



Construction Consultants

CAPITAL INVESTMENT VALUE REPORT Proposed Horsley Drive Business Park Stage 2 Cowpasture Road, Wetherill Park, NSW

Western Sydney Parklands Trusts

23rd November 2016

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1.0 Introduction

This Capital Investment Value cost assessment has been prepared from a review of costs associated with the proposal for a new industrial development at Cowpasture Road, Wetherill Park, NSW for Western Sydney Parklands Trusts.

The assessment is based on advice from the project consultant team on concept design, value management, management of construction works and co ordination for development of estate earthworks and infrastructures and 'Cold Shell' warehouses, ancillary offices, associated driveways, parking facilities and landscaping works.

Should any further information regarding this submission be required, please do not hesitate to contact:

David Yong

Director/Senior Quantity Surveyor

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2.0 Capital Investment Value

Proposed Horsley Drive Business Park Stage 2 Cowpasture Road, Wetherill Park, NSW

The lump sum amounts shall include all costs in carrying out the Project. All amounts, rates and allowances are inclusive of Builders Preliminaries, OH & Margin. The final sum is inclusive of the Goods and Services Tax (GST).

DESCRIPTION OF WORKS	Gross Floor Area	Lump Sum Value
1. Siteworks - Bulk Earthworks - Retaining Walls		\$4,611,000.00
2. External Roadworks External intersection		\$350,000.00
3. Authority Services - HV Power - Telecommunications & Data - Water Main - Sewer		\$525,000.00
4. Site Services, Carpark & Driveway - Stormwater - Water Reticulation (internal) - Sewer Reticulation (internal) - HV Power/Street Lighting Reticulation - Access Road (includes Landscaping)		\$2,201,000.00
5. Building Structures - Lot 1 Warehouse & Ancillary Offices - Lot 2 Warehouse & Ancillary Offices - Lot 3 Warehouse & Ancillary Offices - Lot 4 Warehouse & Ancillary Offices - Associated Carparks, Loading Bays & Landscaping	15,120 m2 31,490 m2 19,000 m2 23,090 m2	\$55,209,000.00
Total Construction Cost:	88,700 m2	\$62,896,000.00
6. Professional Fees		\$2,200,000.00

Capital Investment Value:		\$65,096,000
GST:		\$6,509,600
CAPITAL INVESTMENT VALUE (Incl GST):		\$71,605,600

The information provided in this report is accurate at the date of preparation.

Signature

Date:	23 rd November, 2016
Signed for the Consultant by: (Authorised Officer)	
In the Office Bearer capacity of:	Director/Senior Quantity Surveyor B.Build, AIQS (3513)

Estimate Summary



Project: Western Sydeny Parklands Trust	Details: 16187_KH_CIV_02
Building: Horsley Drive Business Park Stage 2	Cost Estimate

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
	SITEWORKS				4,610,694		4,610,694
	EXTERNAL ROADWORKS				350,000		350,000
	AUTHORITY SERVICES				525,000		525,000
	SITE SERVICES, CARPARK & DRIVEWAY				2,200,646		2,200,646
	BUILDING STRUCTURES				55,209,200		55,209,200
	TOTAL CONSTRUCTION COST						62,895,540
	PROFESSIONAL FEES				2,200,000		2,200,000
	EXCLUSIONS				0		0
	CAPITAL INVESTMENT VALUE						65,095,540
	GST						6,509,554
	CAPITAL INVESTMENT VALUE INCL GST						71,605,094

Estimate Details

Project: Western Sydeny Parklands Trust	Details: 16187_KH_CIV_02
Building: Horsley Drive Business Park Stage 2	Cost Estimate

Code	Trade Description	Quantity	Unit	Rate	Factor	Trade Total
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SITEWORKS

	Bulk earthworks					
	Preliminaries	1	item	384,650.00		384,650
	Site clearance	165,884	m2	0.30		49,765
	Proof roll to site	165,884	m2	0.15		24,883
	Location of existing services	1	item	1,500.00		1,500
	Cut over site	201,700	m3	3.60		726,120
	Fill over site	165,600	m3	2.60		430,560
	Fill with imported material (free fill material)	27,500	m3	3.10		85,250
	Fill with excess material (miscellaneous)	63,900	m3	4.60		293,940
	Trim & compact	127,221	m2	1.30		165,387
	Trim batter and swale	38,626	m2	1.50		57,939
	Clearing of existing trees & bush	1	item	30,000.00		30,000
	Retaining walls	5,246	m2	450.00		2,360,700

SITEWORKS

4,610,694

EXTERNAL ROADWORKS

	External intersection	1	item	350,000.00		350,000
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EXTERNAL ROADWORKS

350,000

AUTHORITY SERVICES

	HV Power					
	Connection and establishment	1	item	50,000.00		50,000
	HV mains (open cut)	250	m	1,000.00		250,000
	HV mains (under bore)	50	m	2,500.00		125,000
	Telecommunications & Data					
	Allowance (external)	1	item	20,000.00		20,000
	Water Main					
	Allowance (external)	1	item	50,000.00		50,000
	Sewer					
	Connection and establishment	1	item	30,000.00		30,000

AUTHORITY SERVICES

525,000

SITE SERVICES, CARPARK & DRIVEWAY

	Stormwater					
	Stormwater, detention basin and overland flow path	165,884	m2	6.50		1,078,246
	Water reticulation (internal)					
	DN200 reticulation main	310	m	260.00		80,600
	Sewer reticulation (internal)					
	DN200 reticulation main	310	m	380.00		117,800
	HV power/street lighting reticulation					

Estimate Details

Project: Western Sydeny Parklands Trust
Building: Horsley Drive Business Park Stage 2

Details: 16187_KH_CIV_02
Cost Estimate

Code	Trade Description	Quantity	Unit	Rate	Factor	Trade Total
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SITE SERVICES, CARPARK & DRIVEWAY

(Continued)

	HV power main	310	m	1,200.00		372,000
	Access road (includes landscaping)					
	20m wide access road	240	m	2,300.00		552,000

SITE SERVICES, CARPARK & DRIVEWAY

2,200,646

BUILDING STRUCTURES

	Lot 1 Warehouse and ancillary office	15,120	m2	534.00		8,074,080
	Lot 2 Warehouse and ancillary office	31,490	m2	534.00		16,815,660
	Lot 3 Warehouse and ancillary office	19,000	m2	534.00		10,146,000
	Lot 4 Warehouse and ancillary office	23,090	m2	534.00		12,330,060
	Carparks, driveways, loading bays and landscaping	78,434	m2	100.00		7,843,400

BUILDING STRUCTURES

55,209,200

PROFESSIONAL FEES

	Allow	1	item	2,200,000.00		2,200,000
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PROFESSIONAL FEES

2,200,000

EXCLUSIONS

	Building fitout works and operation equipment excluded (separate applications)		note			
	Road widening and deceleration lanes excluded		note			
	Signalised intersection excluded		note			

EXCLUSIONS