

16 June 2016
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For the attention of Stephanie Partridge

Dear Stephanie

OAKDALE CENTRAL LOT 3 DA ESTIMATE - LOTS 3A, 3C AND 3D

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

We estimate that the proposed development will cost \$33,974,900 (excl GST) as follows:

Description	Value (Excl. GST)	Value (Incl. GST)
Warehouse 3A	\$6,544,800	\$7,199,280
Warehouse 3C	\$21,119,400	\$23,231,340
Warehouses 3D	\$6,310,700	\$6,941,770
Construction Total	\$33,974,900	\$37,372,390

The above estimate is based on the drawings and information provided and we have made our best endeavours to ensure that it is accurate based on current market related building costs.

Our detailed estimates are attached.

Employment Numbers

Construction Jobs

Based on similar warehouses our estimate of the Full Time Employees (FTE) is as follows:

Activity	Persons	Weeks	Person days
Design Consultants	15	16	1,175
Main Contractor's Staff	9	56	2,569
Subcontractor's Staff			
Average	55	30	8,259
Average	110	30	16,517
Total Person Days			28,520
Equivalent FTE			110

Continuation

Operational Jobs

The estimate number of full time employees working at the facility interpolated from other similar projects is 260 Full Time Employees.

Please contact me if you have any queries

Yours sincerely

A handwritten signature in black ink, appearing to read 'Robbie Stewart', written in a cursive style.

Robbie Stewart
Senior Consultant
Turner & Townsend Pty Ltd
e: robbie.stewart@turntown.com

F:\SYD\COST MANAGEMENT\22000\SY22948 - GOODMAN OAKDALE CENTRAL LOT 3\20 COSTPLAN\REVISED 16 JUN 16\OAKDALE CENTRAL LOT 3 - DA ESTIMATE 3A, 3C AND 3D - REV 3 16 JUNE 2016.DOCX

Copy:
Guy Smith
Andrew Cowan

Report Summary & Notes

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

Code	Description	Quantity	Unit	Rate	Total
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NOTES: (Continued)

	<u>External Works</u>		Note		
	Site clearance		Note		
	Hardstand pavement		Note		
	Car park		Note		
	Fencing and gates		Note		
	Soft landscaping to surrounds		Note		
	Methodology				
	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>				
(a)	All external services to the site are adequate		Note		
	<u>The following activities should be carried out in the forthcoming weeks</u>				
(a)	Surveys		Note		
(b)	Design development		Note		
(c)	Value Engineering Workshops		Note		
(d)	Budget approval		Note		
(e)	Tenders/contract negotiations		Note		
	Exclusions				
	<u>The following items have been excluded from the presented costs</u>				
(a)	All remediation and removal of contamination from the site		Note		
(b)	Cutting and fill site levels		Note		
(c)	Retaining walls		Note		
(d)	Rock excavation		Note		
(e)	Piled foundations		Note		
(f)	Transformer upgrade		Note		
(g)	Tenant office fit out		Note		
(h)	Tenant equipment and racking		Note		
(i)	Abnormal site conditions		Note		
(j)	Surveys		Note		
(k)	Legal fees and agent fees		Note		
(l)	Land cost		Note		
(m)	Special acoustic costs		Note		
(n)	Environmental impact study costs		Note		
(o)	Statutory Fees		Note		
(p)	Goods and Services Tax		Note		

To Collection 0

Report Summary & Notes

Project: GOODMAN GROUP Building: OAKDALE CENTRAL LOT 3 - Revised DA Estimates	Details: LOT 3 3A, 3C & 3D
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Code	Description	Quantity	Unit	Rate	Total
NOTES:					<i>(Continued)</i>
(q)	Transport Infrastructure Levies		Note		
(r)	Long Service Leave Levies		Note		
(s)	Public Utilities charges, contributions and levies		Note		
(t)	Road and landscaping works to road outside the site boundary		Note		
(u)	Indoor and outdoor furniture		Note		
	Risks				
(a)	Site levelling and disposal of spoil		Note		
(b)	Flooding		Note		
(c)	Hidden existing services		Note		
	NOTES:				0

To Collection 0

Report Summary & Notes

Project: GOODMAN GROUP Building: OAKDALE CENTRAL LOT 3 - Revised DA Estimates	Details: LOT 3 3A, 3C & 3D
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Code	Description	Quantity	Unit	Rate	Total
WAREHOUSE 3A 1 and 2					
	WAREHOUSE 3A				
	Warehouse	6,505	m2	581.04	3,779,642
	Office	822	m2	1,595.58	1,311,570
	Building Cost Subtotal	7,327	m2	694.86	5,091,212
	External Works				956,966
	SUBTOTAL				6,048,178
	PRELIMINARIES and MARK-UP				306,022
	DESIGN FEES				190,600
	CONSTRUCTION TOTAL	7,327	m2	893.24	6,544,800
	WAREHOUSE 3A 1 and 2				6,544,800

To Collection 6,544,800

Report Summary & Notes

Project: GOODMAN GROUP Building: OAKDALE CENTRAL LOT 3 - Revised DA Estimates	Details: LOT 3 3A, 3C & 3D
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Code	Description	Quantity	Unit	Rate	Total
WAREHOUSE 3C 1 and 2					
	WAREHOUSE 3C				
	Warehouse	30,380	m2	436.72	13,267,657
	Offices	1,630	m2	1,542.04	2,513,530
	Building Cost Subtotal	32,010	m2	493.01	15,781,187
	External Work				3,471,638
	SUBTOTAL				19,252,825
	PRELIMINARIES				1,251,475
	DESIGN FEES				615,100
	CONSTRUCTION TOTAL	32,010	m2	659.78	21,119,400
	WAREHOUSE 3C 1 and 2				21,119,400

To Collection 21,119,400

Report Summary & Notes

Project: GOODMAN GROUP Building: OAKDALE CENTRAL LOT 3 - Revised DA Estimates	Details: LOT 3 3A, 3C & 3D
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Code	Description	Quantity	Unit	Rate	Total
WAREHOUSE 3D 1, 2 and 3					
	WAREHOUSE 3D				
	Warehouse	8,005	m2	539.87	4,321,645
	Office	369	m2	1,378.43	508,639
	Building Cost Subtotal	8,374	m2	576.82	4,830,284
	External Work				921,346
	SUBTOTAL				5,751,630
	PRELIMINARIES				375,270
	DESIGN FEES				183,800
	CONSTRUCTION TOTAL	8,374	m2	753.61	6,310,700
	WAREHOUSE 3D 1, 2 and 3				6,310,700

To Collection 6,310,700

Trade Detail Report

Project: GOODMAN GROUP	Details: 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 1 and 2

Warehouse

	SUBSTRUCTURE				
	<u>Groundworks</u>				
	Excavate for footings - allowance	51	m3	75.00	3,825
	Trim and compact subgrade	6,606	m2	2.00	13,212
	Waterproof membrane	6,606	m2	8.00	52,848
	Sub-base course	6,606	m2	10.00	66,060
	Subtotal				135,945
	<u>Reinforced Concrete</u>				
	Reinforcement concrete footings - allowance	51	m3	500.00	25,500
	Reinforcement concrete slab on ground	6,606	m2	81.00	535,086
	Subtotal				560,586
	COLUMNS				
	<u>Structural steel</u>				
	Steel columns	33.04	t	4,900.00	161,896
	Subtotal				161,896
	ROOF				
	<u>Structural steel</u>				
	Steel roof frame	79.28	t	4,900.00	388,472
	<u>Roof covering</u>				
	Metal roof covering to Warehouse	6,725	m2	35.00	235,375
	Roof insulation	6,725	m2	10.00	67,250
	Cantilevered awning	683	m2	200.00	136,602
	Rainwater goods	7,407	m2	10.00	74,070
	Subtotal				901,769
	EXTERNAL WALL				
	<u>Concrete panel</u>				
	Precast concrete wall	1,007	m2	175.00	176,225
	<u>Metal cladding</u>				
	Metal cladding to facade	4,600	m2	45.00	207,000
	Steel girts to support cladding including insulation and wire mesh	4,600	m2	66.00	303,600
	Subtotal				686,825

Trade Detail Report

Project: GOODMAN GROUP	Details: 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 1 and 2

(Continued)

Warehouse

(Continued)

	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
	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
	Signage	1	Item	2,500.00	2,500
	Subtotal				23,300
	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

Trade Detail Report

Project: GOODMAN GROUP	Details: 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 1 and 2

(Continued)

Warehouse

(Continued)

	FIRE PROTECTION				
	Allowance for fire protection	5,693	m2	40.00	227,720
	Subtotal				227,720
	<u>Recessed Docks 2 x 2off</u>				
	Substructure				
	Excavation for recessed dock	619	m3	75.00	46,425
	Reinforced concrete retaining wall to recessed dock	21	m3	880.00	18,480
	Reinforced concrete slab on ground for recessed dock and ramp	1,320	m2	55.50	73,260
	<u>Precast Concrete</u>				
	Precast concrete walls to recessed docks	36	m2	500.00	18,000
	SPECIAL EQUIPMENT				
	Dock leveller	4	No	20,000.00	80,000
	Subtotal	4	No	59,041.25	236,165

Office

	SUBSTRUCTURE				
	Groundworks, slabs and footings	822	m2	81.00	66,582
	COLUMNS				
	Concrete and steel columns	822	m2	34.00	27,948
	UPPER FLOOR				
	Suspended upper floor	822	m2	87.00	71,514
	STAIRCASES				
	Staircase to upper floor	6	m/r	3,000.00	18,000
	ROOF				
	Steel roof frame, sheet metal roofing, insulation and rainwater goods	822	m2	44.00	36,168
	EXTERNAL WALL				
	External walls including glazed curtain wall	822	m2	262.00	215,364
	EXTERNAL DOORS				
	<u>Glazed door</u>				
	Single exit door	2	No	2,500.00	5,000

Trade Detail Report

Project: GOODMAN GROUP	Details: 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 1 and 2

(Continued)

Office

(Continued)

	Double exit door	2	No	3,500.00	7,000
	Subtotal				12,000
	INTERNAL WALLS				
	Internal partition wall, toilet cubicles	822	m2	176.00	144,672
	INTERNAL DOORS				
	Internal doors, frames and hardware	822	m2	44.00	36,168
	WALL FINISHES				
	Wall tiles and painting	822	m2	75.00	61,650
	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	822	m2	48.00	39,456
	HYDRAULIC SERVICES				
	Allowance for hydraulic services	822	m2	60.00	49,320
	Subtotal				49,320
	MECHANICAL SERVICES				
	Allowance for mechanical services	822	m2	220.00	180,840
	Subtotal				180,840
	ELECTRICAL SERVICES				
	Allowance for electrical services	822	m2	64.00	52,608
	Subtotal				52,608
	FIRE PROTECTION				
	Allowance for fire protection	822	m2	40.00	32,880
	Subtotal				32,880

Trade Detail Report

Project: GOODMAN GROUP	Details: 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 1 and 2

(Continued)

Office

(Continued)

	LIFT SERVICES				
	Allowance for lift services	2	No	90,000.00	180,000
	Subtotal				180,000

External Works

	<u>Truck Hardstand</u>				
	Reinforced concrete pavement including trimming subgrade, base course and waterproof membrane	5,166	m2	107.00	552,762
	Kerb & gutter	815	m	80.00	65,200
	Armco rails to loading dock	29	m	350.00	10,150
	<u>Car parks & Roads</u>				
	Asphalt pavement including trimming subgrade and base course	1,875	m2	70.00	131,250
	Kerb & gutter	402	m	80.00	32,160
	<u>Light duty pavements</u>				
	Paving to footpaths	141	m2	160.00	22,560
	<u>Soft landscaping</u>				
	Soft landscaping	1,945	m2	10.00	19,450
	<u>Fence</u>				
	Front boundary fence	136	m	85.00	11,560
	Rear/side boundary fence	260	m	60.00	15,600
	Auto sliding gate 8m wide	1	No	10,000.00	10,000
	Sliding Security gate 8m wide	1	No	8,000.00	8,000
	Carpark sliding security gate 6.5m wide	1	No	8,000.00	8,000
	<u>Electrical services</u>				
	External lighting	7,182	m2	2.00	14,364
	<u>Hydraulic services</u>				
	Stormwater drainage	7,182	m2	5.00	35,910
	<u>Fire Protection Services</u>				
	Sprinkler tanks	2	No	10,000.00	20,000

PRELIMINARIES and MARK-UP

	Allow for builder's preliminaries and margin	1	Item	306,021.50	306,022
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DESIGN FEES

	Allowance for Design fees	1	Item	190,600.00	190,600
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Trade Detail Report

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

Code	Description	Quantity	Unit	Rate	Total
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WAREHOUSE 3C 1 and 2

Warehouse

Code	Description	Quantity	Unit	Rate	Total
	SUBSTRUCTURE				
	<u>Ground work</u>				
	Excavation for footing	237	m3	75.00	17,775
	Excavation for recessed dock	1,235	m3	75.00	92,625
	Trim and compact subgrade	30,694	m2	5.00	153,470
	Waterproof membrane	30,694	m2	8.00	245,552
	Base courses	30,694	m2	10.00	306,940
	<u>Concrete</u>				
	Reinforcement concrete footing	237	m3	500.00	118,500
	Reinforced concrete retaining wall to recessed dock	22	m3	880.00	19,360
	Reinforcement concrete slab on ground	237	m2	81.00	19,197
	Reinforced concrete slab on ground for recessed dock and ramp	1,320	m2	55.50	73,260
	Subtotal				1,046,679
	<u>Precast Concrete</u>				
	Precast concrete walls to recessed docks	85	m2	250.00	21,250
	COLUMNS				
	<u>Structural steel</u>				
	Steel columns	184.17	t	4,900.00	902,433
	Subtotal				902,433
	ROOF				
	<u>Structural steel</u>				
	Steel roof frame	368.33	t	4,900.00	1,804,817
	<u>Roof cover</u>				
	Metal roof cover	30,725	m2	35.00	1,075,375
	Roof insulation	30,725	m2	10.00	307,250
	Awning	1,640	m2	200.01	328,016
	Rainwater goods	32,364	m2	10.00	323,640
	Subtotal				3,839,098
	EXTERNAL WALL				
	<u>Concrete panel</u>				
	Precast concrete wall	1,768	m2	175.00	309,400
	<u>Metal cladding</u>				

Trade Detail Report

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

Code	Description	Quantity	Unit	Rate	Total
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WAREHOUSE 3C 1 and 2

(Continued)

Warehouse

(Continued)

	Metal cladding	7,784	m2	45.00	350,280
	Steel girts for cladding	7,784	m2	66.00	513,744
	Subtotal				1,173,424
	EXTERNAL DOORS				
	<u>Exit door</u>				
	Single exit door	17	No	1,500.00	25,500
	<u>Roller shutter</u>				
	Roller shutter door to recessed dock	7	No	7,500.00	52,500
	Roller shutter doors	14	No	8,500.00	119,000
	Subtotal				197,000
	INTERNAL WALLS				
	Precast concrete inter-tenancy wall	2,483	m2	175.00	434,525
	FLOOR FINISHES				
	Dust sealer to warehouse concrete floors	30,694	m2	12.00	368,328
	Allow for line marking	1	Item	10,000.00	10,000
	Subtotal				368,328
	FITMENTS				
	Armco railing	49	m	350.00	17,150
	Bollards to internal and external doors	128	No	400.00	51,200
	Staircase to exit doors	18	m/r	3,000.00	54,000
	Signage	1	Item	5,000.00	5,000
	Subtotal				127,350
	SPECIAL EQUIPMENT				
	Dock leveller	7	No	20,000.00	140,000
	Subtotal				140,000
	HYDRAULIC SERVICES				
	Allowance for hydraulic services	30,694	m2	40.00	1,227,760
	Allowance for detention tank	1	Item	Incl	0
	Subtotal				1,227,760

Trade Detail Report

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

Code	Description	Quantity	Unit	Rate	Total
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WAREHOUSE 3C 1 and 2

(Continued)

Warehouse

(Continued)

	MECHANICAL SERVICES				
	Allowance for mechanical services	30,694	m2	20.00	613,880
	Subtotal				613,880
	ELECTRICAL SERVICES				
	Allowance for electrical services	30,694	m2	55.00	1,688,170
	Allowance for substation	1	Item	250,000.00	250,000
	Subtotal				1,938,170
	FIRE PROTECTION				
	Allowance for fire protection	30,694	m2	40.00	1,227,760
	Subtotal				1,227,760

Offices

	SUBSTRUCTURE				
	Groundworks, slabs and footings	1,630	m2	81.00	132,030
	COLUMNS				
	Concrete and steel columns	1,630	m2	34.00	55,420
	UPPER FLOOR				
	Suspended upper floor	1,630	m2	87.00	141,810
	STAIRCASES				
	Staircase to upper floor	9	m/r	3,000.00	27,000
	ROOF				
	Steel roof frame, sheet metal roofing, insulation and rainwater goods	1,630	m2	44.00	71,720
	EXTERNAL WALL				
	External walls including glazed curtain wall	1,630	m2	262.00	427,060
	EXTERNAL DOORS				
	<u>Glazed door</u>				
	Single exit door	9	No	2,500.00	22,500
	Double exit door	7	No	3,500.00	24,500
	Subtotal				47,000

Trade Detail Report

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

Code	Description	Quantity	Unit	Rate	Total
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WAREHOUSE 3C 1 and 2

(Continued)

Offices

(Continued)

	INTERNAL WALLS				
	Internal partition wall, toilet cubicles	1,630	m2	176.00	286,880
	INTERNAL DOORS				
	Internal doors, frames and hardware	1,630	m2	44.00	71,720
	WALL FINISHES				
	Wall tiles and painting	1,630	m2	75.00	122,250
	FLOOR FINISHES				
	Carpet, sheet vinyl and floor tiling	1,630	m2	65.00	105,950
	CEILING FINISHES				
	Plasterboard suspended ceilings	1,630	m2	31.00	50,530
	FITMENTS				
	Kitchen joinery and toilet hardware	1,630	m2	48.00	78,240
	HYDRAULIC SERVICES				
	Allowance for hydraulic services	1,630	m2	60.00	97,800
	Subtotal				97,800
	MECHANICAL SERVICES				
	Allowance for mechanical services	1,630	m2	220.00	358,600
	Subtotal				358,600
	ELECTRICAL SERVICES				
	Allowance for electrical services	1,630	m2	64.00	104,320
	Subtotal				104,320
	FIRE PROTECTION				
	Allowance for fire protection	1,630	m2	40.00	65,200
	Subtotal				65,200
	LIFT SERVICES				

Trade Detail Report

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

Code	Description	Quantity	Unit	Rate	Total
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WAREHOUSE 3C 1 and 2

(Continued)

Offices

(Continued)

	Allowance for lift services	3	No	90,000.00	270,000
	Subtotal				270,000

External Work

	<u>Truck Hardstand</u>				
	Reinforced concrete pavement slab including trimming, compacting subgrade, base course and membranes	12,558	m2	110.00	1,381,380
	Armco rail to docks	136	m	350.00	47,600
	Kerb & gutters	1,715	m	80.00	137,200
	<u>Carpark pavement</u>				
	Asphalt pavement including trimming, compacting subgrade and base course	4,643	m2	70.00	325,010
	Kerb & gutters	914	m	80.00	73,120
	<u>Light duty pavement areas</u>				
	Pavements to footpaths	1,231	m2	76.00	93,556
	<u>Retaining Wall</u>				
	Allow for retaining wall	2,223	m2	500.00	1,111,500
	Door to drainage area	1	No	1,500.00	1,500
	<u>Landscaping</u>				
	Soft landscaping	5,796	m2	10.00	57,960
	Allow for BBQ, seating equipment	1	Item	6,000.00	6,000
	<u>Fence</u>				
	Front boundary fence	342	m	85.00	29,070
	Rear/side boundary fence	292	m	60.00	17,520
	Truck entry gate - 8m wide	1	No	8,000.00	8,000
	Auto Sliding gate 8m wide	1	No	10,000.00	10,000
	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	17,746	m2	2.00	35,492
	<u>Hydraulic services</u>				
	Stormwater drainage	17,746	m2	5.00	88,730
	<u>Fire Protection Services</u>				
	Sprinkler tanks	2	No	10,000.00	20,000

PRELIMINARIES

	Allow for builder's preliminaries and margin	1	Item	1,251,475.00	1,251,475
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Trade Detail Report

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

Code	Description	Quantity	Unit	Rate	Total
WAREHOUSE 3C 1 and 2					<i>(Continued)</i>
<u>DESIGN FEES</u>					<i>(Continued)</i>
	Allow for design fees	1	Item	615,100.00	615,100

Trade Detail Report

Project: GOODMAN GROUP Building: OAKDALE CENTRAL LOT 3 - Revised DA Estimates	Details: LOT 3 3A, 3C & 3D
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Code	Description	Quantity	Unit	Rate	Total
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WAREHOUSE 3D 1, 2 and 3

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

Trade Detail Report

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

Code	Description	Quantity	Unit	Rate	Total
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WAREHOUSE 3D 1, 2 and 3

(Continued)

Warehouse

(Continued)

	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
	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	350.00	7,000
	Bollard to exit doors	60	No	400.00	24,000
	Signage	1	Item	2,500.00	2,500
	Subtotal				33,500
	SPECIAL EQUIPMENT				
	Dock leveller	4	No	20,000.00	80,000
	Subtotal				80,000
	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

Trade Detail Report

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

Code	Description	Quantity	Unit	Rate	Total
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WAREHOUSE 3D 1, 2 and 3

(Continued)

Warehouse

(Continued)

	FIRE PROTECTION				
	Allowance for fire protection	8,005	m2	40.00	320,200
	Subtotal				320,200

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				
	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

Trade Detail Report

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

Code	Description	Quantity	Unit	Rate	Total
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WAREHOUSE 3D 1, 2 and 3

(Continued)

Office

(Continued)

	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

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
	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

Trade Detail Report

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

Code	Description	Quantity	Unit	Rate	Total
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WAREHOUSE 3D 1, 2 and 3

(Continued)

External Work

(Continued)

	<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

PRELIMINARIES

	Allow for builder's preliminaries and margin	1	Item	375,270.00	375,270
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DESIGN FEES

	Allow for design fees	1	Item	183,800.00	183,800
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