| <b>Warehouse 1C</b> |                      |                      |
| Construction Cost   | \$15,192,292         | \$16,711,521         |
| Preliminaries       | \$987,408            | \$1,086,149          |
| Design fees         | \$566,300            | \$622,930            |
| <b>Subtotal</b>     | <b>\$16,746,000</b>  | <b>\$18,420,600</b>  |
|                     |                      |                      |
| <b>Warehouse 2B</b> |                      |                      |
| Construction Cost   | \$19,789,830         | \$21,768,813         |
| Preliminaries       | \$1,286,570          | \$1,415,227          |
| Design fees         | \$737,600            | \$811,360            |
| <b>Subtotal</b>     | <b>\$21,814,000</b>  | <b>\$23,995,400</b>  |
|                     |                      |                      |
| <b>Warehouse 3</b>  |                      |                      |
| Construction Cost   | \$45,650,458         | \$50,215,504         |
| Preliminaries       | \$2,967,842          | \$3,264,626          |
| Design fees         | \$1,701,700          | \$1,871,870          |
| <b>Subtotal</b>     | <b>\$50,320,000</b>  | <b>\$55,352,000</b>  |
|                     |                      |                      |
| <b>Total</b>        | <b>\$88,880,000</b>  | <b>\$97,7 68,000</b> |

# Estimate Summary

|                                  |                                    |
|----------------------------------|------------------------------------|
| <b>Project:</b> GOODMAN GROUP    | <b>Details:</b> DA ESTIMATE_LOT 1C |
| <b>Building:</b> OAKDALE 1C,2B,3 |                                    |

| Ref | Description                   | Total             |
|-----|-------------------------------|-------------------|
|     | <b>NOTES:</b>                 | 0                 |
| A   | WAREHOUSE                     | 12,253,211        |
| B   | OFFICE                        | 937,114           |
| C   | GATE HOUSE                    | 31,852            |
| D   | PUMP HOUSE                    | 38,096            |
|     | <b>Building Cost Subtotal</b> | <b>13,190,325</b> |
| E   | External work                 | 1,932,019         |
|     | <b>SUBTOTAL</b>               | <b>15,192,292</b> |
| F   | PRELIMINARIES                 | 987,408           |
| G   | DESIGN FEES                   | 566,300           |
|     | <b>CONSTRUCTION TOTAL</b>     | <b>16,746,000</b> |

|                                  |                                    |
|----------------------------------|------------------------------------|
| <b>Project:</b> GOODMAN GROUP    | <b>Details:</b> DA ESTIMATE_LOT 1C |
| <b>Building:</b> OAKDALE 1C,2B,3 |                                    |

| Ref | Description | Quantity | Unit | Rate | Total |
|-----|-------------|----------|------|------|-------|
|-----|-------------|----------|------|------|-------|

**NOTES:**

|    |  |  |  |  |  |
|----|--|--|--|--|--|
|    | <p><b>Drawing List</b></p> <p><u>Prepared by SBA Architects dated 02 May 2013:</u></p>   |  |  |  |  |
| 1  | DA10_E - Warehouse 1C  |  |  |  |  |
|    | <p><b>Scope of Works</b></p> <p><u>Warehouse</u></p>   |  |  |  |  |
| 2  | Concrete footing   |  |  |  |  |
| 3  | Concrete slab on ground  |  |  |  |  |
| 4  | Structural steel columns and roof frame  |  |  |  |  |
| 5  | Metal roof cover and cladding  |  |  |  |  |
| 6  | 3000mm high precast panel perimeter wall   |  |  |  |  |
| 7  | Internal stud partition wall to office and amenities   |  |  |  |  |
| 8  | Electrical light and power   |  |  |  |  |
| 9  | Hydraulic services   |  |  |  |  |
| 10 | Mechanical services  |  |  |  |  |
| 11 | Signage  |  |  |  |  |
|    | <p><u>External Works</u></p>   |  |  |  |  |
| 12 | Site clearance   |  |  |  |  |
| 13 | Hardstand pavement   |  |  |  |  |
| 14 | Car park   |  |  |  |  |
| 15 | Fencing and gates  |  |  |  |  |
| 16 | Soft landscaping to surrounds  |  |  |  |  |
|    | <p><b>Methodology</b></p>  |  |  |  |  |
| 17 | The cost model has been prepared from the drawings listed. No structural engineering drawings; architectural specification and finish schedule are available at this stage |  |  |  |  |
|    | <p><u>The following key assumptions have been made in the preparation of this Cost Model</u></p>   |  |  |  |  |
| 18 | All external services to the site are adequate   |  |  |  |  |
|    | <p><u>The following activities should be carried out in the forthcoming weeks</u></p>  |  |  |  |  |
| 19 | Surveys  |  |  |  |  |
| 20 | Design development   |  |  |  |  |
| 21 | Value Engineering Workshops  |  |  |  |  |
| 22 | Budget approval  |  |  |  |  |
| 23 | Tenders/contract negotiations  |  |  |  |  |
|    | <p><b>Exclusions</b></p>   |  |  |  |  |
|    | <p><u>The following items have been excluded from the presented costs</u></p>  |  |  |  |  |
| 24 | All remediation and removal of contamination from the site   |  |  |  |  |
| 25 | Cutting and fill site levels   |  |  |  |  |
| 26 | Rock excavation  |  |  |  |  |

|   |                                    |
|---|------------------------------------|
| <b>Project:</b> GOODMAN GROUP<br><b>Building:</b> OAKDALE 1C,2B,3 | <b>Details:</b> DA ESTIMATE_LOT 1C |
|---|------------------------------------|

| Ref | Description | Quantity | Unit | Rate | Total |
|-----|-------------|----------|------|------|-------|
|-----|-------------|----------|------|------|-------|

**NOTES:**

*(Continued)*

|    |   |  |  |  |  |
|----|---|--|--|--|--|
| 27 | Piled foundations                                   |  |  |  |  |
| 28 | Transformer upgrade                                 |  |  |  |  |
| 29 | Tenant office fit out                               |  |  |  |  |
| 30 | Tenant equipment and racking                        |  |  |  |  |
| 31 | Abnormal site conditions                            |  |  |  |  |
| 32 | Surveys   |  |  |  |  |
| 33 | Legal fees and agent fees                           |  |  |  |  |
| 34 | Land cost   |  |  |  |  |
| 35 | Special Acoustic Costs                              |  |  |  |  |
| 36 | Environmental impact study costs                    |  |  |  |  |
| 37 | Statutory Fees                                      |  |  |  |  |
| 38 | Goods and Services Tax                              |  |  |  |  |
| 39 | Transport Infrastructure Levies                     |  |  |  |  |
| 40 | Long Service Leave Levies                           |  |  |  |  |
| 41 | Public Utilities' charges, contributions and levies |  |  |  |  |
| 42 | Roadwork and landscaping to road outside the site   |  |  |  |  |
| 43 | Indoor and outdoor furniture                        |  |  |  |  |
|    | <b>Risks</b>  |  |  |  |  |
| 44 | Site levelling in hard rock                         |  |  |  |  |
| 45 | Flooding  |  |  |  |  |
| 46 | Hidden existing services                            |  |  |  |  |

**NOTES:**

**0**

**WAREHOUSE**

|   |   |        |    |        |                  |
|---|---|--------|----|--------|------------------|
|   | <b>SUBSTRUCTURE</b>                                 |        |    |        |                  |
|   | <u>Ground work</u>                                  |        |    |        |                  |
| 1 | Excavation for footing                              | 205    | m3 | 80.00  | 16,400           |
| 2 | Excavation for recessed dock                        | 68     | m3 | 80.00  | 5,440            |
| 3 | Trim and compact                                    | 26,573 | m2 | 4.00   | 106,292          |
| 4 | Waterproof membrane                                 | 26,573 | m2 | 8.00   | 212,584          |
| 5 | Subbase   | 26,573 | m2 | 10.00  | 265,730          |
|   | <u>Concrete</u>                                     |        |    |        |                  |
| 6 | Reinforced concrete footing                         | 205    | m3 | 480.00 | 98,400           |
| 7 | Reinforced concrete retaining wall to recessed dock | 16     | m3 | 880.00 | 14,080           |
| 8 | Reinforcement concrete slab on ground               | 26,573 | m2 | 80.00  | 2,125,840        |
|   | <b>Subtotal</b>                                     |        |    |        | <b>2,844,766</b> |
|   | <b>COLUMNS</b>                                      |        |    |        |                  |

|                                  |                                    |
|----------------------------------|------------------------------------|
| <b>Project:</b> GOODMAN GROUP    | <b>Details:</b> DA ESTIMATE_LOT 1C |
| <b>Building:</b> OAKDALE 1C,2B,3 |                                    |

| Ref | Description | Quantity | Unit | Rate | Total |
|-----|-------------|----------|------|------|-------|
|-----|-------------|----------|------|------|-------|

**WAREHOUSE** (Continued)

|    |  |        |    |          |                  |
|----|--|--------|----|----------|------------------|
|    | <u>Structural steel</u>                |        |    |          |                  |
| 9  | Steel columns                          | 95.67  | t  | 5,500.00 | 526,185          |
|    | <b>Subtotal</b>                        |        |    |          | <b>526,185</b>   |
|    | <b>ROOF</b>                            |        |    |          |                  |
|    | <u>Structural steel</u>                |        |    |          |                  |
| 10 | Steel roof frame                       | 223.21 | t  | 5,500.00 | 1,227,655        |
|    | <u>Roof cover</u>                      |        |    |          |                  |
| 11 | Metal roof cover                       | 26,573 | m2 | 45.00    | 1,195,785        |
| 12 | Roof insulation                        | 26,573 | m2 | 10.00    | 265,730          |
| 13 | Awning                                 | 1,315  | m2 | 280.00   | 368,200          |
| 14 | Rainwater good                         | 27,888 | m2 | 10.00    | 278,880          |
|    | <b>Subtotal</b>                        |        |    |          | <b>3,336,250</b> |
|    | <b>EXTERNAL WALL</b>                   |        |    |          |                  |
|    | <u>Concrete panel</u>                  |        |    |          |                  |
| 15 | Precast concrete wall                  | 1,835  | m2 | 175.00   | 321,125          |
|    | <u>Metal cladding</u>                  |        |    |          |                  |
| 16 | Metal cladding                         | 5,229  | m2 | 45.00    | 235,305          |
| 17 | Steel girts for cladding               | 5,229  | m2 | 17.00    | 88,893           |
|    | <b>Subtotal</b>                        |        |    |          | <b>645,323</b>   |
|    | <b>EXTERNAL DOORS</b>                  |        |    |          |                  |
|    | <u>Exit door</u>                       |        |    |          |                  |
| 18 | Single exit door                       | 15     | No | 1,500.00 | 22,500           |
|    | <u>Roller shutter</u>                  |        |    |          |                  |
| 19 | Roller shutter to dock                 | 8      | No | 7,500.00 | 60,000           |
| 20 | Rapid shutter to main warehouse        | 6      | No | 8,500.00 | 51,000           |
|    | <b>Subtotal</b>                        |        |    |          | <b>133,500</b>   |
|    | <b>INTERNAL WALLS</b>                  |        |    |          |                  |
|    | <u>Partition wall</u>                  |        |    |          |                  |
| 21 | Dry wall including frame and lining    | 167    | m2 | 120.00   | 20,040           |
|    | <u>Toilet cubicles</u>                 |        |    |          |                  |
| 22 | Toilet cubicle to base building toilet | 5      | No | 1,500.00 | 7,500            |
|    | <b>Subtotal</b>                        |        |    |          | <b>27,540</b>    |

|                                  |                                    |
|----------------------------------|------------------------------------|
| <b>Project:</b> GOODMAN GROUP    | <b>Details:</b> DA ESTIMATE_LOT 1C |
| <b>Building:</b> OAKDALE 1C,2B,3 |                                    |

| Ref | Description | Quantity | Unit | Rate | Total |
|-----|-------------|----------|------|------|-------|
|-----|-------------|----------|------|------|-------|

**WAREHOUSE** (Continued)

|                             |                                       |        |    |           |                |
|-----------------------------|---------------------------------------|--------|----|-----------|----------------|
| <b>INTERNAL DOORS</b>       |                                       |        |    |           |                |
| <u>Access door</u>          |                                       |        |    |           |                |
| 23                          | Single access door                    | 5      | No | 1,300.00  | 6,500          |
| 24                          | Double access door                    | 1      | No | 2,500.00  | 2,500          |
| <b>Subtotal</b>             |                                       |        |    |           | <b>9,000</b>   |
| <b>WALL FINISHES</b>        |                                       |        |    |           |                |
| <u>Tile finish</u>          |                                       |        |    |           |                |
| 25                          | Wall tile to toilet and cleaner room  | 122    | m2 | 80.00     | 9,760          |
| 26                          | Splashback to kitchen joinery         | 3      | m2 | 120.00    | 360            |
| 27                          | Waterproof to wet area                | 125    | m2 | 35.00     | 4,375          |
| <b>Subtotal</b>             |                                       |        |    |           | <b>14,495</b>  |
| <b>FLOOR FINISHES</b>       |                                       |        |    |           |                |
| <u>Tile finish</u>          |                                       |        |    |           |                |
| 28                          | Floor tile to toilet and cleaner room | 49     | m2 | 80.00     | 3,920          |
| 29                          | Waterproof to wet area                | 49     | m2 | 35.00     | 1,715          |
| <u>Vinyl finish</u>         |                                       |        |    |           |                |
| 30                          | Floor vinyl to lunch room             | 55     | m2 | 80.00     | 4,400          |
| 31                          | Vinyl skirting                        | 31     | m  | 25.00     | 775            |
| <u>Concrete sealer</u>      |                                       |        |    |           |                |
| 32                          | Dusk sealer to warehouse              | 26,469 | m2 | 12.00     | 317,628        |
| <b>Subtotal</b>             |                                       |        |    |           | <b>328,438</b> |
| <b>CEILING FINISHES</b>     |                                       |        |    |           |                |
| <u>Plasterboard ceiling</u> |                                       |        |    |           |                |
| 33                          | Suspended ceiling to toilet           | 49     | m2 | 75.00     | 3,675          |
| 34                          | Suspended ceiling to lunch room       | 55     | m2 | 65.00     | 3,575          |
| 35                          | Allow structural steel frame          | 104    | m2 | 35.00     | 3,640          |
| <b>Subtotal</b>             |                                       |        |    |           | <b>10,890</b>  |
| <b>FITMENTS</b>             |                                       |        |    |           |                |
| 36                          | Kitchen joinery                       | 1      | No | 10,000.00 | 10,000         |
| 37                          | Armco railing                         | 93     | m  | 350.00    | 32,550         |
| 38                          | Bollard to exit doors                 | 118    | No | 400.00    | 47,200         |
| <b>Subtotal</b>             |                                       |        |    |           | <b>89,750</b>  |

|                                  |                                    |
|----------------------------------|------------------------------------|
| <b>Project:</b> GOODMAN GROUP    | <b>Details:</b> DA ESTIMATE_LOT 1C |
| <b>Building:</b> OAKDALE 1C,2B,3 |                                    |

| Ref | Description | Quantity | Unit | Rate | Total |
|-----|-------------|----------|------|------|-------|
|-----|-------------|----------|------|------|-------|

**WAREHOUSE** (Continued)

|                            |                                   |        |      |            |                  |
|----------------------------|-----------------------------------|--------|------|------------|------------------|
| <b>SPECIAL EQUIPMENT</b>   |                                   |        |      |            |                  |
| 39                         | Dock leveller                     | 8      | No   | 15,000.00  | 120,000          |
|                            | <b>Subtotal</b>                   |        |      |            | <b>120,000</b>   |
| <b>HYDRAULIC SERVICES</b>  |                                   |        |      |            |                  |
| 40                         | Allowance for hydraulic services  | 26,573 | m2   | 55.00      | 1,461,515        |
| 41                         | Allowance for detention tank      | 1      | Item | 350,000.00 | 350,000          |
|                            | <b>Subtotal</b>                   |        |      |            | <b>1,811,515</b> |
| <b>MECHANICAL SERVICES</b> |                                   |        |      |            |                  |
| 42                         | Allowance for mechanical services | 26,573 | m2   | 10.00      | 265,730          |
|                            | <b>Subtotal</b>                   |        |      |            | <b>265,730</b>   |
| <b>ELECTRICAL SERVICES</b> |                                   |        |      |            |                  |
| 43                         | Allowance for electrical services | 26,573 | m2   | 35.00      | 930,055          |
| 44                         | Allowance for substation          | 1      | Item | 150,000.00 | 150,000          |
|                            | <b>Subtotal</b>                   |        |      |            | <b>1,080,055</b> |
| <b>FIRE PROTECTION</b>     |                                   |        |      |            |                  |
| 45                         | Allowance for fire protection     | 26,573 | m2   | 38.00      | 1,009,774        |
|                            | <b>Subtotal</b>                   |        |      |            | <b>1,009,774</b> |

**WAREHOUSE** 12,253,211

**OFFICE**

|                         |                                    |      |    |          |               |
|-------------------------|------------------------------------|------|----|----------|---------------|
| <b>SUBSTRUCTURE</b>     |                                    |      |    |          |               |
| <u>Ground work</u>      |                                    |      |    |          |               |
| 1                       | Excavation for footing             | 6    | m3 | 80.00    | 480           |
| 2                       | Trim and compact                   | 679  | m2 | 4.00     | 2,716         |
| 3                       | Waterproof membrane                | 679  | m2 | 8.00     | 5,432         |
| 4                       | Subbase                            | 679  | m2 | 10.00    | 6,790         |
| <u>Concrete</u>         |                                    |      |    |          |               |
| 5                       | Reinforced concrete footing        | 6    | m3 | 500.00   | 3,000         |
| 6                       | Reinforced concrete slab on ground | 679  | m2 | 80.00    | 54,320        |
|                         | <b>Subtotal</b>                    |      |    |          | <b>72,738</b> |
| <b>COLUMNS</b>          |                                    |      |    |          |               |
| <u>Structural steel</u> |                                    |      |    |          |               |
| 7                       | Steel columns                      | 2.74 | t  | 5,500.00 | 15,070        |

|   |                                    |
|---|------------------------------------|
| <b>Project:</b> GOODMAN GROUP<br><b>Building:</b> OAKDALE 1C,2B,3 | <b>Details:</b> DA ESTIMATE_LOT 1C |
|---|------------------------------------|

| Ref | Description | Quantity | Unit | Rate | Total |
|-----|-------------|----------|------|------|-------|
|-----|-------------|----------|------|------|-------|

**OFFICE** (Continued)

|    |   |      |     |          |                |
|----|---|------|-----|----------|----------------|
|    | <b>Subtotal</b>                           |      |     |          | <b>15,070</b>  |
|    | <b>UPPER FLOOR</b>                        |      |     |          |                |
|    | <u>Concrete</u>                           |      |     |          |                |
| 8  | Reinforced concrete slab                  | 94   | m2  | 186.00   | 17,484         |
|    | <u>Structural steel</u>                   |      |     |          |                |
| 9  | Steel floor frame                         | 0.78 | t   | 5,500.00 | 4,290          |
|    | <b>Subtotal</b>                           |      |     |          | <b>21,774</b>  |
|    | <b>STAIRCASES</b>                         |      |     |          |                |
| 10 | Steel stair to upper floor                | 6    | m/r | 2,500.00 | 15,000         |
| 11 | Balustrades                               | 6    | m/r | 500.00   | 3,000          |
|    | <b>Subtotal</b>                           |      |     |          | <b>18,000</b>  |
|    | <b>ROOF</b>                               |      |     |          |                |
|    | <u>Structural steel</u>                   |      |     |          |                |
| 12 | Steel roof frame                          | 5.61 | t   | 5,500.00 | 30,855         |
|    | <u>Roof cover</u>                         |      |     |          |                |
| 13 | Metal roof cover                          | 679  | m2  | 45.00    | 30,555         |
| 14 | Roof insulation                           | 679  | m2  | 10.00    | 6,790          |
| 15 | Rainwater good                            | 679  | m2  | 20.00    | 13,580         |
|    | <b>Subtotal</b>                           |      |     |          | <b>81,780</b>  |
|    | <b>EXTERNAL WALL</b>                      |      |     |          |                |
|    | <u>Glazed facade</u>                      |      |     |          |                |
| 16 | Glazed curtain wall                       | 274  | m2  | 500.00   | 137,000        |
|    | <b>Subtotal</b>                           |      |     |          | <b>137,000</b> |
|    | <b>EXTERNAL DOORS</b>                     |      |     |          |                |
|    | <u>Glazed door</u>                        |      |     |          |                |
| 17 | Single exit door                          | 1    | No  | 2,500.00 | 2,500          |
| 18 | Double exit door                          | 1    | No  | 3,500.00 | 3,500          |
| 19 | Auto sliding door to office main entrance | 1    | No  | 5,000.00 | 5,000          |
|    | <b>Subtotal</b>                           |      |     |          | <b>11,000</b>  |
|    | <b>INTERNAL WALLS</b>                     |      |     |          |                |
|    | <u>Partition walls</u>                    |      |     |          |                |

|   |                                    |
|---|------------------------------------|
| <b>Project:</b> GOODMAN GROUP<br><b>Building:</b> OAKDALE 1C,2B,3 | <b>Details:</b> DA ESTIMATE_LOT 1C |
|---|------------------------------------|

| Ref | Description | Quantity | Unit | Rate | Total |
|-----|-------------|----------|------|------|-------|
|-----|-------------|----------|------|------|-------|

**OFFICE** (Continued)

|    |  |     |    |          |               |
|----|--|-----|----|----------|---------------|
| 20 | Internal partition wall                        | 639 | m2 | 110.00   | 70,290        |
|    | <u>Toilet cubicles</u>                         |     |    |          |               |
| 21 | Toilet cubicles                                | 12  | No | 1,500.00 | 18,000        |
|    | <b>Subtotal</b>                                |     |    |          | <b>88,290</b> |
|    | <b>INTERNAL DOORS</b>                          |     |    |          |               |
| 22 | Internal access door                           | 22  | No | 1,300.00 | 28,600        |
|    | <b>Subtotal</b>                                |     |    |          | <b>28,600</b> |
|    | <b>WALL FINISHES</b>                           |     |    |          |               |
|    | <u>Tile finish</u>                             |     |    |          |               |
| 23 | Wall tile to toilet                            | 233 | m2 | 80.00    | 18,640        |
| 24 | Splashback to kitchen joinery                  | 3   | m2 | 120.00   | 360           |
| 25 | Waterproof to wet area                         | 236 | m2 | 35.00    | 8,260         |
|    | <b>Subtotal</b>                                |     |    |          | <b>27,260</b> |
|    | <b>FLOOR FINISHES</b>                          |     |    |          |               |
|    | <u>Tile finishes</u>                           |     |    |          |               |
| 26 | Floor tile to wet area                         | 81  | m2 | 100.00   | 8,100         |
|    | <u>Vinyl finishes</u>                          |     |    |          |               |
| 27 | Floor vinyl to kitchen & tea area              | 46  | m2 | 80.00    | 3,680         |
| 28 | Vinyl skirting                                 | 39  | m  | 25.00    | 975           |
|    | <u>Carpet finishes</u>                         |     |    |          |               |
| 29 | Floor carpet to general office                 | 620 | m2 | 65.00    | 40,300        |
| 30 | Timber skirting                                | 324 | m  | 30.00    | 9,720         |
|    | <b>Subtotal</b>                                |     |    |          | <b>62,775</b> |
|    | <b>CEILING FINISHES</b>                        |     |    |          |               |
|    | <u>Plasterboard ceiling</u>                    |     |    |          |               |
| 31 | Suspended ceiling to office                    | 773 | m2 | 65.00    | 50,245        |
| 32 | E.O. for moisture resistant lining in wet area | 75  | m2 | 10.00    | 750           |
|    | <b>Subtotal</b>                                |     |    |          | <b>50,995</b> |
|    | <b>FITMENTS</b>                                |     |    |          |               |
|    | <u>Joinery</u>                                 |     |    |          |               |
| 33 | Kitchen joinery to Main office                 | 1   | No | 9,000.00 | 9,000         |
| 34 | Kitchen joinery to Dock office                 | 1   | No | 5,000.00 | 5,000         |

|   |                                    |
|---|------------------------------------|
| <b>Project:</b> GOODMAN GROUP<br><b>Building:</b> OAKDALE 1C,2B,3 | <b>Details:</b> DA ESTIMATE_LOT 1C |
|---|------------------------------------|

| Ref | Description | Quantity | Unit | Rate | Total |
|-----|-------------|----------|------|------|-------|
|-----|-------------|----------|------|------|-------|

**OFFICE** (Continued)

|                            |   |     |      |          |                |
|----------------------------|---|-----|------|----------|----------------|
| 35                         | Reception joinery to Main office<br><u>Fitments</u> | 1   | No   |          | excl           |
| 36                         | Toilet accessories                                  | 14  | No   | 700.00   | 9,800          |
| 37                         | Grab rail to disable toilet                         | 1   | Item | 1,200.00 | 1,200          |
|                            | <b>Subtotal</b>                                     |     |      |          | <b>25,000</b>  |
| <b>HYDRAULIC SERVICES</b>  |   |     |      |          |                |
| 38                         | Allowance for hydraulic services                    | 773 | m2   | 60.00    | 46,380         |
|                            | <b>Subtotal</b>                                     |     |      |          | <b>46,380</b>  |
| <b>MECHANICAL SERVICES</b> |   |     |      |          |                |
| 39                         | Allowance for mechanical services                   | 773 | m2   | 220.00   | 170,060        |
|                            | <b>Subtotal</b>                                     |     |      |          | <b>170,060</b> |
| <b>ELECTRICAL SERVICES</b> |   |     |      |          |                |
| 40                         | Allowance for electrical services                   | 773 | m2   | 64.00    | 49,472         |
|                            | <b>Subtotal</b>                                     |     |      |          | <b>49,472</b>  |
| <b>FIRE PROTECTION</b>     |   |     |      |          |                |
| 41                         | Allowance for fire protection                       | 773 | m2   | 40.00    | 30,920         |
|                            | <b>Subtotal</b>                                     |     |      |          | <b>30,920</b>  |

**OFFICE** **937,114**

**GATE HOUSE**

|                     |                            |    |    |        |              |
|---------------------|----------------------------|----|----|--------|--------------|
| <b>SUBSTRUCTURE</b> |                            |    |    |        |              |
| <u>Ground works</u> |                            |    |    |        |              |
| 1                   | Detail excavation for slab | 4  | m3 | 80.00  | 320          |
| 2                   | Trim and compact           | 16 | m2 | 4.00   | 64           |
| 3                   | Waterproof membrane        | 16 | m2 | 8.00   | 128          |
| 4                   | Subbase                    | 16 | m2 | 10.00  | 160          |
| <u>Concrete</u>     |                            |    |    |        |              |
| 5                   | Reinforced concrete slab   | 16 | m2 | 110.00 | 1,760        |
|                     | <b>Subtotal</b>            |    |    |        | <b>2,432</b> |
| <b>ROOF</b>         |                            |    |    |        |              |
| <u>Roof cover</u>   |                            |    |    |        |              |
| 6                   | Roof frame                 | 16 | m2 | 50.00  | 800          |
| 7                   | Metal roof cover           | 16 | m2 | 45.00  | 720          |

|                                  |                                    |
|----------------------------------|------------------------------------|
| <b>Project:</b> GOODMAN GROUP    | <b>Details:</b> DA ESTIMATE_LOT 1C |
| <b>Building:</b> OAKDALE 1C,2B,3 |                                    |

| Ref | Description | Quantity | Unit | Rate | Total |
|-----|-------------|----------|------|------|-------|
|-----|-------------|----------|------|------|-------|

**GATE HOUSE**

*(Continued)*

|    |  |    |    |          |               |
|----|--|----|----|----------|---------------|
| 8  | Roof insulation                          | 16 | m2 | 10.00    | 160           |
| 9  | Rainwater good                           | 16 | m2 | 30.00    | 480           |
|    | <b>Subtotal</b>                          |    |    |          | <b>2,160</b>  |
|    | <b>EXTERNAL WALL</b>                     |    |    |          |               |
|    | <u>Masonry</u>                           |    |    |          |               |
| 10 | 190mm block wall                         | 45 | m2 | 220.00   | 9,900         |
|    | <u>Render</u>                            |    |    |          |               |
| 11 | Render external skin of block wall       | 45 | m2 | 45.00    | 2,025         |
|    | <u>Painting</u>                          |    |    |          |               |
| 12 | Paint rendered wall                      | 45 | m2 | 20.00    | 900           |
|    | <b>Subtotal</b>                          |    |    |          | <b>12,825</b> |
|    | <b>EXTERNAL DOOR &amp; WINDOWS</b>       |    |    |          |               |
|    | <u>Door and frame</u>                    |    |    |          |               |
| 13 | Single exit door                         | 1  | No | 1,500.00 | 1,500         |
|    | <u>Window</u>                            |    |    |          |               |
| 14 | Window opening facing both west and east | 2  | No | 1,500.00 | 3,000         |
|    | <b>Subtotal</b>                          |    |    |          | <b>4,500</b>  |
|    | <b>WALL FINISHES</b>                     |    |    |          |               |
|    | <u>Render</u>                            |    |    |          |               |
| 15 | Render internal skin of block wall       | 45 | m2 | 45.00    | 2,025         |
|    | <u>Painting</u>                          |    |    |          |               |
| 16 | Paint rendered wall                      | 45 | m2 | 20.00    | 900           |
|    | <b>Subtotal</b>                          |    |    |          | <b>2,925</b>  |
|    | <b>FLOOR FINISHES</b>                    |    |    |          |               |
|    | <u>Vinyl finishes</u>                    |    |    |          |               |
| 17 | Floor vinyl                              | 16 | m2 | 80.00    | 1,280         |
| 18 | Vinyl skirting                           | 18 | m  | 25.00    | 450           |
|    | <b>Subtotal</b>                          |    |    |          | <b>1,730</b>  |
|    | <b>CEILING FINISHES</b>                  |    |    |          |               |
|    | <u>Suspended ceiling</u>                 |    |    |          |               |
| 19 | Plasterboard ceiling                     | 16 | m2 | 70.00    | 1,120         |
|    | <u>Painting</u>                          |    |    |          |               |

|   |                                    |
|---|------------------------------------|
| <b>Project:</b> GOODMAN GROUP<br><b>Building:</b> OAKDALE 1C,2B,3 | <b>Details:</b> DA ESTIMATE_LOT 1C |
|---|------------------------------------|

| Ref | Description | Quantity | Unit | Rate | Total |
|-----|-------------|----------|------|------|-------|
|-----|-------------|----------|------|------|-------|

**GATE HOUSE**

*(Continued)*

|    |                                   |    |    |        |              |
|----|-----------------------------------|----|----|--------|--------------|
| 20 | Paint plasterboard ceiling        | 16 | m2 | 20.00  | 320          |
|    | <b>Subtotal</b>                   |    |    |        | <b>1,440</b> |
|    | <b>ELECTRICAL SERVICES</b>        |    |    |        |              |
| 21 | Allowance for electrical services | 16 | m2 | 200.00 | 3,200        |
|    | <b>Subtotal</b>                   |    |    |        | <b>3,200</b> |
|    | <b>FIRE PROTECTION</b>            |    |    |        |              |
| 22 | Allowance for fire protection     | 16 | m2 | 40.00  | 640          |
|    | <b>Subtotal</b>                   |    |    |        | <b>640</b>   |

**GATE HOUSE**

**31,852**

**PUMP HOUSE**

|    |                                    |    |    |        |               |
|----|------------------------------------|----|----|--------|---------------|
|    | <b>SUBSTRUCTURE</b>                |    |    |        |               |
|    | <u>Ground works</u>                |    |    |        |               |
| 1  | Detail excavation for slab         | 9  | m3 | 80.00  | 720           |
| 2  | Trim and compact                   | 43 | m2 | 4.00   | 172           |
| 3  | Waterproof membrane                | 43 | m2 | 8.00   | 344           |
| 4  | Subbase                            | 43 | m2 | 10.00  | 430           |
|    | <u>Concrete</u>                    |    |    |        |               |
| 5  | Reinforced concrete slab           | 43 | m2 | 90.00  | 3,870         |
|    | <b>Subtotal</b>                    |    |    |        | <b>5,536</b>  |
|    | <b>ROOF</b>                        |    |    |        |               |
|    | <u>Roof cover</u>                  |    |    |        |               |
| 6  | Roof frame                         | 43 | m2 | 50.00  | 2,150         |
| 7  | Metal roof cover                   | 43 | m2 | 45.00  | 1,935         |
| 8  | Rainwater good                     | 43 | m2 | 30.00  | 1,290         |
|    | <b>Subtotal</b>                    |    |    |        | <b>5,375</b>  |
|    | <b>EXTERNAL WALL</b>               |    |    |        |               |
|    | <u>Masonry</u>                     |    |    |        |               |
| 9  | 190mm block wall                   | 69 | m2 | 220.00 | 15,180        |
|    | <u>Render</u>                      |    |    |        |               |
| 10 | Render external skin of block wall | 69 | m2 | 45.00  | 3,105         |
|    | <u>Painting</u>                    |    |    |        |               |
| 11 | Paint rendered wall                | 69 | m2 | 20.00  | 1,380         |
|    | <b>Subtotal</b>                    |    |    |        | <b>19,665</b> |

|   |                                    |
|---|------------------------------------|
| <b>Project:</b> GOODMAN GROUP<br><b>Building:</b> OAKDALE 1C,2B,3 | <b>Details:</b> DA ESTIMATE_LOT 1C |
|---|------------------------------------|

| Ref | Description | Quantity | Unit | Rate | Total |
|-----|-------------|----------|------|------|-------|
|-----|-------------|----------|------|------|-------|

**PUMP HOUSE**

*(Continued)*

|                                    |                                   |    |    |          |              |
|------------------------------------|-----------------------------------|----|----|----------|--------------|
| <b>EXTERNAL DOOR &amp; WINDOWS</b> |                                   |    |    |          |              |
| <u>Door and frame</u>              |                                   |    |    |          |              |
| 12                                 | Single exit door                  | 1  | No | 1,500.00 | 1,500        |
| <b>Subtotal</b>                    |                                   |    |    |          | <b>1,500</b> |
| <b>FLOOR FINISHES</b>              |                                   |    |    |          |              |
| <u>Concrete sealer</u>             |                                   |    |    |          |              |
| 13                                 | Dusk sealer                       | 43 | m2 | 15.00    | 645          |
| <b>Subtotal</b>                    |                                   |    |    |          | <b>645</b>   |
| <b>ELECTRICAL SERVICES</b>         |                                   |    |    |          |              |
| 14                                 | Allowance for electrical services | 43 | m2 | 85.00    | 3,655        |
| <b>Subtotal</b>                    |                                   |    |    |          | <b>3,655</b> |
| <b>FIRE PROTECTION</b>             |                                   |    |    |          |              |
| 15                                 | Allowance for fire protection     | 43 | m2 | 40.00    | 1,720        |
| <b>Subtotal</b>                    |                                   |    |    |          | <b>1,720</b> |

**PUMP HOUSE**

**38,096**

**External work**

|                        |                                    |       |    |        |         |
|------------------------|------------------------------------|-------|----|--------|---------|
| <u>Hardstand</u>       |                                    |       |    |        |         |
| 1                      | Trim and compact ground            | 6,686 | m2 | 4.00   | 26,744  |
| 2                      | Waterproof membrane                | 6,686 | m2 | 8.00   | 53,488  |
| 3                      | Subbase                            | 6,686 | m2 | 10.00  | 66,860  |
| 4                      | Reinforced concrete slab on ground | 6,686 | m2 | 85.00  | 568,310 |
| 5                      | Allow dock crush bar               | 105   | m  | 350.00 | 36,750  |
| 6                      | Kerb                               | 338   | m  | 80.00  | 27,040  |
| <u>Carpark</u>         |                                    |       |    |        |         |
| 7                      | Trim and compact ground            | 4,230 | m2 | 4.00   | 16,920  |
| 8                      | Subbase                            | 4,230 | m2 | 10.00  | 42,300  |
| 9                      | Asphalt pavement                   | 4,230 | m2 | 55.00  | 232,650 |
| 10                     | Kerb                               | 518   | m  | 80.00  | 41,440  |
| <u>Light duty area</u> |                                    |       |    |        |         |
| 11                     | Fire track road                    | 2,732 | m2 | 35.00  | 95,620  |
| 12                     | Foot path                          | 559   | m2 | 76.00  | 42,484  |
| <u>Landscaping</u>     |                                    |       |    |        |         |
| 13                     | Soft landscaping                   | 2,398 | m2 | 10.00  | 23,980  |

# Estimate Details

|                                  |                                    |
|----------------------------------|------------------------------------|
| <b>Project:</b> GOODMAN GROUP    | <b>Details:</b> DA ESTIMATE_LOT 1C |
| <b>Building:</b> OAKDALE 1C,2B,3 |                                    |

| Ref | Description | Quantity | Unit | Rate | Total |
|-----|-------------|----------|------|------|-------|
|-----|-------------|----------|------|------|-------|

## External work

(Continued)

|    |  |        |    |           |         |
|----|--|--------|----|-----------|---------|
| 14 | BBQ/resting area   | 76     | m2 | 275.00    | 20,900  |
|    | <u>Fence</u>   |        |    |           |         |
| 15 | Front boundary fence                                     | 252    | m  | 85.00     | 21,420  |
| 16 | Rear/side boundary fence                                 | 406    | m  | 60.00     | 24,360  |
| 17 | Main entry gate - approx 12m wide                        | 1      | No | 10,000.00 | 10,000  |
| 18 | Entry gate - appeox 6m wide                              | 1      | No | 5,000.00  | 5,000   |
| 19 | Carpark sliding gate - approx 6m wide                    | 1      | No | 8,000.00  | 8,000   |
| 20 | Boom gate  | 2      | No | 6,000.00  | 12,000  |
|    | <u>Retaining wall</u>                                    |        |    |           |         |
| 21 | Retaining wall to boundary - assume average height at 2m | 439    | m  | 1,000.00  | 439,000 |
|    | <u>Electrical services</u>                               |        |    |           |         |
| 22 | External lighting  | 16,679 | m2 | 2.00      | 33,358  |
|    | <u>Hydraulic services</u>                                |        |    |           |         |
| 23 | Stormwater drainage                                      | 16,679 | m2 | 5.00      | 83,395  |

## External work

**1,932,019**

## PRELIMINARIES

|   |                             |   |      |            |         |
|---|-----------------------------|---|------|------------|---------|
| 1 | Allowance for preliminaries | 1 | Item | 987,408.00 | 987,408 |
|---|-----------------------------|---|------|------------|---------|

## PRELIMINARIES

**987,408**

## DESIGN FEES

|   |                           |   |      |            |         |
|---|---------------------------|---|------|------------|---------|
| 1 | Allowance for Design fees | 1 | Item | 566,300.00 | 566,300 |
|---|---------------------------|---|------|------------|---------|

## DESIGN FEES

**566,300**

# Estimate Summary

|                                  |                                    |
|----------------------------------|------------------------------------|
| <b>Project:</b> GOODMAN GROUP    | <b>Details:</b> DA ESTIMATE_LOT 2B |
| <b>Building:</b> OAKDALE 1C,2B,3 |                                    |

| Ref | Description                   | Total             |
|-----|-------------------------------|-------------------|
|     | <b>NOTES:</b>                 | 0                 |
| A   | Warehouse                     | 14,329,353        |
| B   | Office                        | 1,807,985         |
| C   | Gate house                    | 31,852            |
| D   | Pump house                    | 38,473            |
|     | <b>Building Cost Subtotal</b> | <b>16,207,663</b> |
| E   | External work                 | 3,582,167         |
|     | <b>SUBTOTAL</b>               | <b>19,789,830</b> |
| F   | PRELIMINARIES                 | 1,286,570         |
| G   | DESIGN FEES                   | 737,600           |
|     | <b>CONSTRUCTION TOTAL</b>     | <b>21,814,000</b> |

|                                  |                                    |
|----------------------------------|------------------------------------|
| <b>Project:</b> GOODMAN GROUP    | <b>Details:</b> DA ESTIMATE_LOT 2B |
| <b>Building:</b> OAKDALE 1C,2B,3 |                                    |

| Ref | Description | Quantity | Unit | Rate | Total |
|-----|-------------|----------|------|------|-------|
|-----|-------------|----------|------|------|-------|

**NOTES:**

|    |  |  |  |  |  |
|----|--|--|--|--|--|
|    | <p><b>Drawing List</b></p> <p><u>Prepared by SBA Architects dated 02 May 2013:</u></p>   |  |  |  |  |
| 1  | DA20_C - Warehouse 2B  |  |  |  |  |
|    | <p><b>Scope of Works</b></p> <p><u>Warehouse</u></p>   |  |  |  |  |
| 2  | Concrete footing   |  |  |  |  |
| 3  | Concrete slab on ground  |  |  |  |  |
| 4  | Structural steel columns and roof frame  |  |  |  |  |
| 5  | Metal roof cover and cladding  |  |  |  |  |
| 6  | 3000mm high precast panel perimeter wall   |  |  |  |  |
| 7  | Internal stud partition wall to office and amenities   |  |  |  |  |
| 8  | Electrical light and power   |  |  |  |  |
| 9  | Hydraulic services   |  |  |  |  |
| 10 | Mechanical services  |  |  |  |  |
| 11 | Signage  |  |  |  |  |
|    | <p><u>External Works</u></p>   |  |  |  |  |
| 12 | Site clearance   |  |  |  |  |
| 13 | Hardstand pavement   |  |  |  |  |
| 14 | Car park   |  |  |  |  |
| 15 | Fencing and gates  |  |  |  |  |
| 16 | Soft landscaping to surrounds  |  |  |  |  |
|    | <p><b>Methodology</b></p>  |  |  |  |  |
| 17 | The cost model has been prepared from the drawings listed. No structural engineering drawings; architectural specification and finish schedule are available at this stage |  |  |  |  |
|    | <p><u>The following key assumptions have been made in the preparation of this Cost Model</u></p>   |  |  |  |  |
| 18 | All external services to the site are adequate   |  |  |  |  |
|    | <p><u>The following activities should be carried out in the forthcoming weeks</u></p>  |  |  |  |  |
| 19 | Surveys  |  |  |  |  |
| 20 | Design development   |  |  |  |  |
| 21 | Value Engineering Workshops  |  |  |  |  |
| 22 | Budget approval  |  |  |  |  |
| 23 | Tenders/contract negotiations  |  |  |  |  |
|    | <p><b>Exclusions</b></p>   |  |  |  |  |
|    | <p><u>The following items have been excluded from the presented costs</u></p>  |  |  |  |  |
| 24 | All remediation and removal of contamination from the site   |  |  |  |  |
| 25 | Cutting and fill site levels   |  |  |  |  |
| 26 | Rock excavation  |  |  |  |  |

|                                  |                                    |
|----------------------------------|------------------------------------|
| <b>Project:</b> GOODMAN GROUP    | <b>Details:</b> DA ESTIMATE_LOT 2B |
| <b>Building:</b> OAKDALE 1C,2B,3 |                                    |

| Ref | Description | Quantity | Unit | Rate | Total |
|-----|-------------|----------|------|------|-------|
|-----|-------------|----------|------|------|-------|

**NOTES:**

(Continued)

|    |   |  |  |  |  |
|----|---|--|--|--|--|
| 27 | Piled foundations                                   |  |  |  |  |
| 28 | Transformer upgrade                                 |  |  |  |  |
| 29 | Tenant office fit out                               |  |  |  |  |
| 30 | Tenant equipment and racking                        |  |  |  |  |
| 31 | Abnormal site conditions                            |  |  |  |  |
| 32 | Surveys   |  |  |  |  |
| 33 | Legal fees and agent fees                           |  |  |  |  |
| 34 | Land cost   |  |  |  |  |
| 35 | Special Acoustic Costs                              |  |  |  |  |
| 36 | Environmental impact study costs                    |  |  |  |  |
| 37 | Statutory Fees                                      |  |  |  |  |
| 38 | Goods and Services Tax                              |  |  |  |  |
| 39 | Transport Infrastructure Levies                     |  |  |  |  |
| 40 | Long Service Leave Levies                           |  |  |  |  |
| 41 | Public Utilities' charges, contributions and levies |  |  |  |  |
| 42 | Roadwork and landscaping to road outside the site   |  |  |  |  |
| 43 | Indoor and outdoor furniture                        |  |  |  |  |
|    | <b>Risks</b>  |  |  |  |  |
| 44 | Site levelling in hard rock                         |  |  |  |  |
| 45 | Flooding  |  |  |  |  |
| 46 | Hidden existing services                            |  |  |  |  |

**NOTES:**

**0**

**Warehouse**

| <b>SUBSTRUCTURE</b> |   |        |    |        |                  |
|---------------------|---|--------|----|--------|------------------|
| <u>Ground work</u>  |   |        |    |        |                  |
| 1                   | Excavation for footing                              | 227    | m3 | 80.00  | 18,160           |
| 2                   | Excavation for recessed dock                        | 113    | m3 | 80.00  | 9,040            |
| 3                   | Trim and compact                                    | 29,379 | m2 | 4.00   | 117,516          |
| 4                   | Waterproof membrane                                 | 29,379 | m2 | 8.00   | 235,032          |
| 5                   | Subbase   | 29,379 | m2 | 10.00  | 293,790          |
| <u>Concrete</u>     |   |        |    |        |                  |
| 6                   | Reinforcement concrete footing                      | 227    | m3 | 480.00 | 108,960          |
| 7                   | Reinforced concrete retaining wall to recessed dock | 30     | m3 | 880.00 | 26,400           |
| 8                   | Reinforcement concrete slab on ground               | 29,379 | m2 | 80.00  | 2,350,320        |
| <b>Subtotal</b>     |   |        |    |        | <b>3,159,218</b> |
| <b>COLUMNS</b>      |   |        |    |        |                  |

|                                  |                                    |
|----------------------------------|------------------------------------|
| <b>Project:</b> GOODMAN GROUP    | <b>Details:</b> DA ESTIMATE_LOT 2B |
| <b>Building:</b> OAKDALE 1C,2B,3 |                                    |

| Ref | Description | Quantity | Unit | Rate | Total |
|-----|-------------|----------|------|------|-------|
|-----|-------------|----------|------|------|-------|

**Warehouse** (Continued)

|    |  |        |    |          |                  |
|----|--|--------|----|----------|------------------|
|    | <u>Structural steel</u>                |        |    |          |                  |
| 9  | Steel columns                          | 105.77 | t  | 5,500.00 | 581,735          |
|    | <b>Subtotal</b>                        |        |    |          | <b>581,735</b>   |
|    | <b>ROOF</b>                            |        |    |          |                  |
|    | <u>Structural steel</u>                |        |    |          |                  |
| 10 | Steel roof frame                       | 246.79 | t  | 5,500.00 | 1,357,345        |
|    | <u>Roof cover</u>                      |        |    |          |                  |
| 11 | Metal roof cover                       | 29,379 | m2 | 45.00    | 1,322,055        |
| 12 | Roof insulation                        | 29,379 | m2 | 10.00    | 293,790          |
| 13 | Awning                                 | 3,380  | m2 | 280.00   | 946,400          |
| 14 | Rainwater good                         | 32,759 | m2 | 10.00    | 327,590          |
|    | <b>Subtotal</b>                        |        |    |          | <b>4,247,180</b> |
|    | <b>EXTERNAL WALL</b>                   |        |    |          |                  |
|    | <u>Concrete panel</u>                  |        |    |          |                  |
| 15 | Precast concrete wall                  | 2,026  | m2 | 175.00   | 354,550          |
|    | <u>Metal cladding</u>                  |        |    |          |                  |
| 16 | Metal cladding                         | 5,654  | m2 | 45.00    | 254,430          |
| 17 | Steel girts for cladding               | 5,654  | m2 | 17.00    | 96,118           |
|    | <b>Subtotal</b>                        |        |    |          | <b>705,098</b>   |
|    | <b>EXTERNAL DOORS</b>                  |        |    |          |                  |
|    | <u>Exit door</u>                       |        |    |          |                  |
| 18 | Single exit door                       | 14     | No | 1,500.00 | 21,000           |
| 19 | Double exit door                       | 2      | No | 2,500.00 | 5,000            |
|    | <u>Roller shutter</u>                  |        |    |          |                  |
| 20 | Roller shutter to dock                 | 16     | No | 7,500.00 | 120,000          |
| 21 | Rapid shutter to main warehouse        | 19     | No | 8,500.00 | 161,500          |
|    | <b>Subtotal</b>                        |        |    |          | <b>307,500</b>   |
|    | <b>INTERNAL WALLS</b>                  |        |    |          |                  |
|    | <u>Partition wall</u>                  |        |    |          |                  |
| 22 | Dry wall including frame and lining    | 157    | m2 | 120.00   | 18,840           |
|    | <u>Toilet cubicles</u>                 |        |    |          |                  |
| 23 | Toilet cubicle to base building toilet | 5      | No | 1,500.00 | 7,500            |
|    | <b>Subtotal</b>                        |        |    |          | <b>26,340</b>    |

|                                  |                                    |
|----------------------------------|------------------------------------|
| <b>Project:</b> GOODMAN GROUP    | <b>Details:</b> DA ESTIMATE_LOT 2B |
| <b>Building:</b> OAKDALE 1C,2B,3 |                                    |

| Ref | Description | Quantity | Unit | Rate | Total |
|-----|-------------|----------|------|------|-------|
|-----|-------------|----------|------|------|-------|

**Warehouse** (Continued)

|                             |  |        |    |          |                |
|-----------------------------|--|--------|----|----------|----------------|
| <b>INTERNAL DOORS</b>       |  |        |    |          |                |
| <u>Access door</u>          |  |        |    |          |                |
| 24                          | Single access door                           | 6      | No | 1,300.00 | 7,800          |
| 25                          | Double access door                           | 1      | No | 2,500.00 | 2,500          |
| <b>Subtotal</b>             |  |        |    |          | <b>10,300</b>  |
| <b>WALL FINISHES</b>        |  |        |    |          |                |
| <u>Tile finish</u>          |  |        |    |          |                |
| 26                          | Wall tile to toilet and cleaner room         | 121    | m2 | 80.00    | 9,680          |
| 27                          | Splashback to kitchen joinery                | 3      | m2 | 120.00   | 360            |
| 28                          | Waterproof to wet area                       | 123    | m2 | 35.00    | 4,305          |
| <b>Subtotal</b>             |  |        |    |          | <b>14,345</b>  |
| <b>FLOOR FINISHES</b>       |  |        |    |          |                |
| <u>Tile finish</u>          |  |        |    |          |                |
| 29                          | Floor tile to toilet and cleaner room        | 52     | m2 | 80.00    | 4,160          |
| 30                          | Tile skirting to foyer                       | 18     | m  | 30.00    | 540            |
| 31                          | Waterproof to wet area                       | 37     | m2 | 35.00    | 1,295          |
| <u>Vinyl finish</u>         |  |        |    |          |                |
| 32                          | Floor vinyl to lunch room                    | 38     | m2 | 80.00    | 3,040          |
| 33                          | Vinyl skirting                               | 28     | m  | 25.00    | 700            |
| <u>Concrete sealer</u>      |  |        |    |          |                |
| 34                          | Dusk sealer to warehouse                     | 29,290 | m2 | 12.00    | 351,480        |
| <b>Subtotal</b>             |  |        |    |          | <b>361,215</b> |
| <b>CEILING FINISHES</b>     |  |        |    |          |                |
| <u>Plasterboard ceiling</u> |  |        |    |          |                |
| 35                          | Suspended ceiling to toilet                  | 37     | m2 | 75.00    | 2,775          |
| 36                          | Suspended ceiling to lunch room and entrance | 53     | m2 | 65.00    | 3,445          |
| 37                          | Allow structural steel frame                 | 90     | m2 | 35.00    | 3,150          |
| <b>Subtotal</b>             |  |        |    |          | <b>9,370</b>   |
| <b>FITMENTS</b>             |  |        |    |          |                |
| 38                          | Kitchen joinery                              | 1      | No | 8,000.00 | 8,000          |
| 39                          | Armco railing                                | 73     | m  | 350.00   | 25,550         |
| 40                          | Bollard to exit doors                        | 198    | No | 400.00   | 79,200         |

# Estimate Details

|   |                                    |
|---|------------------------------------|
| <b>Project:</b> GOODMAN GROUP<br><b>Building:</b> OAKDALE 1C,2B,3 | <b>Details:</b> DA ESTIMATE_LOT 2B |
|---|------------------------------------|

| Ref | Description | Quantity | Unit | Rate | Total |
|-----|-------------|----------|------|------|-------|
|-----|-------------|----------|------|------|-------|

**Warehouse** (Continued)

|    |                                   |        |      |            |                  |
|----|-----------------------------------|--------|------|------------|------------------|
|    | <b>Subtotal</b>                   |        |      |            | <b>104,750</b>   |
|    | <b>SPECIAL EQUIPMENT</b>          |        |      |            |                  |
| 41 | Dock leveller                     | 16     | No   | 15,000.00  | 240,000          |
|    | <b>Subtotal</b>                   |        |      |            | <b>240,000</b>   |
|    | <b>HYDRAULIC SERVICES</b>         |        |      |            |                  |
| 42 | Allowance for hydraulic services  | 29,379 | m2   | 55.00      | 1,615,845        |
| 43 | Allowance for detention tank      | 1      | Item | 350,000.00 | 350,000          |
|    | <b>Subtotal</b>                   |        |      |            | <b>1,965,845</b> |
|    | <b>MECHANICAL SERVICES</b>        |        |      |            |                  |
| 44 | Allowance for mechanical services | 29,379 | m2   | 10.00      | 293,790          |
|    | <b>Subtotal</b>                   |        |      |            | <b>293,790</b>   |
|    | <b>ELECTRICAL SERVICES</b>        |        |      |            |                  |
| 45 | Allowance for electrical services | 29,379 | m2   | 35.00      | 1,028,265        |
| 46 | Allowance for substation          | 1      | Item | 150,000.00 | 150,000          |
|    | <b>Subtotal</b>                   |        |      |            | <b>1,178,265</b> |
|    | <b>FIRE PROTECTION</b>            |        |      |            |                  |
| 47 | Allowance for fire protection     | 29,379 | m2   | 38.00      | 1,116,402        |
|    | <b>Subtotal</b>                   |        |      |            | <b>1,116,402</b> |

**Warehouse** **14,329,353**

**Office**

|   |                                    |     |    |        |               |
|---|------------------------------------|-----|----|--------|---------------|
|   | <b>SUBSTRUCTURE</b>                |     |    |        |               |
|   | <u>Ground work</u>                 |     |    |        |               |
| 1 | Excavation for footing             | 10  | m3 | 80.00  | 800           |
| 2 | Trim and compact                   | 224 | m2 | 4.00   | 896           |
| 3 | Waterproof membrane                | 224 | m2 | 8.00   | 1,792         |
| 4 | Subbase                            | 224 | m2 | 10.00  | 2,240         |
|   | <u>Concrete</u>                    |     |    |        |               |
| 5 | Reinforced concrete footing        | 10  | m3 | 500.00 | 5,000         |
| 6 | Reinforced concrete slab on ground | 224 | m2 | 80.00  | 17,920        |
|   | <b>Subtotal</b>                    |     |    |        | <b>28,648</b> |
|   | <b>COLUMNS</b>                     |     |    |        |               |

|                                  |                                    |
|----------------------------------|------------------------------------|
| <b>Project:</b> GOODMAN GROUP    | <b>Details:</b> DA ESTIMATE_LOT 2B |
| <b>Building:</b> OAKDALE 1C,2B,3 |                                    |

| Ref | Description | Quantity | Unit | Rate | Total |
|-----|-------------|----------|------|------|-------|
|-----|-------------|----------|------|------|-------|

Office (Continued)

|    |   |       |     |          |                |
|----|---|-------|-----|----------|----------------|
|    | <u>Concrete</u>                             |       |     |          |                |
| 7  | Concrete columns under suspense upper floor | 7     | m3  | 1,600.00 | 11,200         |
|    | <u>Structural steel</u>                     |       |     |          |                |
| 8  | Steel columns to upper floor                | 5.04  | t   | 5,500.00 | 27,720         |
|    | <b>Subtotal</b>                             |       |     |          | <b>27,720</b>  |
|    | <b>UPPER FLOOR</b>                          |       |     |          |                |
|    | <u>Concrete</u>                             |       |     |          |                |
| 9  | Reinforced concrete slab                    | 1,200 | m2  | 186.00   | 223,200        |
|    | <u>Structural steel</u>                     |       |     |          |                |
| 10 | Steel floor frame                           | 9.92  | t   | 5,500.00 | 54,560         |
|    | <b>Subtotal</b>                             |       |     |          | <b>277,760</b> |
|    | <b>STAIRCASES</b>                           |       |     |          |                |
| 11 | Steel stair to upper floor                  | 12    | m/r | 2,500.00 | 30,000         |
| 12 | Balustrades                                 | 12    | m/r | 500.00   | 6,000          |
|    | <b>Subtotal</b>                             |       |     |          | <b>36,000</b>  |
|    | <b>ROOF</b>                                 |       |     |          |                |
|    | <u>Structural steel</u>                     |       |     |          |                |
| 13 | Steel roof frame                            | 9.92  | t   | 5,500.00 | 54,560         |
|    | <u>Roof cover</u>                           |       |     |          |                |
| 14 | Metal roof cover                            | 1,200 | m2  | 45.00    | 54,000         |
| 15 | Roof insulation                             | 1,200 | m2  | 10.00    | 12,000         |
| 16 | Rainwater good                              | 1,200 | m2  | 20.00    | 24,000         |
|    | <b>Subtotal</b>                             |       |     |          | <b>144,560</b> |
|    | <b>EXTERNAL WALL</b>                        |       |     |          |                |
|    | <u>Glazed facade</u>                        |       |     |          |                |
| 17 | Glazed curtain wall                         | 547   | m2  | 500.00   | 273,500        |
|    | <b>Subtotal</b>                             |       |     |          | <b>273,500</b> |
|    | <b>EXTERNAL DOORS</b>                       |       |     |          |                |
|    | <u>Glazed door</u>                          |       |     |          |                |
| 18 | Single exit door                            | 2     | No  | 2,500.00 | 5,000          |
| 19 | Double exit door                            | 1     | No  | 3,500.00 | 3,500          |
|    | <b>Subtotal</b>                             |       |     |          | <b>8,500</b>   |

|                                  |                                    |
|----------------------------------|------------------------------------|
| <b>Project:</b> GOODMAN GROUP    | <b>Details:</b> DA ESTIMATE_LOT 2B |
| <b>Building:</b> OAKDALE 1C,2B,3 |                                    |

| Ref | Description | Quantity | Unit | Rate | Total |
|-----|-------------|----------|------|------|-------|
|-----|-------------|----------|------|------|-------|

**Office**

(Continued)

|                         |   |       |    |          |                |
|-------------------------|---|-------|----|----------|----------------|
| <b>INTERNAL WALLS</b>   |   |       |    |          |                |
| 20                      | Detailed layout for upper floor is not available, assumption made based on WH1C office layout |       |    | Note     |                |
| 21                      | Internal partition wall   | 1,343 | m2 | 110.00   | 147,730        |
|                         | <u>Toilet cubicles</u>  |       |    |          |                |
| 22                      | Toilet cubicles   | 16    | No | 1,500.00 | 24,000         |
|                         | <b>Subtotal</b>   |       |    |          | <b>171,730</b> |
| <b>INTERNAL DOORS</b>   |   |       |    |          |                |
| 23                      | Detailed layout for upper floor is not available, assumption made based on WH1C office layout |       |    | Note     |                |
| 24                      | Single access door  | 9     | No | 1,300.00 | 11,700         |
| 25                      | Double access door  | 1     | No | 2,500.00 | 2,500          |
|                         | <b>Subtotal</b>   |       |    |          | <b>14,200</b>  |
| <b>WALL FINISHES</b>    |   |       |    |          |                |
|                         | <u>Tile finish</u>  |       |    |          |                |
| 26                      | Wall tile to toilet   | 287   | m2 | 80.00    | 22,960         |
| 27                      | Splashback to kitchen joinery   | 6     | m2 | 120.00   | 720            |
| 28                      | Waterproof to wet area  | 292   | m2 | 35.00    | 10,220         |
|                         | <b>Subtotal</b>   |       |    |          | <b>33,900</b>  |
| <b>FLOOR FINISHES</b>   |   |       |    |          |                |
|                         | <u>Tile finishes</u>  |       |    |          |                |
| 29                      | Floor tile to wet area and ground entrance  | 144   | m2 | 100.00   | 14,400         |
|                         | <u>Vinyl finishes</u>   |       |    |          |                |
| 30                      | Floor vinyl to kitchen & tea area   | 60    | m2 | 80.00    | 4,800          |
| 31                      | Vinyl skirting  | 54    | m  | 25.00    | 1,350          |
|                         | <u>Carpet finishes</u>  |       |    |          |                |
| 32                      | Floor carpet to general office  | 1,204 | m2 | 65.00    | 78,260         |
| 33                      | Timber skirting   | 303   | m  | 30.00    | 9,090          |
|                         | <b>Subtotal</b>   |       |    |          | <b>107,900</b> |
| <b>CEILING FINISHES</b> |   |       |    |          |                |
|                         | <u>Plasterboard ceiling</u>   |       |    |          |                |
| 34                      | Suspended ceiling to office   | 1,423 | m2 | 65.00    | 92,495         |
| 35                      | E.O. for moisture resistant lining in wet area  | 144   | m2 | 10.00    | 1,440          |

# Estimate Details

|   |                                    |
|---|------------------------------------|
| <b>Project:</b> GOODMAN GROUP<br><b>Building:</b> OAKDALE 1C,2B,3 | <b>Details:</b> DA ESTIMATE_LOT 2B |
|---|------------------------------------|

| Ref | Description | Quantity | Unit | Rate | Total |
|-----|-------------|----------|------|------|-------|
|-----|-------------|----------|------|------|-------|

| Office |                                   |       |      |          | (Continued)      |
|--------|-----------------------------------|-------|------|----------|------------------|
|        | <b>Subtotal</b>                   |       |      |          | <b>93,935</b>    |
|        | <b>FITMENTS</b>                   |       |      |          |                  |
|        | <u>Joinery</u>                    |       |      |          |                  |
| 36     | Kitchen joinery to Main office    | 1     | No   | 9,000.00 | 9,000            |
| 37     | Kitchen joinery to Dock office    | 2     | No   | 5,000.00 | 10,000           |
|        | <u>Fitments</u>                   |       |      |          |                  |
| 38     | Toilet accessories                | 16    | No   | 700.00   | 11,200           |
| 39     | Grab rail to disable toilet       | 1     | Item | 1,800.00 | 1,800            |
|        | <b>Subtotal</b>                   |       |      |          | <b>32,000</b>    |
|        | <b>HYDRAULIC SERVICES</b>         |       |      |          |                  |
| 40     | Allowance for hydraulic services  | 1,423 | m2   | 60.00    | 85,380           |
|        | <b>Subtotal</b>                   |       |      |          | <b>85,380</b>    |
|        | <b>MECHANICAL SERVICES</b>        |       |      |          |                  |
| 41     | Allowance for mechanical services | 1,423 | m2   | 220.00   | 313,060          |
|        | <b>Subtotal</b>                   |       |      |          | <b>313,060</b>   |
|        | <b>ELECTRICAL SERVICES</b>        |       |      |          |                  |
| 42     | Allowance for electrical services | 1,423 | m2   | 64.00    | 91,072           |
|        | <b>Subtotal</b>                   |       |      |          | <b>91,072</b>    |
|        | <b>FIRE PROTECTION</b>            |       |      |          |                  |
| 43     | Allowance for fire protection     | 1,423 | m2   | 40.00    | 56,920           |
|        | <b>Subtotal</b>                   |       |      |          | <b>56,920</b>    |
|        | <b>Office</b>                     |       |      |          | <b>1,807,985</b> |

| Gate house |                            |    |    |        |              |
|------------|----------------------------|----|----|--------|--------------|
|            | <b>SUBSTRUCTURE</b>        |    |    |        |              |
|            | <u>Ground works</u>        |    |    |        |              |
| 1          | Detail excavation for slab | 4  | m3 | 80.00  | 320          |
| 2          | Trim and compact           | 16 | m2 | 4.00   | 64           |
| 3          | Waterproof membrane        | 16 | m2 | 8.00   | 128          |
| 4          | Subbase                    | 16 | m2 | 10.00  | 160          |
|            | <u>Concrete</u>            |    |    |        |              |
| 5          | Reinforced concrete slab   | 16 | m2 | 110.00 | 1,760        |
|            | <b>Subtotal</b>            |    |    |        | <b>2,432</b> |

|   |                                    |
|---|------------------------------------|
| <b>Project:</b> GOODMAN GROUP<br><b>Building:</b> OAKDALE 1C,2B,3 | <b>Details:</b> DA ESTIMATE_LOT 2B |
|---|------------------------------------|

| Ref | Description | Quantity | Unit | Rate | Total |
|-----|-------------|----------|------|------|-------|
|-----|-------------|----------|------|------|-------|

**Gate house**

*(Continued)*

|  |  |    |    |          |               |
|--|--|----|----|----------|---------------|
| <b>ROOF</b>                            |  |    |    |          |               |
| <u>Roof cover</u>                      |  |    |    |          |               |
| 6                                      | Roof frame                               | 16 | m2 | 50.00    | 800           |
| 7                                      | Metal roof cover                         | 16 | m2 | 45.00    | 720           |
| 8                                      | Roof insulation                          | 16 | m2 | 10.00    | 160           |
| 9                                      | Rainwater good                           | 16 | m2 | 30.00    | 480           |
| <b>Subtotal</b>                        |  |    |    |          | <b>2,160</b>  |
| <br><b>EXTERNAL WALL</b>               |  |    |    |          |               |
| <u>Masonry</u>                         |  |    |    |          |               |
| 10                                     | 190mm block wall                         | 45 | m2 | 220.00   | 9,900         |
| <u>Render</u>                          |  |    |    |          |               |
| 11                                     | Render external skin of block wall       | 45 | m2 | 45.00    | 2,025         |
| <u>Painting</u>                        |  |    |    |          |               |
| 12                                     | Paint rendered wall                      | 45 | m2 | 20.00    | 900           |
| <b>Subtotal</b>                        |  |    |    |          | <b>12,825</b> |
| <br><b>EXTERNAL DOOR &amp; WINDOWS</b> |  |    |    |          |               |
| <u>Door and frame</u>                  |  |    |    |          |               |
| 13                                     | Single exit door                         | 1  | No | 1,500.00 | 1,500         |
| <u>Window</u>                          |  |    |    |          |               |
| 14                                     | Window opening facing both west and east | 2  | No | 1,500.00 | 3,000         |
| <b>Subtotal</b>                        |  |    |    |          | <b>4,500</b>  |
| <br><b>WALL FINISHES</b>               |  |    |    |          |               |
| <u>Render</u>                          |  |    |    |          |               |
| 15                                     | Render internal skin of block wall       | 45 | m2 | 45.00    | 2,025         |
| <u>Painting</u>                        |  |    |    |          |               |
| 16                                     | Paint rendered wall                      | 45 | m2 | 20.00    | 900           |
| <b>Subtotal</b>                        |  |    |    |          | <b>2,925</b>  |
| <br><b>FLOOR FINISHES</b>              |  |    |    |          |               |
| <u>Vinyl finishes</u>                  |  |    |    |          |               |
| 17                                     | Floor vinyl                              | 16 | m2 | 80.00    | 1,280         |
| 18                                     | Vinyl skirting                           | 18 | m  | 25.00    | 450           |
| <b>Subtotal</b>                        |  |    |    |          | <b>1,730</b>  |

|   |                                    |
|---|------------------------------------|
| <b>Project:</b> GOODMAN GROUP<br><b>Building:</b> OAKDALE 1C,2B,3 | <b>Details:</b> DA ESTIMATE_LOT 2B |
|---|------------------------------------|

| Ref | Description | Quantity | Unit | Rate | Total |
|-----|-------------|----------|------|------|-------|
|-----|-------------|----------|------|------|-------|

**Gate house**

*(Continued)*

|                            |                                   |    |    |        |               |
|----------------------------|-----------------------------------|----|----|--------|---------------|
| <b>CEILING FINISHES</b>    |                                   |    |    |        |               |
| <u>Suspended ceiling</u>   |                                   |    |    |        |               |
| 19                         | Plasterboard ceiling              | 16 | m2 | 70.00  | 1,120         |
| <u>Painting</u>            |                                   |    |    |        |               |
| 20                         | Paint plasterboard ceiling        | 16 | m2 | 20.00  | 320           |
| <b>Subtotal</b>            |                                   |    |    |        | <b>1,440</b>  |
| <b>ELECTRICAL SERVICES</b> |                                   |    |    |        |               |
| 21                         | Allowance for electrical services | 16 | m2 | 200.00 | 3,200         |
| <b>Subtotal</b>            |                                   |    |    |        | <b>3,200</b>  |
| <b>FIRE PROTECTION</b>     |                                   |    |    |        |               |
| 22                         | Allowance for fire protection     | 16 | m2 | 40.00  | 640           |
| <b>Subtotal</b>            |                                   |    |    |        | <b>640</b>    |
| <b>Gate house</b>          |                                   |    |    |        | <b>31,852</b> |

**Pump house**

|                      |                            |    |    |        |              |
|----------------------|----------------------------|----|----|--------|--------------|
| <b>SUBSTRUCTURE</b>  |                            |    |    |        |              |
| <u>Ground works</u>  |                            |    |    |        |              |
| 1                    | Detail excavation for slab | 9  | m3 | 80.00  | 720          |
| 2                    | Trim and compact           | 44 | m2 | 4.00   | 176          |
| 3                    | Waterproof membrane        | 44 | m2 | 8.00   | 352          |
| 4                    | Subbase                    | 44 | m2 | 10.00  | 440          |
| <u>Concrete</u>      |                            |    |    |        |              |
| 5                    | Reinforced concrete slab   | 44 | m2 | 90.00  | 3,960        |
| <b>Subtotal</b>      |                            |    |    |        | <b>5,648</b> |
| <b>ROOF</b>          |                            |    |    |        |              |
| <u>Roof cover</u>    |                            |    |    |        |              |
| 6                    | Roof frame                 | 44 | m2 | 50.00  | 2,200        |
| 7                    | Metal roof cover           | 44 | m2 | 45.00  | 1,980        |
| 8                    | Rainwater good             | 44 | m2 | 30.00  | 1,320        |
| <b>Subtotal</b>      |                            |    |    |        | <b>5,500</b> |
| <b>EXTERNAL WALL</b> |                            |    |    |        |              |
| <u>Masonry</u>       |                            |    |    |        |              |
| 9                    | 190mm block wall           | 69 | m2 | 220.00 | 15,180       |

|                                  |                                    |
|----------------------------------|------------------------------------|
| <b>Project:</b> GOODMAN GROUP    | <b>Details:</b> DA ESTIMATE_LOT 2B |
| <b>Building:</b> OAKDALE 1C,2B,3 |                                    |

| Ref | Description | Quantity | Unit | Rate | Total |
|-----|-------------|----------|------|------|-------|
|-----|-------------|----------|------|------|-------|

**Pump house**

*(Continued)*

|    |                                    |    |    |          |               |
|----|------------------------------------|----|----|----------|---------------|
|    | <u>Render</u>                      |    |    |          |               |
| 10 | Render external skin of block wall | 69 | m2 | 45.00    | 3,105         |
|    | <u>Painting</u>                    |    |    |          |               |
| 11 | Paint rendered wall                | 69 | m2 | 20.00    | 1,380         |
|    | <b>Subtotal</b>                    |    |    |          | <b>19,665</b> |
|    | <b>EXTERNAL DOOR &amp; WINDOWS</b> |    |    |          |               |
|    | <u>Door and frame</u>              |    |    |          |               |
| 12 | Single exit door                   | 1  | No | 1,500.00 | 1,500         |
|    | <b>Subtotal</b>                    |    |    |          | <b>1,500</b>  |
|    | <b>FLOOR FINISHES</b>              |    |    |          |               |
|    | <u>Concrete sealer</u>             |    |    |          |               |
| 13 | Dusk sealer                        | 44 | m2 | 15.00    | 660           |
|    | <b>Subtotal</b>                    |    |    |          | <b>660</b>    |
|    | <b>ELECTRICAL SERVICES</b>         |    |    |          |               |
| 14 | Allowance for electrical services  | 44 | m2 | 85.00    | 3,740         |
|    | <b>Subtotal</b>                    |    |    |          | <b>3,740</b>  |
|    | <b>FIRE PROTECTION</b>             |    |    |          |               |
| 15 | Allowance for fire protection      | 44 | m2 | 40.00    | 1,760         |
|    | <b>Subtotal</b>                    |    |    |          | <b>1,760</b>  |

**Pump house**

**38,473**

**External work**

|    |                                    |        |    |        |           |
|----|------------------------------------|--------|----|--------|-----------|
|    | <u>Hardstand</u>                   |        |    |        |           |
| 1  | Trim and compact ground            | 20,152 | m2 | 4.00   | 80,608    |
| 2  | Waterproof membrane                | 20,152 | m2 | 8.00   | 161,216   |
| 3  | Subbase                            | 20,152 | m2 | 10.00  | 201,520   |
| 4  | Reinforced concrete slab on ground | 20,152 | m2 | 85.00  | 1,712,920 |
| 5  | Allow dock crush bar               | 106    | m  | 350.00 | 37,100    |
| 6  | Kerb                               | 812    | m  | 80.00  | 64,960    |
|    | <u>Carpark</u>                     |        |    |        |           |
| 7  | Trim and compact ground            | 4,429  | m2 | 4.00   | 17,716    |
| 8  | Subbase                            | 4,429  | m2 | 10.00  | 44,290    |
| 9  | Asphalt pavement                   | 4,429  | m2 | 55.00  | 243,595   |
| 10 | Kerb                               | 513    | m  | 80.00  | 41,040    |

|                                  |                                    |
|----------------------------------|------------------------------------|
| <b>Project:</b> GOODMAN GROUP    | <b>Details:</b> DA ESTIMATE_LOT 2B |
| <b>Building:</b> OAKDALE 1C,2B,3 |                                    |

| Ref | Description | Quantity | Unit | Rate | Total |
|-----|-------------|----------|------|------|-------|
|-----|-------------|----------|------|------|-------|

**External work**

(Continued)

|    |  |        |    |           |         |
|----|--|--------|----|-----------|---------|
|    | <u>Light duty area</u>                                   |        |    |           |         |
| 11 | Foot path  | 142    | m2 | 76.00     | 10,792  |
|    | <u>Landscaping</u>                                       |        |    |           |         |
| 12 | Soft landscaping   | 5,418  | m2 | 10.00     | 54,180  |
| 13 | BBQ/resting area   | 96     | m2 | 165.00    | 15,840  |
|    | <u>Fence</u>   |        |    |           |         |
| 14 | Front boundary fence                                     | 321    | m  | 85.00     | 27,285  |
| 15 | Rear/side boundary fence                                 | 416    | m  | 60.00     | 24,960  |
| 16 | Main entry gate - approx 12m wide                        | 1      | No | 10,000.00 | 10,000  |
| 17 | Entry gate - approx 9m wide                              | 1      | No | 8,000.00  | 8,000   |
| 18 | Carpark sliding gate - approx 6m wide                    | 1      | No | 8,000.00  | 8,000   |
| 19 | Boom gate  | 2      | No | 6,000.00  | 12,000  |
|    | <u>Retaining wall</u>                                    |        |    |           |         |
| 20 | Retaining wall to boundary - assume average height at 3m | 327    | m  | 1,500.00  | 490,500 |
| 21 | Retaining wall to carpark - assume average height at 2m  | 104    | m  | 1,000.00  | 104,000 |
|    | <u>Electrical services</u>                               |        |    |           |         |
| 22 | External lighting  | 30,235 | m2 | 2.00      | 60,470  |
|    | <u>Hydraulic services</u>                                |        |    |           |         |
| 23 | Stormwater drainage                                      | 30,235 | m2 | 5.00      | 151,175 |

**External work**

**3,582,167**

**PRELIMINARIES**

|   |                             |   |      |              |           |
|---|-----------------------------|---|------|--------------|-----------|
| 1 | Allowance for preliminaries | 1 | Item | 1,286,570.00 | 1,286,570 |
|---|-----------------------------|---|------|--------------|-----------|

**PRELIMINARIES**

**1,286,570**

**DESIGN FEES**

|   |                           |   |      |            |         |
|---|---------------------------|---|------|------------|---------|
| 1 | Allowance for Design fees | 1 | Item | 737,600.00 | 737,600 |
|---|---------------------------|---|------|------------|---------|

**DESIGN FEES**

**737,600**

# Estimate Summary

|                                  |                                   |
|----------------------------------|-----------------------------------|
| <b>Project:</b> GOODMAN GROUP    | <b>Details:</b> DA ESTIMATE_LOT 3 |
| <b>Building:</b> OAKDALE 1C,2B,3 |                                   |

| Ref | Description                   | Total             |
|-----|-------------------------------|-------------------|
|     | <b>NOTES:</b>                 | 0                 |
| A   | Warehouse                     | 36,514,384        |
| B   | Office                        | 1,439,048         |
| C   | Gate house                    | 76,737            |
| D   | Pump house                    | 38,473            |
|     | <b>Building Cost Subtotal</b> | <b>38,068,642</b> |
| E   | External work                 | 6,481,124         |
| F   | Road work                     | 1,100,692         |
|     | <b>SUBTOTAL</b>               | <b>45,650,458</b> |
| G   | PRELIMINARIES                 | 2,967,842         |
| H   | DESIGN FEES                   | 1,701,700         |
|     | <b>CONSTRUCTION TOTAL</b>     | <b>50,320,000</b> |

|                                  |                                   |
|----------------------------------|-----------------------------------|
| <b>Project:</b> GOODMAN GROUP    | <b>Details:</b> DA ESTIMATE_LOT 3 |
| <b>Building:</b> OAKDALE 1C,2B,3 |                                   |

| Ref | Description | Quantity | Unit | Rate | Total |
|-----|-------------|----------|------|------|-------|
|-----|-------------|----------|------|------|-------|

**NOTES:**

|    |  |  |  |  |  |
|----|--|--|--|--|--|
|    | <p><b>Drawing List</b></p> <p><u>Prepared by SBA Architects dated 02 May 2013:</u></p>   |  |  |  |  |
| 1  | SK01_A - Warehouse 3   |  |  |  |  |
|    | <p><b>Scope of Works</b></p> <p><u>Warehouse</u></p>   |  |  |  |  |
| 2  | Concrete footing   |  |  |  |  |
| 3  | Concrete slab on ground  |  |  |  |  |
| 4  | Structural steel columns and roof frame  |  |  |  |  |
| 5  | Metal roof cover and cladding  |  |  |  |  |
| 6  | 3000mm high precast panel perimeter wall   |  |  |  |  |
| 7  | Internal stud partition wall to office and amenities   |  |  |  |  |
| 8  | Electrical light and power   |  |  |  |  |
| 9  | Hydraulic services   |  |  |  |  |
| 10 | Mechanical services  |  |  |  |  |
| 11 | Signage  |  |  |  |  |
|    | <u>External Works</u>  |  |  |  |  |
| 12 | Site clearance   |  |  |  |  |
| 13 | Hardstand pavement   |  |  |  |  |
| 14 | Car park   |  |  |  |  |
| 15 | Fencing and gates  |  |  |  |  |
| 16 | Soft landscaping to surrounds  |  |  |  |  |
|    | <b>Methodology</b>   |  |  |  |  |
| 17 | The cost model has been prepared from the drawings listed. No structural engineering drawings; architectural specification and finish schedule are available at this stage |  |  |  |  |
|    | <u>The following key assumptions have been made in the preparation of this Cost Model</u>  |  |  |  |  |
| 18 | All external services to the site are adequate   |  |  |  |  |
|    | <u>The following activities should be carried out in the forthcoming weeks</u>   |  |  |  |  |
| 19 | Surveys  |  |  |  |  |
| 20 | Design development   |  |  |  |  |
| 21 | Value Engineering Workshops  |  |  |  |  |
| 22 | Budget approval  |  |  |  |  |
| 23 | Tenders/contract negotiations  |  |  |  |  |
|    | <b>Exclusions</b>  |  |  |  |  |
|    | <u>The following items have been excluded from the presented costs</u>   |  |  |  |  |
| 24 | All remediation and removal of contamination from the site   |  |  |  |  |
| 25 | Cutting and fill site levels   |  |  |  |  |
| 26 | Retaining walls  |  |  |  |  |

# Estimate Details

|                                  |                                   |
|----------------------------------|-----------------------------------|
| <b>Project:</b> GOODMAN GROUP    | <b>Details:</b> DA ESTIMATE_LOT 3 |
| <b>Building:</b> OAKDALE 1C,2B,3 |                                   |

| Ref | Description | Quantity | Unit | Rate | Total |
|-----|-------------|----------|------|------|-------|
|-----|-------------|----------|------|------|-------|

**NOTES:**

(Continued)

|    |   |  |  |  |  |
|----|---|--|--|--|--|
| 27 | Rock excavation                                     |  |  |  |  |
| 28 | Piled foundations                                   |  |  |  |  |
| 29 | Transformer upgrade                                 |  |  |  |  |
| 30 | Tenant office fit out                               |  |  |  |  |
| 31 | Tenant equipment and racking                        |  |  |  |  |
| 32 | Abnormal site conditions                            |  |  |  |  |
| 33 | Surveys   |  |  |  |  |
| 34 | Legal fees and agent fees                           |  |  |  |  |
| 35 | Land cost   |  |  |  |  |
| 36 | Special Acoustic Costs                              |  |  |  |  |
| 37 | Environmental impact study costs                    |  |  |  |  |
| 38 | Statutory Fees                                      |  |  |  |  |
| 39 | Goods and Services Tax                              |  |  |  |  |
| 40 | Transport Infrastructure Levies                     |  |  |  |  |
| 41 | Long Service Leave Levies                           |  |  |  |  |
| 42 | Public Utilities' charges, contributions and levies |  |  |  |  |
| 43 | Roadwork and landscaping to road outside the site   |  |  |  |  |
| 44 | Indoor and outdoor furniture                        |  |  |  |  |
|    | <b>Risks</b>  |  |  |  |  |
| 45 | Site levelling in hard rock                         |  |  |  |  |
| 46 | Flooding  |  |  |  |  |
| 47 | Hidden existing services                            |  |  |  |  |

**NOTES:**

0

**Warehouse**

|   |                                       |        |    |        |                  |
|---|---------------------------------------|--------|----|--------|------------------|
|   | <b>SUBSTRUCTURE</b>                   |        |    |        |                  |
|   | <u>Ground work</u>                    |        |    |        |                  |
| 1 | Excavation for footing                | 665    | m3 | 80.00  | 53,200           |
| 2 | Trim and compact                      | 86,165 | m2 | 4.00   | 344,660          |
| 3 | Waterproof membrane                   | 86,165 | m2 | 8.00   | 689,320          |
| 4 | Subbase                               | 86,165 | m2 | 10.00  | 861,650          |
|   | <u>Concrete</u>                       |        |    |        |                  |
| 5 | Reinforcement concrete footing        | 665    | m3 | 480.00 | 319,200          |
| 6 | Reinforcement concrete slab on ground | 86,165 | m2 | 80.00  | 6,893,200        |
|   | <b>Subtotal</b>                       |        |    |        | <b>9,161,230</b> |
|   | <b>COLUMNS</b>                        |        |    |        |                  |
|   | <u>Structural steel</u>               |        |    |        |                  |

|                                  |                                   |
|----------------------------------|-----------------------------------|
| <b>Project:</b> GOODMAN GROUP    | <b>Details:</b> DA ESTIMATE_LOT 3 |
| <b>Building:</b> OAKDALE 1C,2B,3 |                                   |

| Ref | Description | Quantity | Unit | Rate | Total |
|-----|-------------|----------|------|------|-------|
|-----|-------------|----------|------|------|-------|

**Warehouse** (Continued)

|    |  |        |      |          |                  |
|----|--|--------|------|----------|------------------|
| 7  | Steel columns  | 310.20 | t    | 5,500.00 | 1,706,100        |
|    | <b>Subtotal</b>  |        |      |          | <b>1,706,100</b> |
|    | <b>ROOF</b>  |        |      |          |                  |
|    | <u>Structural steel</u>  |        |      |          |                  |
| 8  | Steel roof frame   | 723.79 | t    | 5,500.00 | 3,980,845        |
|    | <u>Roof cover</u>  |        |      |          |                  |
| 9  | Metal roof cover   | 86,165 | m2   | 45.00    | 3,877,425        |
| 10 | Roof insulation  | 86,165 | m2   | 10.00    | 861,650          |
| 11 | Awning   | 139    | m2   | 280.00   | 38,920           |
| 12 | Rainwater good   | 86,165 | m2   | 10.00    | 861,650          |
|    | <b>Subtotal</b>  |        |      |          | <b>9,620,490</b> |
|    | <b>EXTERNAL WALL</b>   |        |      |          |                  |
|    | <u>Concrete panel</u>  |        |      |          |                  |
| 13 | Precast concrete wall  | 3,481  | m2   | 175.00   | 609,175          |
|    | <u>Metal cladding</u>  |        |      |          |                  |
| 14 | Metal cladding   | 9,579  | m2   | 45.00    | 431,055          |
| 15 | Steel girts for cladding   | 9,579  | m2   | 17.00    | 162,843          |
|    | <b>Subtotal</b>  |        |      |          | <b>1,203,073</b> |
|    | <b>EXTERNAL DOORS</b>  |        |      |          |                  |
|    | <u>Exit door</u>   |        |      |          |                  |
| 16 | Single exit door   | 49     | No   | 1,500.00 | 73,500           |
|    | <u>Roller shutter</u>  |        |      |          |                  |
| 17 | Roller shutter to dock   | 24     | No   | 7,500.00 | 180,000          |
| 18 | Rapid shutter to main warehouse  | 36     | No   | 8,500.00 | 306,000          |
|    | <b>Subtotal</b>  |        |      |          | <b>559,500</b>   |
|    | <b>INTERNAL WALLS</b>  |        |      |          |                  |
| 19 | No detailed layout available, refer to Lot 1C design - 108m2 amenities block over 26,700m2 warehouse |        | Note |          |                  |
|    | <u>Partition wall</u>  |        |      |          |                  |
| 20 | Dry wall including frame and lining  | 333    | m2   | 120.00   | 39,960           |
|    | <u>Toilet cubicles</u>   |        |      |          |                  |
| 21 | Toilet cubicle to base building toilet   | 10     | No   | 1,500.00 | 15,000           |
|    | <b>Subtotal</b>  |        |      |          | <b>54,960</b>    |

|                                  |                                   |
|----------------------------------|-----------------------------------|
| <b>Project:</b> GOODMAN GROUP    | <b>Details:</b> DA ESTIMATE_LOT 3 |
| <b>Building:</b> OAKDALE 1C,2B,3 |                                   |

| Ref | Description | Quantity | Unit | Rate | Total |
|-----|-------------|----------|------|------|-------|
|-----|-------------|----------|------|------|-------|

**Warehouse**

*(Continued)*

|                         |   |        |    |          |                  |
|-------------------------|---|--------|----|----------|------------------|
| <b>INTERNAL DOORS</b>   |   |        |    |          |                  |
| 22                      | No detailed layout available, refer to Lot 1C design - 108m2 amenities block over 26,700m2 warehouse<br><u>Access door</u>          |        |    | Note     |                  |
| 23                      | Single access door  | 10     | No | 1,300.00 | 13,000           |
| 24                      | Double access door  | 2      | No | 2,500.00 | 5,000            |
|                         | <b>Subtotal</b>   |        |    |          | <b>18,000</b>    |
| <b>WALL FINISHES</b>    |   |        |    |          |                  |
| 25                      | No detailed layout available, refer to Lot 1C design - 108m2 amenities block over 26,700m2 warehouse<br><u>Tile finish</u>          |        |    | Note     |                  |
| 26                      | Wall tile to toilet and cleaner room  | 244    | m2 | 80.00    | 19,520           |
| 27                      | Splashback to kitchen joinery   | 6      | m2 | 120.00   | 720              |
| 28                      | Waterproof to wet area  | 250    | m2 | 35.00    | 8,750            |
|                         | <b>Subtotal</b>   |        |    |          | <b>28,990</b>    |
| <b>FLOOR FINISHES</b>   |   |        |    |          |                  |
| 29                      | No detailed layout available, refer to Lot 1C design - 108m2 amenities block over 26,700m2 warehouse<br><u>Tile finish</u>          |        |    | Note     |                  |
| 30                      | Floor tile to toilet and cleaner room   | 98     | m2 | 80.00    | 7,840            |
| 31                      | Waterproof to wet area<br><u>Vinyl finish</u>   | 98     | m2 | 35.00    | 3,430            |
| 32                      | Floor vinyl to lunch room   | 110    | m2 | 80.00    | 8,800            |
| 33                      | Vinyl skirting<br><u>Concrete sealer</u>  | 61     | m  | 25.00    | 1,525            |
| 34                      | Dusk sealer to warehouse  | 85,958 | m2 | 12.00    | 1,031,496        |
|                         | <b>Subtotal</b>   |        |    |          | <b>1,053,091</b> |
| <b>CEILING FINISHES</b> |   |        |    |          |                  |
| 35                      | No detailed layout available, refer to Lot 1C design - 108m2 amenities block over 26,700m2 warehouse<br><u>Plasterboard ceiling</u> |        |    | Note     |                  |
| 36                      | Suspended ceiling to toilet   | 98     | m2 | 75.00    | 7,350            |
| 37                      | Suspended ceiling to lunch room   | 110    | m2 | 65.00    | 7,150            |
| 38                      | Allow structural steel frame  | 208    | m2 | 35.00    | 7,280            |
|                         | <b>Subtotal</b>   |        |    |          | <b>21,780</b>    |

# Estimate Details

|                                  |                                   |
|----------------------------------|-----------------------------------|
| <b>Project:</b> GOODMAN GROUP    | <b>Details:</b> DA ESTIMATE_LOT 3 |
| <b>Building:</b> OAKDALE 1C,2B,3 |                                   |

| Ref | Description | Quantity | Unit | Rate | Total |
|-----|-------------|----------|------|------|-------|
|-----|-------------|----------|------|------|-------|

**Warehouse**

(Continued)

|                            |  |        |      |            |                   |
|----------------------------|--|--------|------|------------|-------------------|
| <b>FITMENTS</b>            |  |        |      |            |                   |
| 39                         | No detailed layout available, refer to Lot 1C design - 108m2 amenities block over 26,700m2 warehouse |        | Note |            |                   |
| 40                         | Kitchen joinery  | 2      | No   | 10,000.00  | 20,000            |
| 41                         | Armco railing  | 120    | m    | 350.00     | 42,000            |
| 42                         | Bollard to exit doors  | 436    | No   | 400.00     | 174,400           |
|                            | <b>Subtotal</b>  |        |      |            | <b>216,400</b>    |
| <b>SPECIAL EQUIPMENT</b>   |  |        |      |            |                   |
| 43                         | Dock leveller  | 24     | No   | 15,000.00  | 360,000           |
|                            | <b>Subtotal</b>  |        |      |            | <b>360,000</b>    |
| <b>HYDRAULIC SERVICES</b>  |  |        |      |            |                   |
| 44                         | Allowance for hydraulic services   | 86,165 | m2   | 55.00      | 4,739,075         |
| 45                         | Allowance for detention tank   | 1      | Item | 400,000.00 | 400,000           |
|                            | <b>Subtotal</b>  |        |      |            | <b>5,139,075</b>  |
| <b>MECHANICAL SERVICES</b> |  |        |      |            |                   |
| 46                         | Allowance for mechanical services  | 86,165 | m2   | 10.00      | 861,650           |
|                            | <b>Subtotal</b>  |        |      |            | <b>861,650</b>    |
| <b>ELECTRICAL SERVICES</b> |  |        |      |            |                   |
| 47                         | Allowance for electrical services  | 86,165 | m2   | 35.00      | 3,015,775         |
| 48                         | Allowance for substation   | 1      | Item | 200,000.00 | 200,000           |
|                            | <b>Subtotal</b>  |        |      |            | <b>3,215,775</b>  |
| <b>FIRE PROTECTION</b>     |  |        |      |            |                   |
| 49                         | Allowance for fire protection  | 86,165 | m2   | 38.00      | 3,274,270         |
|                            | <b>Subtotal</b>  |        |      |            | <b>3,274,270</b>  |
| <b>Warehouse</b>           |  |        |      |            | <b>36,514,384</b> |

**Office**

|                     |                        |     |    |       |       |
|---------------------|------------------------|-----|----|-------|-------|
| <b>SUBSTRUCTURE</b> |                        |     |    |       |       |
| <u>Ground work</u>  |                        |     |    |       |       |
| 1                   | Excavation for footing | 5   | m3 | 80.00 | 400   |
| 2                   | Trim and compact       | 598 | m2 | 4.00  | 2,392 |
| 3                   | Waterproof membrane    | 598 | m2 | 8.00  | 4,784 |
| 4                   | Subbase                | 598 | m2 | 10.00 | 5,980 |
| <u>Concrete</u>     |                        |     |    |       |       |

|                                  |                                   |
|----------------------------------|-----------------------------------|
| <b>Project:</b> GOODMAN GROUP    | <b>Details:</b> DA ESTIMATE_LOT 3 |
| <b>Building:</b> OAKDALE 1C,2B,3 |                                   |

| Ref  | Description                        | Quantity | Unit | Rate     | Total          |
|--|------------------------------------|----------|------|----------|----------------|
| <b>Office</b> <span style="float:right;"><i>(Continued)</i></span> |                                    |          |      |          |                |
| 5  | Reinforced concrete footing        | 5        | m3   | 500.00   | 2,500          |
| 6  | Reinforced concrete slab on ground | 598      | m2   | 80.00    | 47,840         |
|  | <b>Subtotal</b>                    |          |      |          | <b>63,896</b>  |
|  | <b>COLUMNS</b>                     |          |      |          |                |
|  | <u>Structural steel</u>            |          |      |          |                |
| 7  | Steel columns                      | 4.24     | t    | 5,500.00 | 23,320         |
|  | <b>Subtotal</b>                    |          |      |          | <b>23,320</b>  |
|  | <b>UPPER FLOOR</b>                 |          |      |          |                |
|  | <u>Concrete</u>                    |          |      |          |                |
| 8  | Reinforced concrete slab           | 598      | m2   | 186.00   | 111,228        |
|  | <u>Structural steel</u>            |          |      |          |                |
| 9  | Steel floor frame                  | 4.95     | t    | 5,500.00 | 27,225         |
|  | <b>Subtotal</b>                    |          |      |          | <b>138,453</b> |
|  | <b>STAIRCASES</b>                  |          |      |          |                |
| 10   | Steel stair to upper floor         | 9        | m/r  | 2,500.00 | 22,500         |
| 11   | Balustrades                        | 9        | m/r  | 500.00   | 4,500          |
|  | <b>Subtotal</b>                    |          |      |          | <b>27,000</b>  |
|  | <b>ROOF</b>                        |          |      |          |                |
|  | <u>Structural steel</u>            |          |      |          |                |
| 12   | Steel roof frame                   | 4.95     | t    | 5,500.00 | 27,225         |
|  | <u>Roof cover</u>                  |          |      |          |                |
| 13   | Metal roof cover                   | 598      | m2   | 45.00    | 26,910         |
| 14   | Roof insulation                    | 598      | m2   | 10.00    | 5,980          |
| 15   | Rainwater good                     | 598      | m2   | 20.00    | 11,960         |
|  | <b>Subtotal</b>                    |          |      |          | <b>72,075</b>  |
|  | <b>EXTERNAL WALL</b>               |          |      |          |                |
|  | <u>Glazed facade</u>               |          |      |          |                |
| 16   | Glazed curtain wall                | 457      | m2   | 500.00   | 228,500        |
|  | <b>Subtotal</b>                    |          |      |          | <b>228,500</b> |
|  | <b>EXTERNAL DOORS</b>              |          |      |          |                |
|  | <u>Glazed door</u>                 |          |      |          |                |

|                                  |                                   |
|----------------------------------|-----------------------------------|
| <b>Project:</b> GOODMAN GROUP    | <b>Details:</b> DA ESTIMATE_LOT 3 |
| <b>Building:</b> OAKDALE 1C,2B,3 |                                   |

| Ref | Description | Quantity | Unit | Rate | Total |
|-----|-------------|----------|------|------|-------|
|-----|-------------|----------|------|------|-------|

**Office** (Continued)

|    |   |     |      |          |                |
|----|---|-----|------|----------|----------------|
| 17 | Single exit door  | 2   | No   | 2,500.00 | 5,000          |
| 18 | Double exit door  | 1   | No   | 3,500.00 | 3,500          |
|    | <b>Subtotal</b>   |     |      |          | <b>8,500</b>   |
|    | <b>INTERNAL WALLS</b>   |     |      |          |                |
| 19 | No detailed layout available, refer to Lot 1C design - total 790m2 office space including dock office |     | Note |          |                |
|    | <u>Partition walls</u>  |     |      |          |                |
| 20 | Internal partition wall   | 958 | m2   | 110.00   | 105,380        |
|    | <u>Toilet cubicles</u>  |     |      |          |                |
| 21 | Toilet cubicles   | 18  | No   | 1,500.00 | 27,000         |
|    | <b>Subtotal</b>   |     |      |          | <b>132,380</b> |
|    | <b>INTERNAL DOORS</b>   |     |      |          |                |
| 22 | No detailed layout available, refer to Lot 1C design - total 790m2 office space including dock office |     | Note |          |                |
| 23 | Internal access door  | 33  | No   | 1,300.00 | 42,900         |
|    | <b>Subtotal</b>   |     |      |          | <b>42,900</b>  |
|    | <b>WALL FINISHES</b>  |     |      |          |                |
| 24 | No detailed layout available, refer to Lot 1C design - total 790m2 office space including dock office |     | Note |          |                |
|    | <u>Tile finish</u>  |     |      |          |                |
| 25 | Wall tile to toilet   | 350 | m2   | 80.00    | 28,000         |
| 26 | Splashback to kitchen joinery   | 3   | m2   | 120.00   | 360            |
| 27 | Waterproof to wet area  | 352 | m2   | 35.00    | 12,320         |
|    | <b>Subtotal</b>   |     |      |          | <b>40,680</b>  |
|    | <b>FLOOR FINISHES</b>   |     |      |          |                |
| 28 | No detailed layout available, refer to Lot 1C design - total 790m2 office space including dock office |     | Note |          |                |
|    | <u>Tile finishes</u>  |     |      |          |                |
| 29 | Floor tile to wet area  | 121 | m2   | 100.00   | 12,100         |
|    | <u>Vinyl finishes</u>   |     |      |          |                |
| 30 | Floor vinyl to kitchen & tea area   | 68  | m2   | 80.00    | 5,440          |
| 31 | Vinyl skirting  | 58  | m    | 25.00    | 1,450          |
|    | <u>Carpet finishes</u>  |     |      |          |                |
| 32 | Floor carpet to general office  | 930 | m2   | 65.00    | 60,450         |
| 33 | Timber skirting   | 486 | m    | 30.00    | 14,580         |

# Estimate Details

|   |                                   |
|---|-----------------------------------|
| <b>Project:</b> GOODMAN GROUP<br><b>Building:</b> OAKDALE 1C,2B,3 | <b>Details:</b> DA ESTIMATE_LOT 3 |
|---|-----------------------------------|

| Ref | Description | Quantity | Unit | Rate | Total |
|-----|-------------|----------|------|------|-------|
|-----|-------------|----------|------|------|-------|

**Office** (Continued)

|    |  |       |      |          |                |
|----|--|-------|------|----------|----------------|
|    | <b>Subtotal</b>  |       |      |          | <b>94,020</b>  |
|    | <b>CEILING FINISHES</b>  |       |      |          |                |
| 34 | No detailed layout available, refer to Lot 1C design - total 790m2 office space including dock office<br><u>Plasterboard ceiling</u> |       | Note |          |                |
| 35 | Suspended ceiling to office  | 1,196 | m2   | 65.00    | 77,740         |
| 36 | E.O. for moisture resistant lining in wet area   | 112   | m2   | 10.00    | 1,120          |
|    | <b>Subtotal</b>  |       |      |          | <b>78,860</b>  |
|    | <b>FITMENTS</b>  |       |      |          |                |
| 37 | No detailed layout available, refer to Lot 1C design - total 790m2 office space including dock office<br><u>Joinery</u>              |       | Note |          |                |
| 38 | Kitchen joinery to Main office   | 1     | No   | 9,000.00 | 9,000          |
| 39 | Kitchen joinery to Dock office<br><u>Fitments</u>  | 1     | No   | 5,000.00 | 5,000          |
| 40 | Toilet accessories   | 20    | No   | 700.00   | 14,000         |
| 41 | Grab rail to disable toilet  | 1     | Item | 1,200.00 | 1,200          |
|    | <b>Subtotal</b>  |       |      |          | <b>29,200</b>  |
|    | <b>HYDRAULIC SERVICES</b>  |       |      |          |                |
| 42 | Allowance for hydraulic services   | 1,196 | m2   | 60.00    | 71,760         |
|    | <b>Subtotal</b>  |       |      |          | <b>71,760</b>  |
|    | <b>MECHANICAL SERVICES</b>   |       |      |          |                |
| 43 | Allowance for mechanical services  | 1,196 | m2   | 220.00   | 263,120        |
|    | <b>Subtotal</b>  |       |      |          | <b>263,120</b> |
|    | <b>ELECTRICAL SERVICES</b>   |       |      |          |                |
| 44 | Allowance for electrical services  | 1,196 | m2   | 64.00    | 76,544         |
|    | <b>Subtotal</b>  |       |      |          | <b>76,544</b>  |
|    | <b>FIRE PROTECTION</b>   |       |      |          |                |
| 45 | Allowance for fire protection  | 1,196 | m2   | 40.00    | 47,840         |
|    | <b>Subtotal</b>  |       |      |          | <b>47,840</b>  |

**Office**

**1,439,048**

**Gate house**

|   |                                   |
|---|-----------------------------------|
| <b>Project:</b> GOODMAN GROUP<br><b>Building:</b> OAKDALE 1C,2B,3 | <b>Details:</b> DA ESTIMATE_LOT 3 |
|---|-----------------------------------|

| Ref | Description | Quantity | Unit | Rate | Total |
|-----|-------------|----------|------|------|-------|
|-----|-------------|----------|------|------|-------|

**Gate house**

*(Continued)*

|  |  |    |    |          |               |
|--|--|----|----|----------|---------------|
| <b>SUBSTRUCTURE</b>                    |  |    |    |          |               |
| <u>Ground works</u>                    |  |    |    |          |               |
| 1                                      | Detail excavation for slab               | 13 | m3 | 80.00    | 1,040         |
| 2                                      | Trim and compact                         | 61 | m2 | 4.00     | 244           |
| 3                                      | Waterproof membrane                      | 61 | m2 | 8.00     | 488           |
| 4                                      | Subbase                                  | 61 | m2 | 10.00    | 610           |
| <u>Concrete</u>                        |  |    |    |          |               |
| 5                                      | Reinforced concrete slab                 | 61 | m2 | 110.00   | 6,710         |
| <b>Subtotal</b>                        |  |    |    |          | <b>9,092</b>  |
| <br><b>ROOF</b>                        |  |    |    |          |               |
| <u>Roof cover</u>                      |  |    |    |          |               |
| 6                                      | Roof frame                               | 61 | m2 | 50.00    | 3,050         |
| 7                                      | Metal roof cover                         | 61 | m2 | 45.00    | 2,745         |
| 8                                      | Roof insulation                          | 61 | m2 | 10.00    | 610           |
| 9                                      | Rainwater good                           | 61 | m2 | 30.00    | 1,830         |
| <b>Subtotal</b>                        |  |    |    |          | <b>8,235</b>  |
| <br><b>EXTERNAL WALL</b>               |  |    |    |          |               |
| <u>Masonry</u>                         |  |    |    |          |               |
| 10                                     | 190mm block wall                         | 83 | m2 | 220.00   | 18,260        |
| <u>Render</u>                          |  |    |    |          |               |
| 11                                     | Render external skin of block wall       | 83 | m2 | 45.00    | 3,735         |
| <u>Painting</u>                        |  |    |    |          |               |
| 12                                     | Paint rendered wall                      | 83 | m2 | 20.00    | 1,660         |
| <b>Subtotal</b>                        |  |    |    |          | <b>23,655</b> |
| <br><b>EXTERNAL DOOR &amp; WINDOWS</b> |  |    |    |          |               |
| <u>Door and frame</u>                  |  |    |    |          |               |
| 13                                     | Single exit door                         | 1  | No | 1,500.00 | 1,500         |
| <u>Window</u>                          |  |    |    |          |               |
| 14                                     | Window opening facing both west and east | 2  | No | 1,500.00 | 3,000         |
| <b>Subtotal</b>                        |  |    |    |          | <b>4,500</b>  |
| <br><b>WALL FINISHES</b>               |  |    |    |          |               |
| <u>Render</u>                          |  |    |    |          |               |
| 15                                     | Render internal skin of block wall       | 83 | m2 | 45.00    | 3,735         |

|                                  |                                   |
|----------------------------------|-----------------------------------|
| <b>Project:</b> GOODMAN GROUP    | <b>Details:</b> DA ESTIMATE_LOT 3 |
| <b>Building:</b> OAKDALE 1C,2B,3 |                                   |

| Ref | Description | Quantity | Unit | Rate | Total |
|-----|-------------|----------|------|------|-------|
|-----|-------------|----------|------|------|-------|

**Gate house**

(Continued)

|    |                                   |    |    |        |               |
|----|-----------------------------------|----|----|--------|---------------|
|    | <u>Painting</u>                   |    |    |        |               |
| 16 | Paint rendered wall               | 83 | m2 | 20.00  | 1,660         |
|    | <b>Subtotal</b>                   |    |    |        | <b>5,395</b>  |
|    | <b>FLOOR FINISHES</b>             |    |    |        |               |
|    | <u>Vinyl finishes</u>             |    |    |        |               |
| 17 | Floor vinyl                       | 61 | m2 | 80.00  | 4,880         |
| 18 | Vinyl skirting                    | 34 | m  | 25.00  | 850           |
|    | <b>Subtotal</b>                   |    |    |        | <b>5,730</b>  |
|    | <b>CEILING FINISHES</b>           |    |    |        |               |
|    | <u>Suspended ceiling</u>          |    |    |        |               |
| 19 | Plasterboard ceiling              | 61 | m2 | 70.00  | 4,270         |
|    | <u>Painting</u>                   |    |    |        |               |
| 20 | Paint plasterboard ceiling        | 61 | m2 | 20.00  | 1,220         |
|    | <b>Subtotal</b>                   |    |    |        | <b>5,490</b>  |
|    | <b>ELECTRICAL SERVICES</b>        |    |    |        |               |
| 21 | Allowance for electrical services | 61 | m2 | 200.00 | 12,200        |
|    | <b>Subtotal</b>                   |    |    |        | <b>12,200</b> |
|    | <b>FIRE PROTECTION</b>            |    |    |        |               |
| 22 | Allowance for fire protection     | 61 | m2 | 40.00  | 2,440         |
|    | <b>Subtotal</b>                   |    |    |        | <b>2,440</b>  |

**Gate house**

**76,737**

**Pump house**

|   |                            |    |    |       |              |
|---|----------------------------|----|----|-------|--------------|
|   | <b>SUBSTRUCTURE</b>        |    |    |       |              |
|   | <u>Ground works</u>        |    |    |       |              |
| 1 | Detail excavation for slab | 9  | m3 | 80.00 | 720          |
| 2 | Trim and compact           | 44 | m2 | 4.00  | 176          |
| 3 | Waterproof membrane        | 44 | m2 | 8.00  | 352          |
| 4 | Subbase                    | 44 | m2 | 10.00 | 440          |
|   | <u>Concrete</u>            |    |    |       |              |
| 5 | Reinforced concrete slab   | 44 | m2 | 90.00 | 3,960        |
|   | <b>Subtotal</b>            |    |    |       | <b>5,648</b> |
|   | <b>ROOF</b>                |    |    |       |              |

|                                  |                                   |
|----------------------------------|-----------------------------------|
| <b>Project:</b> GOODMAN GROUP    | <b>Details:</b> DA ESTIMATE_LOT 3 |
| <b>Building:</b> OAKDALE 1C,2B,3 |                                   |

| Ref | Description | Quantity | Unit | Rate | Total |
|-----|-------------|----------|------|------|-------|
|-----|-------------|----------|------|------|-------|

**Pump house**

*(Continued)*

|    |                                    |    |    |          |               |
|----|------------------------------------|----|----|----------|---------------|
|    | <u>Roof cover</u>                  |    |    |          |               |
| 6  | Roof frame                         | 44 | m2 | 50.00    | 2,200         |
| 7  | Metal roof cover                   | 44 | m2 | 45.00    | 1,980         |
| 8  | Rainwater good                     | 44 | m2 | 30.00    | 1,320         |
|    | <b>Subtotal</b>                    |    |    |          | <b>5,500</b>  |
|    | <b>EXTERNAL WALL</b>               |    |    |          |               |
|    | <u>Masonry</u>                     |    |    |          |               |
| 9  | 190mm block wall                   | 69 | m2 | 220.00   | 15,180        |
|    | <u>Render</u>                      |    |    |          |               |
| 10 | Render external skin of block wall | 69 | m2 | 45.00    | 3,105         |
|    | <u>Painting</u>                    |    |    |          |               |
| 11 | Paint rendered wall                | 69 | m2 | 20.00    | 1,380         |
|    | <b>Subtotal</b>                    |    |    |          | <b>19,665</b> |
|    | <b>EXTERNAL DOOR &amp; WINDOWS</b> |    |    |          |               |
|    | <u>Door and frame</u>              |    |    |          |               |
| 12 | Single exit door                   | 1  | No | 1,500.00 | 1,500         |
|    | <b>Subtotal</b>                    |    |    |          | <b>1,500</b>  |
|    | <b>FLOOR FINISHES</b>              |    |    |          |               |
|    | <u>Concrete sealer</u>             |    |    |          |               |
| 13 | Dusk sealer                        | 44 | m2 | 15.00    | 660           |
|    | <b>Subtotal</b>                    |    |    |          | <b>660</b>    |
|    | <b>ELECTRICAL SERVICES</b>         |    |    |          |               |
| 14 | Allowance for electrical services  | 44 | m2 | 85.00    | 3,740         |
|    | <b>Subtotal</b>                    |    |    |          | <b>3,740</b>  |
|    | <b>FIRE PROTECTION</b>             |    |    |          |               |
| 15 | Allowance for fire protection      | 44 | m2 | 40.00    | 1,760         |
|    | <b>Subtotal</b>                    |    |    |          | <b>1,760</b>  |

**Pump house**

**38,473**

**External work**

|   |                         |        |    |      |         |
|---|-------------------------|--------|----|------|---------|
|   | <u>Hardstand</u>        |        |    |      |         |
| 1 | Trim and compact ground | 42,686 | m2 | 4.00 | 170,744 |
| 2 | Waterproof membrane     | 42,686 | m2 | 8.00 | 341,488 |

|                                  |                                   |
|----------------------------------|-----------------------------------|
| <b>Project:</b> GOODMAN GROUP    | <b>Details:</b> DA ESTIMATE_LOT 3 |
| <b>Building:</b> OAKDALE 1C,2B,3 |                                   |

| Ref | Description | Quantity | Unit | Rate | Total |
|-----|-------------|----------|------|------|-------|
|-----|-------------|----------|------|------|-------|

**External work**

(Continued)

|    |                                      |        |    |           |           |
|----|--------------------------------------|--------|----|-----------|-----------|
| 3  | Subbase                              | 42,686 | m2 | 10.00     | 426,860   |
| 4  | Reinforced concrete slab on ground   | 42,686 | m2 | 85.00     | 3,628,310 |
| 5  | Allow dock crush bar                 | 156    | m  | 350.00    | 54,600    |
| 6  | Kerb                                 | 1,610  | m  | 80.00     | 128,800   |
|    | <u>Carpark</u>                       |        |    |           |           |
| 7  | Trim and compact ground              | 12,954 | m2 | 4.00      | 51,816    |
| 8  | Subbase                              | 12,954 | m2 | 10.00     | 129,540   |
| 9  | Asphalt pavement                     | 12,954 | m2 | 55.00     | 712,470   |
| 10 | Kerb                                 | 917    | m  | 80.00     | 73,360    |
|    | <u>Landscaping</u>                   |        |    |           |           |
| 11 | Soft landscaping                     | 12,959 | m2 | 10.00     | 129,590   |
|    | <u>Fence</u>                         |        |    |           |           |
| 12 | Front boundary fence                 | 576    | m  | 85.00     | 48,960    |
| 13 | Rear/siden boundary fence            | 1,040  | m  | 60.00     | 62,400    |
| 14 | Main entry gate - approx 12m wide    | 1      | No | 10,000.00 | 10,000    |
| 15 | Car park entry gate - approx 8m wide | 1      | No | 8,000.00  | 8,000     |
| 16 | Boom gate                            | 4      | No | 6,000.00  | 24,000    |
|    | <u>Electrical services</u>           |        |    |           |           |
| 17 | External lighting                    | 68,598 | m2 | 2.00      | 137,196   |
|    | <u>Hydraulic services</u>            |        |    |           |           |
| 18 | Stormwater drainage                  | 68,598 | m2 | 5.00      | 342,990   |

**External work**

**6,481,124**

**Road work**

|   |                            |       |      |           |         |
|---|----------------------------|-------|------|-----------|---------|
|   | <u>Estate Road</u>         |       |      |           |         |
| 1 | Trim and compact ground    | 9,082 | m2   | 4.00      | 36,328  |
| 2 | Subbase                    | 9,082 | m2   | 10.00     | 90,820  |
| 3 | Asphalt pavement           | 9,082 | m2   | 55.00     | 499,510 |
| 4 | Traffic island             | 642   | m2   | 85.00     | 54,570  |
| 5 | Kerb & gutter              | 1,133 | m    | 120.00    | 135,960 |
|   | <u>Foot path to road</u>   |       |      |           |         |
| 6 | Foot path                  | 1,954 | m2   | 76.00     | 148,504 |
|   | <u>Signage</u>             |       |      |           |         |
| 7 | Allowance for road signage | 1     | Item | 3,000.00  | 3,000   |
|   | <u>Electrical services</u> |       |      |           |         |
| 8 | Street light @50m          | 11    | No   | 12,000.00 | 132,000 |

**Road work**

**1,100,692**

**PRELIMINARIES**

# Estimate Details

|                                  |                                   |
|----------------------------------|-----------------------------------|
| <b>Project:</b> GOODMAN GROUP    | <b>Details:</b> DA ESTIMATE_LOT 3 |
| <b>Building:</b> OAKDALE 1C,2B,3 |                                   |

| Ref | Description | Quantity | Unit | Rate | Total |
|-----|-------------|----------|------|------|-------|
|-----|-------------|----------|------|------|-------|

**PRELIMINARIES** *(Continued)*

|   |                             |   |      |              |           |
|---|-----------------------------|---|------|--------------|-----------|
| 1 | Allowance for preliminaries | 1 | Item | 2,967,842.00 | 2,967,842 |
|---|-----------------------------|---|------|--------------|-----------|

**PRELIMINARIES** **2,967,842**

**DESIGN FEES**

|   |                           |   |      |              |           |
|---|---------------------------|---|------|--------------|-----------|
| 1 | Allowance for Design fees | 1 | Item | 1,701,700.00 | 1,701,700 |
|---|---------------------------|---|------|--------------|-----------|

**DESIGN FEES** **1,701,700**