



1 Homebush Bay Drive  
Building C, Level 3  
Rhodes NSW 2138

02 9767 2000

PO Box 3307  
Rhodes NSW 2138

[australand.com.au](http://australand.com.au)

## QUANTITY SURVEYOR'S REPORT

**MARTIN BROWER  
156-164 COWPASTURE ROAD,  
WETHERILL PARK**

**DEVELOPMENT APPLICATION SDD-15-7078 FOR  
CONSTRUCTION OF A WAREHOUSE & DISTRIBUTION  
DEVELOPMENT**



## Quantity Surveyor Report

The Martin Brower development consist of a 3132m<sup>2</sup> office and 15,427m<sup>2</sup> warehouse development with extensive fit out to provide a internal climate controlled areas consisting of freezer of 3,140m<sup>2</sup> at minus 20 degrees, chiller of 604m<sup>2</sup> and staging areas of 3,633m<sup>2</sup>.

The cost of development excluding land and estate infrastructure is \$33,955,730.

Below is a summary of the estimate benchmarking included in the Cost Plan for Martin Brower, located at 156-164 Cowpasture Road, Wetherill Park.

- Preliminary design concepts have been provided for the Structural, Civil, Electrical, Fire Protection and Mechanical Systems. These design concepts have been used to develop the cost plan along with the Development Application Architectural Package and associated reports.
- Trade cover represents 43% of the budget including refrigeration, insulated cladding, electrical services, fire services, lift services, mechanical services, dock levelers and shutters, precast concrete, roofing and cladding.
- Design fees are represent 1.5% of the budget. Design proposals have been provided by all disciplines required for the development.
- Preliminaries represent 5.7% of the budget and have been work up from first principles and benchmarked against the final costs of the Coles facility in Parkinson
- Provisional Allowances represent 7% of the budget, and refer to works pending design or supplier selection.
- The balance of the construction represents 42.8% of the total budget and has been priced based on trade rates. The trade rates were benchmarked against lettings on Office Max and Lot 1 Speculative facility at Eastern Creek.



## Martin Brower 156-164 Cowpasture Road, Wetherill Park

Description	Quantity	UOM	Rate	Total
Site Preparation	51,705	m2	\$ 2.75	\$ 141,942.90
Warehouse	14,828	m2	\$ 303.52	\$ 4,500,589.38
Warehouse Awnings	2,078	m2	\$ 201.16	\$ 418,009.15
Office	3,217	m2	\$ 1,111.38	\$ 3,575,305.58
External Works	35,285	m2	\$ 91.74	\$ 3,237,000.80
Site services	18,559	m2	\$ 102.01	\$ 1,893,270.50
Design	18,559	m2	\$ 27.59	\$ 512,050.00
Preliminaries	45	Wks	\$ 41,853.52	\$ 1,883,408.26
<b>Base Building Subtotal:</b>	<b>18,559</b>	<b>\$/m2</b>	<b>\$ 870.82</b>	<b>\$ 16,161,576.58</b>
Building Cladding Upgrades				
Subtotal	18,559	m2	\$ 203.99	\$ 3,785,936.39
Structure Upgrades Subtotal	18,559	m2	\$ 70.03	\$ 1,299,641.50
Services Upgrades Subtotal	18,559	m2	\$ 278.25	\$ 5,164,105.02
Loading Area Upgrades Subtotal	18,559	m2	\$ 111.65	\$ 2,072,070.00
Internal Fitout Subtotal	18,559	m2	\$ 42.91	\$ 796,394.54
External Upgrades Subtotal	35,285	m2	\$ 16.13	\$ 569,162.00
Provisional Allowances Subtotal	18,559	m2	\$ 124.47	\$ 2,310,000.00
GreenStar Rating [ excl solar upgrades ]	18,559	m2	\$ 12.12	\$ 225,024.28
Sustainability Upgrades	18,559	m2	\$ 55.86	\$ 1,036,750.00
Upgrades Prelims Subtotal	45	Wks	\$ 11,890.42	\$ 535,068.95
<b>Project Specific Upgrades</b>	<b>18,559</b>	<b>\$/m2</b>	<b>\$ 958.79</b>	<b>\$ 17,794,152.68</b>
<b>Project Total</b>				<b>\$ 33,955,729.25</b>

Regards,

**Anthony O'Neill**  
 Cost Planning Manager  
 Australand Property Group