



## Construction Consultants

### **CAPITAL INVESTMENT VALUE REPORT**

#### **Proposed Warehouse and Industrial Facilities Hub**

#### **Proposed Lot 2 & 3, 657-769 Mamre Road, Kemps Creek**

#### **SSD-9522-Modification**

Altis & Frasers Property Group

14<sup>th</sup> August 2022

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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 2 & 3).

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 2 & 3 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"> <li>Roadway</li> <li>Landscaping</li> <li>Stormwater</li> <li>Power Supply</li> <li>Telstra Conduits</li> </ul>		\$820,817.00
2. Lot 2 - Symbion <ul style="list-style-type: none"> <li>Site Preparation</li> <li>Warehouse and Awnings</li> <li>Offices</li> <li>Site Services</li> <li>External Works</li> <li>Design</li> </ul>	29,220 m2	\$ 29,838,488.00
3. Lot 3 <ul style="list-style-type: none"> <li>Site Preparation</li> <li>Warehouse and Awnings</li> <li>Offices</li> <li>Site Services</li> <li>External Works</li> <li>Design</li> </ul>	10,651 m2	\$9,607,117.00
4. Consultant Fees		INCL
<b>Capital Investment Value (GST Excl):</b>		<b>\$40,266,422</b>
<b>GST:</b>		<b>\$4,026,642</b>
<b>CAPITAL INVESTMENT VALUE (GST Incl):</b>		<b>\$44,293,064</b>


### Employment Generation:

Operational jobs generated only by the works, are expected for the above will be in the order of 160 full time jobs.

Construction jobs generated only by the works, are expected for the above will be in the order of 180 full time jobs.

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

### Signature

Date:	14 August 2022
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		\$820,817.00	\$820,817.00
2. Lot 2 to 3 Warehouses and Offices	\$34,092,000.00	\$39,445,605.00	\$5,353,605.00
Capital Investment Value (GST Excl)	<b>\$34,092,000.00</b>	<b>\$40,266,422.00</b>	<b>\$6,174,422.00</b>
GST	3,409,200.00	\$4,026,642.00	\$617,442.00
Capital Investment Value (GST Incl)	<b>\$37,501,200.00</b>	<b>\$44,293,064.00</b>	<b>\$6,791,864.00</b>

## **APPENDIX B**

### **Proposed Lot 2 & 3 – Cost Plan Details**

# Full Estimate Summary



<b>Project:</b> Altis & Frasers Property Group	<b>Details:</b> S22059_KC_CIV REPORT_02
<b>Building:</b> SSD - 9522- Modification	Proposed Lot 2 & 3 - CIV Report

Auto code	Trade Description	Trade Percentage	Cost/m2	SubTotal	Factor	Trade Total
1	ADDITIONAL ACCESS ROAD	1.86	18	820,817		820,817
2	LOT 2 - SYMBION SITE	67.37	662	29,838,488		29,838,488
3	LOT 3	21.69	213	9,607,117		9,607,117
	<b>TOTAL ESTIMATED COST EXCL GST</b>					<b>40,266,422</b>
4	GST 10%	9.10	89			4,026,642
	<b>TOTAL ESTIMATED COST INCL GST</b>					<b>44,293,065</b>

<b>GFA: 45,092.00 m2</b>	<b>40,266,422</b>	<b>44,293,065</b>
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# Estimate Details

**Project:** Altis & Frasers Property Group  
**Building:** SSD-9522-Modification

**Details:** S22059\_KC\_CIV REPORT\_02  
 Proposed Lot 2 & 3 - CIV Report

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

	<b>Additional Access Road:</b>					
	Access road	3,466	m2	159.11	1.0350	570,768
	Landscaping	1,000	m2	36.98	1.0350	38,275
	Stormwater reticulation	224	m	534.09	1.0350	123,823
	Power supply & reticulation	253	m	305.47	1.0350	80,083
	Telstra conduits	253	m	30.01	1.0350	7,867

## ADDITIONAL ACCESS ROAD

820,817

## LOT 2 - SYMBION SITE

	<b>Symbion Site:</b>					
	Site preparation	54,911	m2	8.42	1.0350	478,472
	Symbion warehouse	27,335	m2	595.66	1.0350	16,852,326
	Ant room	140	m2	1,210.57	1.0350	175,412
	Fridge/coolroom	645	m2	1,647.56	1.0350	1,099,871
	Warehouse awnings	4,060	m2	209.06	1.0350	878,504
	Office 1	1,056	m2	1,241.91	1.0350	1,357,358
	Switch room	90	m2	762.76	1.0350	71,051
	External works	27,150	m2	85.13	1.0350	2,392,177
	Site services	28,391	m2	98.53	1.0350	2,895,239
	Design	28,391	m2	17.92	1.0350	526,427
	Preliminaries	30	Weeks	50,415.60	1.0350	1,565,404
	GreeStar rating	6	Star	Certified	1.0350	231,798
	Provisional sums	28,391	m2	44.73	1.0350	1,314,450

## LOT 2 - SYMBION SITE

29,838,488

## LOT 3

	<b>Lot 3</b>					
	Site preparation	25,403	m2	5.06	1.0350	132,958
	Warehouse 3	10,145	m2	375.56	1.0350	3,943,425
	Warehouse awnings	908	m2	253.80	1.0350	238,513
	Office 3	506	m2	2,218.42	1.0350	1,161,808
	External works	14,754	m2	88.85	1.0350	1,356,768
	Site services	10,651	m2	109.35	1.0350	1,205,438
	Design	10,651	m2	31.88	1.0350	351,417
	Preliminaries	22	Weeks	34,186.73	1.0350	778,432
	GreenStar rating	6	Star	Certified	1.0350	158,541



Estimate Details



<b>Project:</b> Altis & Frasers Property Group	<b>Details:</b> S22059_KC_CIV REPORT_02
<b>Building:</b> SSD-9522-Modification	Proposed Lot 2 & 3 - CIV Report

Code	Trade Description	Quantity	Unit	Rate	Factor	Trade Total
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LOT 3

(Continued)

	Third party builder's overhead and profit margin	1	item	270,356.00	1.0350	279,818
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LOT 3

9,607,117