



Construction Consultants

CAPITAL INVESTMENT VALUE REPORT
Proposed Warehouse and Industrial Facilities Hub
Proposed Lot 1, 2, 3 & 4, 657-769 Mamre Road, Kemps Creek
SSD-9522-Modification

Altis & Frasers Property Group

15th November 2021

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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 warehouse facility at 657-769 Mamre Road, Kemps Creek (Proposed Lot 1, 2, 3 & 4).

The assessment is based on advice from the project consultant team on concept design, value management, management of construction works and coordination for development of warehouses, ancillary offices, minor earthworks, external works and services.

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 Warehouse Facility (SSD-9522-Modification) **Proposed Lot 1, 2, 3 & 4 at 657-769 Mamre Road, Kemps Creek**

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

DESCRIPTION OF WORKS	Gross Floor Area	Lump Sum Value
1. Additional Access Road <ul style="list-style-type: none"> Roadway Landscaping Stormwater Power Supply Telstra Conduits 		\$908,040.00
2. Lot 1 <ul style="list-style-type: none"> Site Preparation Warehouse and Awnings Office Site Services External Works Design 	3,657 m2	\$ 5,086,762.00
3. Lot 2 - Symbion <ul style="list-style-type: none"> Site Preparation Warehouse and Awnings Offices Site Services External Works Design 	29,220 m2	\$ 28,829,457.00
4. Lot 3 <ul style="list-style-type: none"> Site Preparation Warehouse and Awnings Offices Site Services External Works Design 	10,651 m2	\$9,282,239.00
5. Lot 4 – HCL <ul style="list-style-type: none"> Site Preparation Warehouse and Awnings Offices Site Services External Works Design 	27,156 m2	\$38,136,114.00

6. Consultant Fees		INCL
Capital Investment Value (GST Excl):		\$82,242,612
GST:		\$82,242,612
CAPITAL INVESTMENT VALUE (GST Incl):		\$90,466,873


Employment Generation:

Operational jobs generated only by the works, are expected for the above will be in the order of 360 full time jobs.

Construction jobs generated only by the works, are expected for the above will be in the order of 400 full time jobs.

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

Signature

Date:	15 November 2021
Signed for the Consultant by: (Authorised Officer)	 David Yong
In the Office Bearer capacity of:	Director/Senior Quantity Surveyor B.Build, AIQS (3513)

Appendix A

CIV Cost Differences

The cost differences between original SSD9522 CIV and current SSD9522 Modification CIV of the same footprint of site are listed as follows:			
	Original SSD	Modified SSD	Cost Difference
1. Additional Access Road		\$908,040.00	\$908,040.00
2. Lot 1 to 4 Warehouses and Offices	\$66,147,000.00	\$81,334,572.00	\$15,187,572.00
Capital Investment Value (GST Excl)	\$66,147,000.00	\$82,242,612.00	\$16,095,612.00
GST	6,614,700.00	\$8,224,261.00	\$1,609,561.00
Capital Investment Value (GST Incl)	\$72,761,700.00	\$90,466.873000	\$17,705,173.00

APPENDIX B

Proposed Lot 1, 2, 3 & 4 – Cost Plan Details

Full Estimate Summary

Project: Altis & Frasers Property Group	Details: S22059_KC_CIV REPORT_01
Building: SSD- 9522- Modification	Proposed Lot 1, 2 , 3 & 4 - CIV Report

Auto code	Trade Description	Trade Percentage	Cost/m2	SubTotal	Factor	Trade Total
1	ADDITIONAL ACCESS ROAD	1.01	13	908,040		908,040
2	LOT 1	5.63	72	5,086,762		5,086,762
3	LOT 2 - SYMBION SITE	31.87	408	28,829,457		28,829,457
4	LOT 3	10.27	131	9,282,239		9,282,239
5	LOT 4 - HCL SITE	42.16	540	38,136,114		38,136,114
	TOTAL ESTIMATED COST EXCL GST					82,242,612
6	GST 10%	9.10	116			8,224,261
	TOTAL ESTIMATED COST INCL GST					90,466,873
GFA: 70,684.00 m2				82,242,612		90,466,873

Estimate Details

Project: Altis & Frasers Property Group	Details: S22059_KC_CIV REPORT_01
Building: SSD-9522-Modification	Proposed Lot 1, 2, 3 & 4 - CIV Report

Code	Trade Description	Quantity	Unit	Rate	Factor	Trade Total
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ADDITIONAL ACCESS ROAD

	Additional Access Road:					
	Access road	4,126	m2	159.11		656,462
	Landscaping	1,270	m2	36.98		46,966
	Stormwater reticulation	224	m	534.09		119,636
	Power supply & reticulation	253	m	305.47		77,375
	Telstra conduits	253	m	30.01		7,601

ADDITIONAL ACCESS ROAD

908,040

LOT 1

	Lot 1:					
	Site preparation	9,473	m2	5.42		51,367
	Warehouse 1	3,507	m2	480.33		1,684,515
	Warehouse awnings	1,186	m2	241.15		286,004
	Office 1	150	m2	3,461.56		519,234
	External works	5,810	m2	102.12		593,313
	Site services	3,657	m2	211.30		772,719
	Design	3,657	m2	82.78		302,713
	Preliminaries	18	Weeks	33,636.33		605,454
	GreenStart rating	6	Star	Certified		123,285
	Third party builder's overhead and profit margin	1	item	148,158.00		148,158

LOT 1

5,086,762

LOT 2 - SYMBION SITE

	Symbion Site:					
	Site preparation	54,911	m2	8.42		462,292
	Symbion warehouse	27,335	m2	595.66		16,282,441
	Ant room	140	m2	1,210.57		169,480
	Fridge/coolroom	645	m2	1,647.56		1,062,677
	Warehouse awnings	4,060	m2	209.06		848,796
	Office 1	1,056	m2	1,241.91		1,311,457
	Switch room	90	m2	762.76		68,648
	External works	27,150	m2	85.13		2,311,282
	Site services	28,391	m2	98.53		2,797,332
	Design	28,391	m2	17.92		508,625
	Preliminaries	30	Weeks	50,415.60		1,512,468
	GreeStar rating	6	Star	Certified		223,959
	Provisional sums	28,391	m2	44.73		1,270,000

LOT 2 - SYMBION SITE

28,829,457

Estimate Details

Project: Altis & Frasers Property Group	Details: S22059_KC_CIV REPORT_01
Building: SSD-9522-Modification	Proposed Lot 1, 2, 3 & 4 - CIV Report

Code	Trade Description	Quantity	Unit	Rate	Factor	Trade Total
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LOT 3

	Lot 3:					
	Site preparation	25,403	m2	5.06		128,462
	Warehouse 3	10,145	m2	375.56		3,810,072
	Warehouse awnings	908	m2	253.80		230,447
	Office 3	506	m2	2,218.42		1,122,520
	External works	14,754	m2	88.85		1,310,887
	Site services	10,651	m2	109.35		1,164,674
	Design	10,651	m2	31.88		339,533
	Preliminaries	22	Weeks	34,186.73		752,108
	GreenStar rating	6	Star	Certified		153,180
	Third party builder's overhead and profit margin	1	item	270,356.00		270,356

LOT 3

9,282,239

LOT 4 - HCL SITE

	HCL Site:					
	Site preparation	46,979	m2	9.69		455,190
	Warehouse	25,321	m2	898.34		22,746,745
	Ant room	150	m2	1,466.86		220,029
	Fridge/coolroom	635	m2	2,185.46		1,387,770
	Warehouse awnings	3,520	m2	206.38		726,464
	Office 1	1,300	m2	1,808.36		2,350,872
	Dock office	471	m2	1,004.90		473,306
	Dangerous goods store	1,255	m2	653.56		820,219
	Switch room	30	m2	2,333.33		70,000
	External works	21,266	m2	106.98		2,274,998
	Site services	27,156	m2	123.80		3,361,946
	Design	27,156	m2	19.19		521,125
	Preliminaries	34	Weeks	36,345.74		1,235,755
	GreenStar rating	6	Star	Certified		221,695
	Previsional sums	27,156	m2	46.77		1,270,000

LOT 4 - HCL SITE

38,136,114