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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 3132m² office and 15,427m² warehouse development with extensive fit out to provide a internal climate controlled areas consisting of freezer of 3,140m² at minus 20 degrees, chiller of 604m² and staging areas of 3,633m².

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
Base Building Subtotal:	18,559	\$/m2	\$ 870.82	\$ 16,161,576.58
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
Project Specific Upgrades	18,559	\$/m2	\$ 958.79	\$ 17,794,152.68
<u>Project Total</u>				<u>\$ 33,955,729.25</u>

Regards,

Anthony O'Neill
Cost Planning Manager
Australand Property Group