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15 February 2016

Our Ref: sy22948

Goodman Limited
Level 17
60 Castlereagh St
SYDNEY NSW 2000

For the attention of Mr Guy Smith

Dear Guy,

OAKDALE CENTRAL LOT 3 – 3A, 3C and D - DA ESTIMATE

As per your request we have prepared estimates of the cost of the revised proposals for the industrial development at Oakdale Industrial Estate, Horsley Park.

We estimate that the proposed development will cost \$33,970,900 (excl GST). The cost summary is as follows:

Description	Value (Excl. GST)	Value (Incl. GST)
WAREHOUSE 3A	\$4,976,000	\$5,473,600
WAREHOUSE 3C	\$22,782,180	\$25,060,398
WAREHOUSES 3D	\$6,212,720	\$6,833,992
CONSTRUCTION TOTAL	\$33,970,900	\$37,367,990

Our detailed estimates are attached.

Please contact me if you have any queries.

Yours sincerely,



Robbie Stewart
Senior Consultant
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

Summary

Project: GOODMAN Building: OAKDALE CENTRAL LOT 3 - Revised DA Estimates	Details: DA ESTIMATE OAKDALE LOT 3 3A, 3C & 3D
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Code	Description	Quantity	Unit	Rate	Total
	NOTES:				0
	WAREHOUSE 3A				4,976,000
	WAREHOUSES 3C				22,782,180
	WAREHOUSES 3D				6,212,720
	CONSTRUCTION TOTAL (Excl. GST)				33,970,900

Building Summary

Project: GOODMAN	Details: DA ESTIMATE OAKDALE LOT 3 3A, 3C & 3D
Building: OAKDALE CENTRAL LOT 3 - Revised DA Estimates	

Autocode	Description	Quantity	Unit	Rate	Total
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NOTES:

	Drawing List				
	<u>Prepared by SBA Architects dated 12 Jan 2016:</u>		Note		
1	OAK 3 MP SK01/A		Note		
	Scope of Works				
	<u>Warehouse</u>				
2	Concrete footing		Note		
3	Concrete slab on ground		Note		
4	Structural steel columns and roof frame		Note		
5	Metal roof cover and cladding		Note		
6	2400mm high precast panel perimeter wall		Note		
7	Internal stud partition wall to office and amenities		Note		
8	Electrical light and power		Note		
9	Hydraulic services		Note		
10	Mechanical services		Note		
11	Signage		Note		
	<u>External Works</u>		Note		
12	Site clearance		Note		
13	Hardstand pavement		Note		
14	Car park		Note		
15	Fencing and gates		Note		
16	Soft landscaping to surrounds		Note		
	Methodology				
17	The cost estimate has been prepared from the drawings listed. No structural engineering drawings have been supplied. Architectural plans, elevations and sections have been supplied		Note		
	<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		Note		
	<u>The following activities should be carried out in the forthcoming weeks</u>				
19	Surveys		Note		
20	Design development		Note		
21	Value Engineering Workshops		Note		
22	Budget approval		Note		
23	Tenders/contract negotiations		Note		
	Exclusions				
	<u>The following items have been excluded from the presented costs</u>				
24	All remediation and removal of contamination from the site		Note		
25	Cutting and fill site levels		Note		

Building Summary

Project: GOODMAN	Details: DA ESTIMATE OAKDALE LOT 3 3A, 3C & 3D
Building: OAKDALE CENTRAL LOT 3 - Revised DA Estimates	

Autocode	Description	Quantity	Unit	Rate	Total
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NOTES:

(Continued)

26	Retaining walls		Note		
27	Rock excavation		Note		
28	Piled foundations		Note		
29	Transformer upgrade		Note		
30	Tenant office fit out		Note		
31	Tenant equipment and racking		Note		
32	Abnormal site conditions		Note		
33	Surveys		Note		
34	Legal fees and agent fees		Note		
35	Land cost		Note		
36	Special acoustic costs		Note		
37	Environmental impact study costs		Note		
38	Statutory Fees		Note		
39	Goods and Services Tax		Note		
40	Transport Infrastructure Levies		Note		
41	Long Service Leave Levies		Note		
42	Public Utilities charges, contributions and levies		Note		
43	Road and landscaping works to road outside the site boundary		Note		
44	Indoor and outdoor furniture		Note		
	Risks				
45	Site levelling and disposal of spoil		Note		
46	Flooding		Note		
47	Hidden existing services		Note		

NOTES:

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WAREHOUSE 3A

	WAREHOUSE 3A				
1	Warehouse	5,700	m2	576.98	3,288,794
2	Office	900	m2	1,360.44	1,224,400
	Building Cost Subtotal	6,600	m2	683.82	4,513,194
3	External Works				81,000
	SUBTOTAL				4,594,194
4	PRELIMINARIES and MARK-UP				236,906
5	DESIGN FEES				144,900
	CONSTRUCTION TOTAL	6,600	m2	753.94	4,976,000

WAREHOUSE 3A

4,976,000

WAREHOUSES 3C

	WAREHOUSE 3C				
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Building Summary

Project: GOODMAN Building: OAKDALE CENTRAL LOT 3 - Revised DA Estimates	Details: DA ESTIMATE OAKDALE LOT 3 3A, 3C & 3D
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Autocode	Description	Quantity	Unit	Rate	Total
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WAREHOUSES 3C

(Continued)

1	Warehouse	31,906	m2	499.64	15,941,450
2	Offices	2,010	m2	1,335.51	2,684,368
	Building Cost Subtotal	33,916	m2	549.17	18,625,818
3	External Work				2,142,528
	SUBTOTAL				20,768,346
4	PRELIMINARIES				1,350,234
5	DESIGN FEES				663,600
	CONSTRUCTION TOTAL				22,782,180

WAREHOUSES 3C

22,782,180

WAREHOUSES 3D

	WAREHOUSE 3D				
1	Warehouse	8,005	m2	528.69	4,232,145
2	Office	369	m2	1,378.43	508,639
	Building Cost Subtotal	8,374	m2	566.13	4,740,784
3	External Work				921,346
	SUBTOTAL				5,662,130
4	PRELIMINARIES				369,590
5	DESIGN FEES				181,000
	CONSTRUCTION TOTAL				6,212,720

WAREHOUSES 3D

6,212,720

Trade Breakup

Project: GOODMAN	Details: DA ESTIMATE OAKDALE LOT 3 3A, 3C & 3D
Building: OAKDALE CENTRAL LOT 3 - Revised DA Estimates	

Code	Description	Quantity	Unit	Rate	Total
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WAREHOUSE 3A

Warehouse

	SUBSTRUCTURE				
	<u>Groundworks</u>				
	Excavate for footings - allowance	44	m3	75.00	3,300
	Trim and compact subgrade	5,693	m2	2.00	11,386
	Waterproof membrane	5,693	m2	8.00	45,544
	Sub-base course	5,693	m2	10.00	56,930
	Subtotal				117,160
	<u>Reinforced Concrete</u>				
	Reinforcement concrete footings - allowance	44	m3	500.00	22,000
	Reinforcement concrete slab on ground	5,693	m2	81.00	461,133
	Subtotal				483,133
	COLUMNS				
	<u>Structural steel</u>				
	Steel columns	28.47	t	4,900.00	139,503
	Subtotal				139,503
	ROOF				
	<u>Structural steel</u>				
	Steel roof frame	68.32	t	4,900.00	334,768
	<u>Roof covering</u>				
	Metal roof covering to Warehouse	5,693	m2	35.00	199,255
	Roof insulation	5,693	m2	10.00	56,930
	Cantilevered awning	634	m2	200.00	126,802
	Rainwater goods	6,326	m2	10.00	63,260
	Subtotal				781,015
	EXTERNAL WALL				
	<u>Concrete panel</u>				
	Precast concrete wall	977	m2	175.00	170,975
	<u>Metal cladding</u>				
	Metal cladding to facade	4,532	m2	45.00	203,940
	Steel girts to support cladding including insulation and wire mesh	4,532	m2	66.00	299,112
	Subtotal				674,027
	EXTERNAL DOORS				
	<u>External fire rated doors</u>				
	Solid core single door, frame and hardware	9	No	1,500.00	13,500
	<u>Roller shutter</u>				
	Rapid shutter to main warehouse	9	No	8,500.00	76,500
	Subtotal				90,000

Trade Breakup

Project: GOODMAN	Details: DA ESTIMATE OAKDALE LOT 3 3A, 3C & 3D
Building: OAKDALE CENTRAL LOT 3 - Revised DA Estimates	

Code	Description	Quantity	Unit	Rate	Total
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WAREHOUSE 3A

(Continued)

Warehouse

(Continued)

	INTERNAL WALL				
	<u>Concrete wall panels</u>				
	Precast concrete wall	171	m2	175.00	29,925
	Subtotal				29,925
	FLOOR FINISHES				
	Dust sealer to warehouse concrete floors	5,693	m2	12.00	68,316
	Allow for line marking	1	Item	2,500.00	2,500
	Subtotal				70,816
	FITMENTS				
	Bollards to internal and external doors	52	No	400.00	20,800
	Subtotal				20,800
	HYDRAULIC SERVICES				
	Allowance for hydraulic services	5,693	m2	40.00	227,720
	Allowance for detention tank	1	Item	Incl.	0
	Subtotal				227,720
	MECHANICAL SERVICES				
	Allowance for mechanical services	5,693	m2	20.00	113,860
	Subtotal				113,860
	ELECTRICAL SERVICES				
	Allowance for electrical services	5,693	m2	55.00	313,115
	Allowance for substation	1	Item	Excl	0
	Subtotal				313,115
	FIRE PROTECTION				
	Allowance for fire protection	5,693	m2	40.00	227,720
	Subtotal				227,720

Warehouse

3,288,794

Office

	SUBSTRUCTURE				
	Groundworks, slabs and footings	900	m2	81.00	72,900
	COLUMNS				
	Concrete and steel columns	900	m2	34.00	30,600
	UPPER FLOOR				
	Suspended upper floor	900	m2	87.00	78,300
	STAIRCASES				
	Staircase to upper floor	6	m/r	3,000.00	18,000
	ROOF				
	Steel roof frame, sheet metal roofing, insulation and rainwater goods	900	m2	44.00	39,600

Trade Breakup

Project: GOODMAN	Details: DA ESTIMATE OAKDALE LOT 3 3A, 3C & 3D
Building: OAKDALE CENTRAL LOT 3 - Revised DA Estimates	

Code	Description	Quantity	Unit	Rate	Total
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WAREHOUSE 3A

(Continued)

Office

(Continued)

	EXTERNAL WALL				
	External walls including glazed curtain wall	900	m2	262.00	235,800
	EXTERNAL DOORS				
	<u>Glazed door</u>				
	Single exit door	2	No	2,500.00	5,000
	Double exit door	1	No	3,500.00	3,500
	Subtotal				8,500
	INTERNAL WALLS				
	Internal partition wall, toilet cubicles	900	m2	176.00	158,400
	INTERNAL DOORS				
	Internal doors, frames and hardware	900	m2	44.00	39,600
	WALL FINISHES				
	Wall tiles and painting	900	m2	75.00	67,500
	FLOOR FINISHES				
	Carpet, sheet vinyl and floor tiling	900	m2	65.00	58,500
	CEILING FINISHES				
	Plasterboard suspended ceilings	900	m2	31.00	27,900
	FITMENTS				
	Kitchen joinery and toilet hardware	900	m2	48.00	43,200
	HYDRAULIC SERVICES				
	Allowance for hydraulic services	900	m2	60.00	54,000
	Subtotal				54,000
	MECHANICAL SERVICES				
	Allowance for mechanical services	900	m2	220.00	198,000
	Subtotal				198,000
	ELECTRICAL SERVICES				
	Allowance for electrical services	900	m2	64.00	57,600
	Subtotal				57,600
	FIRE PROTECTION				
	Allowance for fire protection	900	m2	40.00	36,000
	Subtotal				36,000

Office

1,224,400

External Works

	<u>Truck Hardstand</u>				
	Reinforced concrete pavement including trimming subgrade, base course and waterproof membrane	0	m2	107.00	0
	Kerb & gutter	0	m	80.00	0

Trade Breakup

Project: GOODMAN	Details: DA ESTIMATE OAKDALE LOT 3 3A, 3C & 3D
Building: OAKDALE CENTRAL LOT 3 - Revised DA Estimates	

Code	Description	Quantity	Unit	Rate	Total
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WAREHOUSE 3A

(Continued)

External Works

(Continued)

	Armco rails to loading dock	0	m	350.00	0
	<u>Car parks & Roads</u>				
	Asphalt pavement including trimming subgrade and base course	0	m2	70.00	0
	Kerb & gutter	0	m	80.00	0
	<u>Light duty pavements</u>				
	Paving to footpaths	0	m2	76.00	0
	<u>Soft landscaping</u>				
	Soft landscaping	0	m2	10.00	0
	<u>Hard landscaping</u>				
	Bench seat 600mm wide	0	m	200.00	0
	Table 1600x900mm wide	1	No	1,000.00	1,000
	BBQ/resting area ????	0	m2	165.00	0
	<u>Fence</u>				
	Front boundary fence	0	m	85.00	0
	Rear/side boundary fence	0	m	60.00	0
	Swing security gate 8m wide	1	No	8,000.00	8,000
	Swing security gate 12m wide	1	No	10,000.00	10,000
	Swing security gate 13m wide	1	No	11,000.00	11,000
	Carpark sliding security gate 6.5m wide	2	No	8,000.00	16,000
	Boom gate ??	0	No	6,000.00	0
	<u>Retaining wall</u>				
	Allow for retaining walls	1	Item	15,000.00	15,000
	<u>Electrical services</u>				
	External lighting	0	m2	2.00	0
	<u>Hydraulic services</u>				
	Stormwater drainage	0	m2	5.00	0
	<u>Fire Protection Services</u>				
	Sprinkler tanks	2	No	10,000.00	20,000

External Works

81,000

PRELIMINARIES and MARK-UP

	Allow for builder's preliminaries and margin	1	Item	236,906.00	236,906
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PRELIMINARIES and MARK-UP

236,906

DESIGN FEES

	Allowance for Design fees	1	Item	144,900.00	144,900
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DESIGN FEES

144,900

WAREHOUSE 3A

4,976,000

WAREHOUSES 3C

Trade Breakup

Project: GOODMAN	Details: DA ESTIMATE OAKDALE LOT 3 3A, 3C & 3D
Building: OAKDALE CENTRAL LOT 3 - Revised DA Estimates	

Code	Description	Quantity	Unit	Rate	Total
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WAREHOUSES 3C

(Continued)

Warehouse

(Continued)

	SUBSTRUCTURE				
	<u>Ground work</u>				
	Excavation for footing	246	m3	75.00	18,450
	Excavation for recessed dock	1,235	m3	75.00	92,625
	Trim and compact subgrade	31,906	m2	5.00	159,530
	Waterproof membrane	31,906	m2	8.00	255,248
	Base courses	31,906	m2	10.00	319,060
	<u>Concrete</u>				
	Reinforcement concrete footing	246	m3	500.00	123,000
	Reinforced concrete retaining wall to recessed dock	22	m3	880.00	19,360
	Reinforcement concrete slab on ground	31,906	m2	81.00	2,584,386
	Reinforced concrete slab on ground for recessed dock and ramp	1,320	m2	55.50	73,260
	Subtotal				3,644,919
	<u>Precast Concrete</u>				
	Precast concrete walls to recessed docks	85	m2	250.00	21,250
	COLUMNS				
	<u>Structural steel</u>				
	Steel columns	191.44	t	4,900.00	938,056
	Subtotal				938,056
	ROOF				
	<u>Structural steel</u>				
	Steel roof frame	382.87	t	4,900.00	1,876,063
	<u>Roof cover</u>				
	Metal roof cover	31,906	m2	35.00	1,116,710
	Roof insulation	31,906	m2	10.00	319,060
	Awning	1,560	m2	200.01	312,016
	Rainwater goods	31,906	m2	10.00	319,060
	Subtotal				3,942,909
	EXTERNAL WALL				
	<u>Concrete panel</u>				
	Precast concrete wall	1,717	m2	175.00	300,475
	<u>Metal cladding</u>				
	Metal cladding	8,074	m2	45.00	363,330
	Steel girts for cladding	8,074	m2	66.00	532,884
	Subtotal				1,196,689
	EXTERNAL DOORS				
	<u>Exit door</u>				

Trade Breakup

Project: GOODMAN	Details: DA ESTIMATE OAKDALE LOT 3 3A, 3C & 3D
Building: OAKDALE CENTRAL LOT 3 - Revised DA Estimates	

Code	Description	Quantity	Unit	Rate	Total
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WAREHOUSES 3C

(Continued)

Warehouse

(Continued)

	Single exit door	14	No	1,500.00	21,000
	<u>Roller shutter</u>				
	Roller shutter to dock	8	No	7,500.00	60,000
	Roller shutter door to main warehouse	10	No	8,500.00	85,000
	Subtotal				166,000
	INTERNAL WALLS				
	Precast concrete inter-tenancy wall	1,457	m2	175.00	254,975
	FLOOR FINISHES				
	Dust sealer to warehouse concrete floors	31,906	m2	12.00	382,872
	Allow for line marking	1	Item	10,000.00	10,000
	Subtotal				382,872
	FITMENTS				
	Armco railing	49	m	350.00	17,150
	Bollards to internal and external doors	128	No	400.00	51,200
	Subtotal				68,350
	SPECIAL EQUIPMENT				
	Dock leveller	8	No	15,000.00	120,000
	Subtotal				120,000
	HYDRAULIC SERVICES				
	Allowance for hydraulic services	31,906	m2	40.00	1,276,240
	Allowance for detention tank	1	Item	Incl	0
	Subtotal				1,276,240
	MECHANICAL SERVICES				
	Allowance for mechanical services	31,906	m2	20.00	638,120
	Subtotal				638,120
	ELECTRICAL SERVICES				
	Allowance for electrical services	31,906	m2	55.00	1,754,830
	Allowance for substation	1	Item	250,000.00	250,000
	Subtotal				2,004,830
	FIRE PROTECTION				
	Allowance for fire protection	31,906	m2	40.00	1,276,240
	Subtotal				1,276,240

Warehouse

15,941,450

Offices

	SUBSTRUCTURE				
	Groundworks, slabs and footings	2,010	m2	81.00	162,810
	COLUMNS				

Trade Breakup

Project: GOODMAN	Details: DA ESTIMATE OAKDALE LOT 3 3A, 3C & 3D
Building: OAKDALE CENTRAL LOT 3 - Revised DA Estimates	

Code	Description	Quantity	Unit	Rate	Total
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WAREHOUSES 3C

(Continued)

Offices

(Continued)

	Concrete and steel columns	2,010	m2	34.00	68,340
	UPPER FLOOR				
	Suspended upper floor	1,344	m2	87.00	116,928
	STAIRCASES				
	Staircase to upper floor	12	m/r	3,000.00	36,000
	ROOF				
	Steel roof frame, sheet metal roofing, insulation and rainwater goods	2,010	m2	44.00	88,440
	EXTERNAL WALL				
	External walls including glazed curtain wall	2,010	m2	262.00	526,620
	EXTERNAL DOORS				
	<u>Glazed door</u>				
	Single exit door	4	No	2,500.00	10,000
	Double exit door	6	No	3,500.00	21,000
	Subtotal				31,000
	INTERNAL WALLS				
	Internal partition wall, toilet cubicles	2,010	m2	176.00	353,760
	INTERNAL DOORS				
	Internal doors, frames and hardware	2,010	m2	44.00	88,440
	WALL FINISHES				
	Wall tiles and painting	2,010	m2	75.00	150,750
	FLOOR FINISHES				
	Carpet, sheet vinyl and floor tiling	2,010	m2	65.00	130,650
	CEILING FINISHES				
	Plasterboard suspended ceilings	2,010	m2	31.00	62,310
	FITMENTS				
	Kitchen joinery and toilet hardware	2,010	m2	48.00	96,480
	HYDRAULIC SERVICES				
	Allowance for hydraulic services	2,010	m2	60.00	120,600
	Subtotal				120,600
	MECHANICAL SERVICES				
	Allowance for mechanical services	2,010	m2	220.00	442,200
	Subtotal				442,200
	ELECTRICAL SERVICES				
	Allowance for electrical services	2,010	m2	64.00	128,640
	Subtotal				128,640
	FIRE PROTECTION				
	Allowance for fire protection	2,010	m2	40.00	80,400

Trade Breakup

Project: GOODMAN	Details: DA ESTIMATE OAKDALE LOT 3 3A, 3C & 3D
Building: OAKDALE CENTRAL LOT 3 - Revised DA Estimates	

Code	Description	Quantity	Unit	Rate	Total
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WAREHOUSES 3C

(Continued)

Offices

(Continued)

Subtotal					80,400
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Offices

2,684,368

External Work

	<u>Truck Hardstand</u>				
	Reinforced concrete pavement slab including trimming, compacting subgrade, base course and membranes	11,599	m2	110.00	1,275,890
	Armco rail to docks	92	m	350.00	32,200
	Kerb & gutters	1,180	m	80.00	94,400
	<u>Carpark pavement</u>				
	Asphalt pavement including trimming, compacting subgrade and base course	4,727	m2	70.00	330,890
	Kerb & gutters	916	m	80.00	73,280
	<u>Light duty pavement areas</u>				
	Pavements to footpaths	766	m2	76.00	58,216
	<u>Landscaping</u>				
	Soft landscaping	4,439	m2	10.00	44,390
	Allow for BBQ, seating equipment	1	Item	6,000.00	6,000
	<u>Fence</u>				
	Front boundary fence	404	m	85.00	34,340
	Rear/side boundary fence	144	m	60.00	8,640
	Truck entry gate - 12m wide	1	No	10,000.00	10,000
	Truck entry gate - 14m wide	1	No	12,000.00	12,000
	Carpark sliding gate 6m wide	2	No	8,000.00	16,000
	Boom gate	2	No	6,000.00	12,000
	<u>Electrical services</u>				
	External lighting	16,326	m2	2.00	32,652
	<u>Hydraulic services</u>				
	Stormwater drainage	16,326	m2	5.00	81,630
	<u>Fire Protection Services</u>				
	Sprinkler tanks	2	No	10,000.00	20,000

External Work

2,142,528

PRELIMINARIES

	Allow for builder's preliminaries and margin	1	Item	1,350,234.27	1,350,234
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PRELIMINARIES

1,350,234

DESIGN FEES

	Allow for design fees	1	Item	663,600.00	663,600
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DESIGN FEES

663,600

WAREHOUSES 3C

22,782,180

Trade Breakup

Project: GOODMAN	Details: DA ESTIMATE OAKDALE LOT 3 3A, 3C & 3D
Building: OAKDALE CENTRAL LOT 3 - Revised DA Estimates	

Code	Description	Quantity	Unit	Rate	Total
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WAREHOUSES 3D

(Continued)

Warehouse

	SUBSTRUCTURE				
	<u>Ground work</u>				
	Excavation for footing	62	m3	75.00	4,650
	Excavation for recessed dock	1,235	m3	75.00	92,625
	Trim and compact subgrade	8,005	m2	2.00	16,010
	Waterproof membrane	8,005	m2	8.00	64,040
	Base courses	8,005	m2	10.00	80,050
	<u>Concrete</u>				
	Reinforcement concrete footing	62	m3	500.00	31,000
	Reinforced concrete retaining wall to recessed dock	46	m3	880.00	40,480
	Reinforcement concrete slab on ground	8,005	m2	81.00	648,405
	Subtotal				977,260
	COLUMNS				
	<u>Structural steel</u>				
	Steel columns	48.03	t	4,900.00	235,347
	Subtotal				235,347
	ROOF				
	<u>Structural steel</u>				
	Steel roof frame	96.06	t	4,900.00	470,694
	<u>Roof cover</u>				
	Metal roof cover	8,245	m2	35.00	288,575
	Roof insulation	8,245	m2	10.00	82,450
	Awning	364	m2	200.01	72,804
	Rainwater goods	8,608	m2	10.00	86,080
	Subtotal				1,000,603
	EXTERNAL WALL				
	<u>Concrete panel</u>				
	Precast concrete wall	818	m2	175.00	143,150
	<u>Metal cladding</u>				
	Metal cladding	3,950	m2	45.00	177,750
	Steel girts for cladding	3,950	m2	66.00	260,700
	Subtotal				581,600
	EXTERNAL DOORS				
	<u>Exit door</u>				
	Single exit door	7	No	1,500.00	10,500
	<u>Roller shutter</u>				
	Roller shutter to dock	4	No	7,500.00	30,000

Trade Breakup

Project: GOODMAN	Details: DA ESTIMATE OAKDALE LOT 3 3A, 3C & 3D
Building: OAKDALE CENTRAL LOT 3 - Revised DA Estimates	

Code	Description	Quantity	Unit	Rate	Total
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WAREHOUSES 3D

(Continued)

Warehouse

(Continued)

	Roller shutter door	4	No	8,500.00	34,000
	Subtotal				74,500
	FLOOR FINISHES				
	Dust sealer to warehouse concrete floors	8,005	m2	12.00	96,060
	Allow for line marking	1	Item	2,000.00	2,000
	Subtotal				96,060
	FITMENTS				
	Armco railing	20	m	0.00	0
	Bollard to exit doors	60	No	400.00	24,000
	Subtotal				24,000
	SPECIAL EQUIPMENT				
	Dock leveller	4	No	0.00	0
	Subtotal				0
	HYDRAULIC SERVICES				
	Allowance for hydraulic services	8,005	m2	40.00	320,200
	Allowance for detention tank	1	Item	Incl	0
	Subtotal				320,200
	MECHANICAL SERVICES				
	Allowance for mechanical services	8,005	m2	20.00	160,100
	Subtotal				160,100
	ELECTRICAL SERVICES				
	Allowance for electrical services	8,005	m2	55.00	440,275
	Subtotal				440,275
	FIRE PROTECTION				
	Allowance for fire protection	8,005	m2	40.00	320,200
	Subtotal				320,200

Warehouse

4,232,145

Office

	SUBSTRUCTURE				
	Groundworks, slabs and footings	369	m2	81.00	29,889
	COLUMNS				
	Concrete and steel columns	369	m2	34.00	12,546
	UPPER FLOOR				
	Suspended upper floor	369	m2	87.00	32,103
	STAIRCASES				
	Staircase to upper floor	3	m/r	3,000.00	9,000
	ROOF				

Trade Breakup

Project: GOODMAN	Details: DA ESTIMATE OAKDALE LOT 3 3A, 3C & 3D
Building: OAKDALE CENTRAL LOT 3 - Revised DA Estimates	

Code	Description	Quantity	Unit	Rate	Total
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WAREHOUSES 3D

(Continued)

Office

(Continued)

	Steel roof frame, sheet metal roofing, insulation and rainwater goods	369	m2	44.00	16,236
	EXTERNAL WALL				
	External walls including glazed curtain wall	369	m2	262.00	96,678
	EXTERNAL DOORS				
	<u>Glazed door</u>				
	Single exit door	2	No	2,500.00	5,000
	Double exit door	1	No	3,500.00	3,500
	Subtotal				8,500
	INTERNAL WALLS				
	Internal partition wall, toilet cubicles	369	m2	176.00	64,944
	INTERNAL DOORS				
	Internal doors, frames and hardware	369	m2	44.00	16,236
	WALL FINISHES				
	Wall tiles and painting	369	m2	75.00	27,675
	FLOOR FINISHES				
	Carpet, sheet vinyl and floor tiling	369	m2	65.00	23,985
	CEILING FINISHES				
	Plasterboard suspended ceilings	369	m2	31.00	11,439
	FITMENTS				
	Kitchen joinery and toilet hardware	369	m2	48.00	17,712
	HYDRAULIC SERVICES				
	Allowance for hydraulic services	369	m2	60.00	22,140
	Subtotal				22,140
	MECHANICAL SERVICES				
	Allowance for mechanical services	369	m2	220.00	81,180
	Subtotal				81,180
	ELECTRICAL SERVICES				
	Allowance for electrical services	369	m2	64.00	23,616
	Subtotal				23,616
	FIRE PROTECTION				
	Allowance for fire protection	369	m2	40.00	14,760
	Subtotal				14,760

Office

508,639

External Work

	<u>Truck Hardstand</u>				
	Reinforced concrete pavement slab including trimming, compacting subgrade, base course and membranes	4,763	m2	110.00	523,930

Trade Breakup

Project: GOODMAN	Details: DA ESTIMATE OAKDALE LOT 3 3A, 3C & 3D
Building: OAKDALE CENTRAL LOT 3 - Revised DA Estimates	

Code	Description	Quantity	Unit	Rate	Total
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WAREHOUSES 3D

(Continued)

External Work

(Continued)

	Armco rail to docks	46	m	350.00	16,100
	Kerb & gutters	573	m	80.00	45,840
	<u>Carpark pavement</u>				
	Asphalt pavement including trimming, compacting subgrade and base course	1,519	m2	70.00	106,330
	Kerb & gutters	336	m	80.00	26,880
	<u>Light duty pavement areas</u>				
	Pavements to footpaths	218	m2	76.00	16,568
	<u>Landscaping</u>				
	Soft landscaping	3,648	m2	10.00	36,480
	Allow for BBQ, seating equipment	1	Item	6,000.00	6,000
	<u>Fence</u>				
	Front boundary fence	404	m	85.00	34,340
	Rear/side boundary fence	144	m	60.00	8,640
	Truck entry gate - 12m wide	2	No	10,000.00	20,000
	Carpark sliding gate 6m wide	2	No	8,000.00	16,000
	Boom gate	2	No	6,000.00	12,000
	<u>Electrical services</u>				
	External lighting	6,034	m2	2.00	12,068
	<u>Hydraulic services</u>				
	Stormwater drainage	6,034	m2	5.00	30,170
	<u>Fire Protection Services</u>				
	Sprinkler tanks	1	No	10,000.00	10,000

External Work

921,346

PRELIMINARIES

	Allow for builder's preliminaries and margin	1	Item	369,590.00	369,590
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PRELIMINARIES

369,590

DESIGN FEES

	Allow for design fees	1	Item	181,000.00	181,000
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DESIGN FEES

181,000

WAREHOUSES 3D

6,212,720