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8 February 2021

Goodman Group
Level 17, 60 Castlereagh St
SYDNEY NSW 2000

Attention: Ms Stephanie Partridge
Email: Stephanie.Partridge@goodman.com

Dear Madam,

**DEVELOPMENT APPLICATION TO DPIE ESTIMATE – FEBRUARY 2021
OAKDALE WEST ESTATE WAREHOUSE 2A, 2C-1, 2C-2 and 2D**

Please find attached our Estimate for your Development Application to the Department of Planning Industry and Environment (DPIE) for the proposed project located at the Oakdale West Estate.

Rider Levett Bucknall accepts no responsibility, or liability, to any other party who might use or rely upon this report without our prior knowledge and written consent. Further, no portion of this report (including without limitation any conclusions which may affect value, the identity of Rider Levett Bucknall or its Sub-Contractors, or any individuals signing or associated with this report, or the Professional Associations or Organisations with which they are affiliated) shall be copied or disseminated to third parties, by any means, without the prior written consent and approval of Rider Levett Bucknall.

Should you have any queries or require any further information or comment, please do not hesitate to contact us.

Yours faithfully,



Robbie Stewart
Senior Consultant
Rider Levett Bucknall

Robbie.stewart@au.rlb.com



ISO 9001
FS 548756

DA ESTIMATE

FEBRUARY 2021

DEVELOPMENT APPLICATION ESTIMATE FOR DPIE, OAKDALE WEST ESTATE

WAREHOUSE 2A, 2C-1, 2C-2 AND 2D

Prepared For

Goodman Group
Level 17, 60 Castlereagh St
SYDNEY NSW 2000

Prepared By

Rider Levett Bucknall NSW Pty Ltd
Level 19
141 Walker Street
North Sydney NSW 2060
T: +61 2 9922 2277

Our Ref

17271-ES-3

Project number

17271

Issued on

8 February 2021

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REPORTS ISSUED

Report	Date	Title Description	Released By
4	8 February 2021	Estimate Report	Robbie Stewart

RIDER LEVETT BUCKNALL QA




	Prepared by:	Reviewed by:	Released by:
Name:	Thomas Yeung	Robbie Stewart	Robbie Stewart
Signature:			

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1.0 EXECUTIVE SUMMARY

1.1 INTRODUCTION

This report provides DA costs for the proposed site infrastructure and warehouse 2A, 2C-1, 2C-2 & 2D works located at Oakdale West Estate. The project is for a Stage 3 Application to the DPIE.

1.2 COST SUMMARY

The costs can be summarised as follows:

Element	2A	2C-1, 2C-2 & 2D	TOTAL
Construction Cost	\$48,415,324	\$21,015,500	\$69,430,824
Design Contingency	\$4,841,534	\$2,101,551	\$6,943,085
Construction Contingency	Excl.	Excl.	Excl.
Professional Fees - Planning Phase	\$2,662,842	\$1,155,852	\$3,818,694
Professional Fees - Delivery Phase	\$2,801,401	\$1,215,996	\$4,017,397
Authority Fees & Charges	Excl.	Excl.	Excl.
Escalation to Construction	Excl.	Excl.	Excl.
Escalation During Construction	Excl.	Excl.	Excl.
TOTAL PROJECT COSTS (Excluding GST)	\$58,721,102	\$25,488,898	\$84,210,000
Goods & Services Tax (GST)	\$5,872,110	\$2,548,890	\$8,421,000
TOTAL PROJECT COSTS (Including GST)	\$64,593,212	\$28,037,788	\$92,631,000

1.3 MAJOR ASSUMPTIONS

This estimate report is based on a number of assumptions, as per Section 3.6 further within this report.

The following assumptions are of particular note:

- Estimate based off architectural site plans and benchmarking
- Tenant specific FF&E is excluded

1.4 STATEMENT OF RELIANCE

This report is prepared for the reliance for the party/parties for whom it is prepared. Rider Levett Bucknall accepts no responsibility, or liability, to any other party who might use or rely upon this report without our prior knowledge and written consent. Further, no portion of this report (including without limitation any conclusions which may affect value, the identity of Rider Levett Bucknall or its Sub-Contractors, or any individuals signing or associated with this report, or the Professional Associations or Organisations with which they are affiliated) shall be copied or disseminated to third parties, by any means, without the prior written consent and approval of Rider Levett Bucknall.

2.0 PROJECT INFORMATION

2.1 PROJECT TEAM

Client:	Goodman Limited
Quantity Surveyor:	Rider Levett Bucknall
Architect:	SBA Architects
Engineering Services:	AT&L

2.2 PROJECT DESCRIPTION

The project involves site preparation works and the construction of 2A, 2C1, 2C2 & 2D Warehouses located at Oakdale West Estate and comprises the following scope of works:

Warehouse Buildings 2A, 2C-1, 2C-2 & 2D

- Construction of new warehouse and office facilities.
- External works including site preparation, retaining walls, carpark, hardstand areas, landscaping and site services.

3.0 BASIS OF REPORT

3.1 PURPOSE AND STATUS OF COST REPORT

This report has been prepared to forecast the total cost of the project as currently detailed. It is based on preliminary documentation only.

As the project progresses, the developing design should be reviewed against the allowances made within this report. The costs should be considered in the context of the current stage of the design.

3.2 BASIS OF PROCUREMENT

The estimate is based on the assumption that a competitive tender form of procurement process will be conducted with pre-qualified contractors (no less than 3 no.) with the proven capability and relevant experience to successfully deliver a project of this nature.

3.3 PROGRAMME

RLB has not been advised of a planning or delivery programme for this project.

3.4 FORECAST ESCALATION

Forecast escalation is excluded from this estimate.

3.5 INFORMATION USED

The costs in this report are based upon rates applied to measured elemental quantities and are current as at February 2021.

- Drawings used – refer Appendix B

3.6 KEY ASSUMPTIONS

Due to the stage of the project, some of the report is based on assumptions rather than outline design. These assumptions should be tested as the project progresses.

We have employed the following assumptions in preparing this report:

- Elemental cost estimating. The estimate includes, but not limited to, \$/m² allowance for elements including walls, floors, ceilings, finishes and services, based on assumed specifications and preliminary design information.
- Engineering services allowances are based on \$/m² allowances, based on assumed design, capacities, etc. and system installations.
- Earthwork allowances are based on excavation in material other than rock and have assumed depths from cut/fill based on the MOD 2 DA estimate earthworks.
- No allowance for any works related to hazardous or contaminated material
- Allowance has been made for lifts to all 2 storey offices
- Assume external wall for Warehouses 2C1, 2C2 & 2D comprising a combination of precast concrete and Cliplock sheeting insulated at the roof
- Assume external wall and roof sheeting being composite roof and wall panels
- FF&E, loose fittings and equipment are excluded from the estimate.
- The estimate does not include an allowance for staging and/or to complete the works out of sequence.
- It is assumed that the works will be undertaken during normal working hours.

- Allowance for additional structural steel tonnage in order to support solar system

3.7 INCLUSIONS

The estimate includes the following allowances:

- Design Contingency (10%)
- Professional Fees – Planning Phase (5%)
- Professional Fees – Delivery Phase (5%)
- Goods and Services Tax (10%)

3.8 EXCLUSIONS

In compiling this DA Estimate, no allowance has been made for the following cost items. Allowances for these items should be added as appropriate to establish the total project cost. If requested, we can provide assistance to assess these allowances:

- Any costs and fees as a result of any development approval resubmissions
- Any special or additional contributions sought by authorities for public or other facilities as a condition of development approval
- Computer installations including wiring
- Cost increases beyond February 2021
- Construction Contingency
- Escalation to/during construction
- Environmental impact study costs
- Finance costs and interest charges
- Land and legal costs
- Loose furniture, fittings and equipment (other than allowances expressly included in the estimate)
- Public utilities' charges, contributions and levies
- All costs associated with hazardous and contaminated materials
- Corporate Signage
- Telephone services
- Works outside site boundaries
- Augmentation and extensions to existing Authority mains
- Out of sequence work / staging & working outside normal working hours
- Any upgrade to existing building to comply with current construction code that may be required, but not documented
- Air-conditioning of warehouse
- Tenant specialist equipment, etc. for the purposes of ultimate occupant business operations
- Excavation in rock
- Treatment of soft spots
- All costs associated with heritage, cultural, archaeological artefacts, etc.
- Truck queueing digital display board
- Battery charging stations

4.0 SCHEDULE OF AREAS

4.1 DEFINITION

The terminology “GFA” as utilised in this report relates to Gross Floor Area. The definition of GFA as measured in this report is as follows:

GROSS FLOOR AREA (G.F.A.)

The sum of the “Fully Enclosed Covered Area” and “Unenclosed Covered Area” as defined.

FULLY ENCLOSED COVERED AREA (F.E.C.A.)

The sum of all such areas at all building floor levels, including basements (except unexcavated portions), floored roof spaces and attics, garages, penthouses, enclosed porches and attached enclosed covered ways alongside buildings, equipment rooms, lift shafts, vertical ducts, staircases and any other fully enclosed spaces and usable areas of the building, computed by measuring from the normal inside face of exterior walls but ignoring any projections such as plinths, columns, piers and the like which project from the normal inside face of exterior walls. It shall not include open courts, lightwells, connecting or isolated covered ways and net open areas or upper portions of rooms, lobbies, halls, interstitial spaces and the like which extend through the storey being computed.

UNENCLOSED COVERED AREA (U.C.A.)

The sum of all such areas at all building floor levels, including roofed balconies, open verandahs, porches and porticos, attached open covered ways alongside buildings, undercrofts and usable space under buildings, unenclosed access galleries (including ground floor) and any other trafficable covered areas of the building which are not totally enclosed by full height walls, computed by measuring the area between the enclosing walls or balustrade (i.e. from the inside face of the U.C.A. excluding the wall or balustrade thickness). When the covering element (i.e. roof or upper floor) is supported by columns, is cantilevered or is suspended, or any combination of these, the measurements shall be taken to the edge of the paving or to the edge of the cover, whichever is the lesser. U.C.A. shall not include eaves overhangs, sun shading, awnings and the like where these do not relate to the clearly defined trafficable areas, nor shall it include connecting or isolated covered ways.

4.2 SCHEDULE

Location	GFA
Warehouse 2A	47,870 m ²
Mezzanine 2A	21,951 m ²
Offices & Amenities 2A	1,998 m ²
Dock Offices 2A	384 m ²
Warehouse 2C-1	6,087 m ²
Offices Mezzanine 2C-1	182 m ²
Offices & Amenities 2C-1	182 m ²
Warehouse 2C-2	5,521 m ²
Offices Mezzanine 2C-2	174 m ²
Offices & Amenities 2C-2	174 m ²
Warehouse 2D	5,697 m ²
Offices & Amenities 2D	375 m ²
TOTAL	90,595 m²

APPENDIX A: ESTIMATE DETAILS

DA Estimate

Warehouse 2A, 2C1, 2C2 and D

Location Summary

GFA: Gross Floor Area
Rates Current At February 2021

Location		GFA m ²	Cost/m ²	Total Cost
A SITE PREPARATION				
A1	Demolition (Precinct 2)			3,371
A2	Site Preparation (Precinct 2)			6,923,386
A3	Civil Works (Road No. 3)			1,240,542
A - SITE PREPARATION				\$8,167,299
B BUILDING WORKS				
B1	Warehouse (2A)	47,870	747	35,759,687
B2	Warehouse Mezzanine (2A)	21,951	73	1,597,657
B3	Offices & Amenities (2A)	1,998	1,775	3,546,389
B4	Dock Offices (2A)	384	1,687	647,903
B5	Warehouse (2C-1)	6,087	538	3,275,644
B6	Office Mezzanine (2C-1)	182	1,403	255,427
B7	Offices & Amenities (2C-1)	182	2,219	403,889
B8	Warehouse (2C-2)	5,521	542	2,990,967
B9	Office Mezzanine (2C-2)	174	1,403	244,200
B10	Offices & Amenities (2C-2)	174	2,243	390,365
B11	Warehouse (2D)	5,697	553	3,151,389
B12	Offices & Amenities (2D)	375	1,929	723,345
B - BUILDING WORKS				\$52,986,862
C EXTERNAL WORKS				
C1	Carpark 2C1, 2C2, D			442,588
C2	Hardstand 2A			2,969,350
C3	Landscaping & External Works			2,223,605
C4	Services Infrastructure			907,313
C5	Carpark Warehouse 2A			597,595
C6	Hardstand 2C1, 2C2 ,D			1,136,212
C - EXTERNAL WORKS				\$8,276,663
ESTIMATED NET COST		90,595	\$766	\$69,430,824
MARGINS & ADJUSTMENTS				
Design Contingency	10.0%			\$6,943,085
Construction Contingency				Excl.
Professional Fees - Planning Phase	5.0%			\$3,818,694
Professional Fees - Delivery Phase	5.0%			\$4,017,397
Authority Fees & Charges				Excl.
ESTIMATED TOTAL COST (EXCL. GST)		90,595	\$930	\$84,210,000
Goods & Services Tax (GST)	10.0%			\$8,421,000
ESTIMATED TOTAL COST		90,595	\$1,022	\$92,631,000

DA Estimate

Warehouse 2A, 2C1, 2C2 and D

Location Element Item

A SITE PREPARATION

A1 Demolition (Precinct 2)

Rates Current At February 2021

Description	Unit	Qty	Rate	Total
A SITE PREPARATION				
A1 Demolition (Precinct 2)				
XP SITE PREPARATION				
172 Demolish and dispose section of existing road	Item			3,000
SITE PREPARATION				\$3,000
PR PRELIMINARIES				
142 Builder's Preliminaries @ 8%	Item			241
PRELIMINARIES				\$241
MA BUILDERS MARGIN & OVERHEAD				
143 Builder's Margin & Overheads @ 4%	Item			130
BUILDERS MARGIN & OVERHEAD				\$130
DEMOLITION (PRECINCT 2)				\$3,371

DA Estimate

Warehouse 2A, 2C1, 2C2 and D

Location Element Item

A SITE PREPARATION

A2 Site Preparation (Precinct 2)

Rates Current At February 2021

Description	Unit	Qty	Rate	Total
A SITE PREPARATION				
A2 Site Preparation (Precinct 2)				
XP SITE PREPARATION				
174 Allowance to remove existing trees	Item			5,000
175 Allowance for de-watering	Item			50,000
176 Removal of hazardous materials	Note			Excl.
177 Excavation in rock	Note			Excl.
178 Contaminated material	Note			Excl.
179 Allowance for tree protection	Item			5,000
180 Allowance for sediment and erosion control	Item			100,000
181 Allowance for treatment of soft spots	Note			Excl.
182 Dealing with heritage, cultural and archeological artifacts / findings	Note			Excl.
183 Strip 200mm topsoil and stockpile on site incl. clearing site of vegetation	m ²	120,952	2	241,904
184 Ground compaction	m ²	120,952	2	241,904
440 Cut and fill across the site in OTR. Allowance of 3m depth as per 2019 DA estimate	m ³	362,856	9	3,265,704
SITE PREPARATION				\$3,909,512
XN BOUNDARY WALLS, FENCING AND GATES				
438 Allowance for retaining walls to Warehouse Facility 2C-1 and 2C-2, including footings and all associated works	m ²	924	1,000	924,000
BOUNDARY WALLS, FENCING AND GATES				\$924,000
XK EXTERNAL STORMWATER DRAINAGE				
439 Allowance for site stormwater drainage and reticulation, and all associated works	m ²	120,952	11	1,330,472
EXTERNAL STORMWATER DRAINAGE				\$1,330,472
PR PRELIMINARIES				
142 Builder's Preliminaries @ 8%	Item			493,118
PRELIMINARIES				\$493,118
MA BUILDERS MARGIN & OVERHEAD				
143 Builder's Margin & Overheads @ 4%	Item			266,284
BUILDERS MARGIN & OVERHEAD				\$266,284
SITE PREPARATION (PRECINCT 2)				\$6,923,386

DA Estimate

Warehouse 2A, 2C1, 2C2 and D

Location Element Item

A SITE PREPARATION

A3 Civil Works (Road No. 3)

Rates Current At February 2021

Description	Unit	Qty	Rate	Total
A SITE PREPARATION				
A3 Civil Works (Road No. 3)				
XR ROADS, FOOTPATHS AND PAVED AREAS				
209 Allowance for linemarking to road	Item			10,000
212 Proposed kerb and gutter (K&G)	m	419	120	50,280
300 Proposed flexible road pavement	m ²	3,564	100	356,400
ROADS, FOOTPATHS AND PAVED AREAS				\$416,680
XL LANDSCAPING AND IMPROVEMENTS				
234 Allowance for soft landscaping to road nature verge	m ²	2,014	10	20,140
276 Allowance for tree planting to nature verge	Item			15,000
LANDSCAPING AND IMPROVEMENTS				\$35,140
XK EXTERNAL STORMWATER DRAINAGE				
298 Allowance for drainage pits	No	9	4,000	36,000
442 Allowance to connect into existing drainage system	Item			50,000
443 Allowance for drainage line	m	829	450	373,050
EXTERNAL STORMWATER DRAINAGE				\$459,050
XD EXTERNAL SEWER DRAINAGE				
289 Allowance for sewer line	m	618	200	123,600
290 Allowance to connect into existing	Item			50,000
444 Allowance for sewer junction pits 1500 x 1500mm	No	4	5,000	20,000
EXTERNAL SEWER DRAINAGE				\$193,600
PR PRELIMINARIES				
142 Builder's Preliminaries @ 8%	Item			88,358
PRELIMINARIES				\$88,358
MA BUILDERS MARGIN & OVERHEAD				
143 Builder's Margin & Overheads @ 4%	Item			47,714
BUILDERS MARGIN & OVERHEAD				\$47,714
CIVIL WORKS (ROAD NO. 3)				\$1,240,542

DA Estimate

Warehouse 2A, 2C1, 2C2 and D

Location Element Item

B BUILDING WORKS

B1 Warehouse (2A)

GFA: 47,870 m² Cost/m²: \$747

Rates Current At February 2021

Description	Unit	Qty	Rate	Total
B BUILDING WORKS				
B1 Warehouse (2A)				
SB SUBSTRUCTURE				
197 Allowance for footings to warehouses	m ²	43,902	20	878,040
198 Reinforced concrete slab on ground incl. basecourse, reinforcement, barrier membrane and foundation beams	m ²	43,902	100	4,390,200
SUBSTRUCTURE			\$110/m²	\$5,268,240
CL COLUMNS				
292 Allowance for columns to high bay warehouse (assume 12kg/m ²)	t	526.82	5,400	2,844,828
COLUMNS			\$59/m²	\$2,844,828
UF UPPER FLOORS				
271 Step platform to warehouse	m ²	43,902	1	43,902
UPPER FLOORS			\$1/m²	\$43,902
SC STAIRCASES				
274 Mezzanine access stairs 1000mm wide incl. steel	M/R	78	1,500	117,000
265 Dock access stairs 1200mm wide incl. steel balustrade	M/R	6	2,500	15,000
STAIRCASES			\$3/m²	\$132,000
RF ROOF				
165 Prefinished metal deck roofing including sarking to awnings	m ²	3,969	40	158,760
362 Extra over allowance for translucent sheet strips to warehouse . Notional allowance	m ²	4,391	10	43,910
188 Roof framing and structure to warehouse (assume 8kg/m ²)	t	351.21	5,400	1,896,534
192 Structural steel to awning including support columns (allow 12kg/m ²)	t	47.63	5,400	257,202
329 Allowance for purlins to roof	m ²	3,969	20	79,380
318 Birdmesh lining to awning soffit	m ²	3,969	5	19,845
193 Ridge capping	m	255	75	19,125
216 Additional allowance for rainwater goods to warehouse & awnings	m ²	3,969	5	19,845
167 Allowance for roof safety system	m ²	3,969	2	7,938
432 Allowance for roof drainage; gutters	m ²	47,870	2	95,740
448 Allowance for composite roof sheeting to warehouse 2A	m ²	44,069	130	5,728,970
ROOF			\$174/m²	\$8,327,249
EW EXTERNAL WALLS				
434 External wall for Warehouses precast concrete, 2.4m high wall to outside, including paint to the outside	m ²	2,055	185	380,175
446 Allowance for wall sheeting to Warehouse (2A) insulated composite wall panels	m ²	9,672	120	1,160,640
EXTERNAL WALLS			\$32/m²	\$1,540,815
ED EXTERNAL DOORS				
249 Allowance for 920 x 2040mm single leaf solid core door incl. frame, paint and hardware	No	21	1,500	31,500

DA Estimate

Warehouse 2A, 2C1, 2C2 and D

Location Element Item

B BUILDING WORKS

B1 Warehouse (2A) (continued)

GFA: 47,870 m² Cost/m²: \$747

Rates Current At February 2021

Description	Unit	Qty	Rate	Total
391 Allowance for roller shutter doors; assume 2200 x 3100mm roller shutter door including dock sealer	No	13	5,000	65,000
EXTERNAL DOORS			\$2/m²	\$96,500
FT FITMENTS				
378 Allowance for misc. metalwork to warehouse	Item			Included
380 Corporate Signage	Item			Excl.
382 Truck queueing digital display board	Item			Excl.
FITMENTS				\$0
HS HYDRAULIC SERVICES				
331 Allowance for general hydraulic services to warehouse including the provision of hydrants and hose reels	m ²	43,902	12	526,824
HYDRAULIC SERVICES			\$11/m²	\$526,824
SF SANITARY FIXTURES				
436 Allowance for sanitary fixtures to warehouses	Item			5,000
SANITARY FIXTURES			\$1/m²	\$5,000
MS MECHANICAL SERVICES				
335 Allowance for ventilation to Warehouse (roof ventilation) - life safety requirements	m ²	43,902	50	2,195,100
MECHANICAL SERVICES			\$46/m²	\$2,195,100
FP FIRE PROTECTION				
341 Allowance for fire protection to awnings - allowed for sprinkler installation	m ²	3,969	50	198,450
345 Allowance for fire protection to warehouse	m ²	43,902	50	2,195,100
348 Allowance for in rack sprinklers - provisional sum	m ²	47,870	100	4,787,000
FIRE PROTECTION			\$150/m²	\$7,180,550
LP ELECTRIC LIGHT AND POWER				
353 Allowance for power and lighting to warehouse	m ²	43,902	72	3,160,944
427 Allowance for power and lighting to awnings	m ²	3,969	70	277,830
ELECTRIC LIGHT AND POWER			\$72/m²	\$3,438,774
BW BUILDERS WORK IN CONNECTION WITH SERVICES				
363 BWIC	Item			266,821
BUILDERS WORK IN CONNECTION WITH SERVICES			\$6/m²	\$266,821
PR PRELIMINARIES				
142 Builder's Preliminaries @ 8%	Item			2,527,978
PRELIMINARIES			\$53/m²	\$2,527,978
MA BUILDERS MARGIN & OVERHEAD				
143 Builder's Margin & Overheads @ 4%	Item			1,365,106
BUILDERS MARGIN & OVERHEAD			\$29/m²	\$1,365,106
WAREHOUSE (2A)			\$747/m²	\$35,759,687

DA Estimate

Warehouse 2A, 2C1, 2C2 and D

Location Element Item

B BUILDING WORKS

B2 Warehouse Mezzanine (2A)

GFA: 21,951 m² Cost/m²: \$73

Rates Current At February 2021

Description	Unit	Qty	Rate	Total
B BUILDING WORKS				
B2 Warehouse Mezzanine (2A)				
CL COLUMNS				
292 Allowance for columns to high bay warehouse (assume 12kg/m2)	t	263.41	5,400	1,422,414
COLUMNS			\$65/m²	\$1,422,414
PR PRELIMINARIES				
142 Builder's Preliminaries @ 8%	Item			113,794
PRELIMINARIES			\$5/m²	\$113,794
MA BUILDERS MARGIN & OVERHEAD				
143 Builder's Margin & Overheads @ 4%	Item			61,449
BUILDERS MARGIN & OVERHEAD			\$3/m²	\$61,449
WAREHOUSE MEZZANINE (2A)			\$73/m²	\$1,597,657

DA Estimate

Warehouse 2A, 2C1, 2C2 and D

Location Element Item

B BUILDING WORKS

B3 Offices & Amenities (2A)

GFA: 1,998 m² Cost/m²: \$1,775

Rates Current At February 2021

Description	Unit	Qty	Rate	Total
B BUILDING WORKS				
B3 Offices & Amenities (2A)				
SB SUBSTRUCTURE				
153 Allowance for foundations to offices	m ²	999	50	49,950
155 Reinforced concrete slab on ground incl. basecourse, reinforcement, barrier membrane and foundation beams to offices	m ²	999	100	99,900
SUBSTRUCTURE			\$75/m²	\$149,850
CL COLUMNS				
159 Allowance for columns to office	m ²	1,998	40	79,920
COLUMNS			\$40/m²	\$79,920
SC STAIRCASES				
305 1500mm wide stairs to office incl. glazed balustrade	M/R	8	3,500	28,000
STAIRCASES			\$14/m²	\$28,000
RF ROOF				
161 Prefinished metal deck roofing including sarking and insulation to offices	m ²	999	50	49,950
362 Extra over allowance for translucent sheet strips to warehouse . Notional allowance	m ²	200	10	2,000
163 Roof framing and structure to office (assume 8kg/m2)	t	7.99	5,400	43,146
329 Allowance for purlins to roof	m ²	999	20	19,980
170 Additional allowance for rain water goods to office	m ²	999	5	4,995
167 Allowance for roof safety system	m ²	999	2	1,998
432 Allowance for roof drainage; gutters	m ²	999	2	1,998
ROOF			\$62/m²	\$124,067
EW EXTERNAL WALLS				
435 External wall for offices comprising a combination of precast concrete, insulated wall panel and prefinished metal wall sheeting	m ²	500	400	200,000
EXTERNAL WALLS			\$100/m²	\$200,000
WW WINDOWS				
404 Allowance for windows to Office and amenities	m ²	1,998	128	255,744
WINDOWS			\$128/m²	\$255,744
ED EXTERNAL DOORS				
405 Allowance for external doors to Office and amenities	m ²	1,998	4	7,992
EXTERNAL DOORS			\$4/m²	\$7,992
NW INTERNAL WALLS				
406 Provisional allowance for internal walls including	m ²	1,998	120	239,760
INTERNAL WALLS			\$120/m²	\$239,760

DA Estimate

Warehouse 2A, 2C1, 2C2 and D

Location Element Item

B BUILDING WORKS

B3 Offices & Amenities (2A) (continued)

GFA: 1,998 m² Cost/m²: \$1,775

Rates Current At February 2021

Description	Unit	Qty	Rate	Total
NS INTERNAL SCREENS AND BORROWED LIGHTS				
408 Allowance for internal screens such as toilet and shower partitions, including door and hardware	m ²	1,998	24	47,952
INTERNAL SCREENS AND BORROWED LIGHTS			\$24/m²	\$47,952
ND INTERNAL DOORS				
433 Provisional allowance for internal doors	m ²	1,998	12	23,976
INTERNAL DOORS			\$12/m²	\$23,976
WF WALL FINISHES				
409 Allowance for wall finishes to office and amenities	m ²	1,998	56	111,888
WALL FINISHES			\$56/m²	\$111,888
FF FLOOR FINISHES				
410 Allowance for floor finishes to office and amenities	m ²	1,998	87	173,826
FLOOR FINISHES			\$87/m²	\$173,826
CF CEILING FINISHES				
411 Allowance for ceiling finishes to office and amenities	m ²	1,998	80	159,840
CEILING FINISHES			\$80/m²	\$159,840
FT FITMENTS				
412 Provisional allowance for fitments to office and amenities. Loose FF&E excluded	m ²	1,998	74	147,852
FITMENTS			\$74/m²	\$147,852
SE SPECIAL EQUIPMENT				
413 Provisional allowance for special equipment to office and amenities- i.e kitchen	m ²	1,998	36	71,928
SPECIAL EQUIPMENT			\$36/m²	\$71,928
HS HYDRAULIC SERVICES				
414 Allowance for hydraulic services i.e to washrooms and toilets . Including floor wastes and associated pipework	m ²	1,998	100	199,800
HYDRAULIC SERVICES			\$100/m²	\$199,800
SF SANITARY FIXTURES				
415 Allowance for sanitary fixtures to office and amenities	m ²	1,998	33	65,934
SANITARY FIXTURES			\$33/m²	\$65,934
MS MECHANICAL SERVICES				
416 Allowance for mechanical services to Offices (HVAC)	m ²	1,998	180	359,640
MECHANICAL SERVICES			\$180/m²	\$359,640
FP FIRE PROTECTION				
417 Allowance for fire protection to office - allowed for sprinkler installation	m ²	1,998	60	119,880
FIRE PROTECTION			\$60/m²	\$119,880
LP ELECTRIC LIGHT AND POWER				
418 Allowance for lighting and power to office	m ²	1,998	100	199,800
419 Allowance for security / CCTV / access control to office	m ²	1,998	25	49,950

DA Estimate

Warehouse 2A, 2C1, 2C2 and D

Location Element Item

B BUILDING WORKS

B3 Offices & Amenities (2A) (continued)

GFA: 1,998 m² Cost/m²: \$1,775

Rates Current At February 2021

Description	Unit	Qty	Rate	Total
437 Allowance for MHE charging unit. Provisional allowance	m ²	1,998	100	199,800
ELECTRIC LIGHT AND POWER			\$225/m²	\$449,550
TS TRANSPORTATION SYSTEMS				
430 Allowance for passenger lifts	No	2	70,000	140,000
TRANSPORTATION SYSTEMS			\$70/m²	\$140,000
PR PRELIMINARIES				
142 Builder's Preliminaries @ 8%	Item			252,591
PRELIMINARIES			\$126/m²	\$252,591
MA BUILDERS MARGIN & OVERHEAD				
143 Builder's Margin & Overheads @ 4%	Item			136,399
BUILDERS MARGIN & OVERHEAD			\$68/m²	\$136,399
OFFICES & AMENITIES (2A)			\$1,775/m²	\$3,546,389

DA Estimate

Warehouse 2A, 2C1, 2C2 and D

Location Element Item

B BUILDING WORKS

B4 Dock Offices (2A)

GFA: 384 m² Cost/m²: \$1,687

Rates Current At February 2021

Description	Unit	Qty	Rate	Total
B BUILDING WORKS				
B4 Dock Offices (2A)				
SB SUBSTRUCTURE				
153 Allowance for foundations to offices	m ²	192	50	9,600
155 Reinforced concrete slab on ground incl. basecourse, reinforcement, barrier membrane and foundation beams to offices	m ²	192	100	19,200
SUBSTRUCTURE			\$75/m²	\$28,800
CL COLUMNS				
159 Allowance for columns to office	m ²	384	40	15,360
COLUMNS			\$40/m²	\$15,360
SC STAIRCASES				
305 1500mm wide stairs to office incl. glazed balustrade	M/R	4	3,500	14,000
STAIRCASES			\$36/m²	\$14,000
RF ROOF				
161 Prefinished metal deck roofing including sarking and insulation to offices	m ²	192	50	9,600
163 Roof framing and structure to office (assume 8kg/m ²)	t	1.54	5,400	8,316
329 Allowance for purlins to roof	m ²	192	20	3,840
167 Allowance for roof safety system	m ²	192	2	384
ROOF			\$58/m²	\$22,140
EW EXTERNAL WALLS				
435 External wall for offices comprising a combination of precast concrete, insulated wall panel and prefinished metal wall sheeting	m ²	96	400	38,400
EXTERNAL WALLS			\$100/m²	\$38,400
WW WINDOWS				
404 Allowance for windows to Office and amenities	m ²	384	128	49,152
WINDOWS			\$128/m²	\$49,152
ED EXTERNAL DOORS				
405 Allowance for external doors to Office and amenities	m ²	384	4	1,536
EXTERNAL DOORS			\$4/m²	\$1,536
NW INTERNAL WALLS				
406 Provisional allowance for internal walls including	m ²	384	120	46,080
INTERNAL WALLS			\$120/m²	\$46,080
NS INTERNAL SCREENS AND BORROWED LIGHTS				
408 Allowance for internal screens such as toilet and shower partitions, including door and hardware	m ²	384	24	9,216
INTERNAL SCREENS AND BORROWED LIGHTS			\$24/m²	\$9,216
ND INTERNAL DOORS				
433 Provisional allowance for internal doors	m ²	384	12	4,608
INTERNAL DOORS			\$12/m²	\$4,608

DA Estimate

Warehouse 2A, 2C1, 2C2 and D

Location Element Item

B BUILDING WORKS

B4 Dock Offices (2A) (continued)

GFA: 384 m² Cost/m²: \$1,687

Rates Current At February 2021

Description	Unit	Qty	Rate	Total
WF WALL FINISHES				
409 Allowance for wall finishes to office and amenities	m ²	384	56	21,504
WALL FINISHES			\$56/m²	\$21,504
FF FLOOR FINISHES				
410 Allowance for floor finishes to office and amenities	m ²	384	87	33,408
FLOOR FINISHES			\$87/m²	\$33,408
CF CEILING FINISHES				
411 Allowance for ceiling finishes to office and amenities	m ²	384	80	30,720
CEILING FINISHES			\$80/m²	\$30,720
FT FITMENTS				
412 Provisional allowance for fitments to office and amenities. Loose FF&E excluded	m ²	384	74	28,416
FITMENTS			\$74/m²	\$28,416
HS HYDRAULIC SERVICES				
414 Allowance for hydraulic services i.e to washrooms and toilets . Including floor wastes and associated pipework	m ²	384	100	38,400
HYDRAULIC SERVICES			\$100/m²	\$38,400
SF SANITARY FIXTURES				
415 Allowance for sanitary fixtures to office and amenities	m ²	384	33	12,672
SANITARY FIXTURES			\$33/m²	\$12,672
MS MECHANICAL SERVICES				
416 Allowance for mechanical services to Offices (HVAC)	m ²	384	180	69,120
MECHANICAL SERVICES			\$180/m²	\$69,120
FP FIRE PROTECTION				
417 Allowance for fire protection to office - allowed for sprinkler installation	m ²	384	60	23,040
FIRE PROTECTION			\$60/m²	\$23,040
LP ELECTRIC LIGHT AND POWER				
418 Allowance for lighting and power to office	m ²	384	100	38,400
419 Allowance for security / CCTV / access control to office	m ²	384	25	9,600
437 Allowance for MHE charging unit. Provisional allowance	m ²	384	100	38,400
ELECTRIC LIGHT AND POWER			\$225/m²	\$86,400
BW BUILDERS WORK IN CONNECTION WITH SERVICES				
363 BWIC	Item			4,340
BUILDERS WORK IN CONNECTION WITH SERVICES			\$11/m²	\$4,340
PR PRELIMINARIES				
142 Builder's Preliminaries @ 8%	Item			45,838
PRELIMINARIES			\$119/m²	\$45,838

DA Estimate

Warehouse 2A, 2C1, 2C2 and D

Location Element Item

B BUILDING WORKS

B4 Dock Offices (2A) (continued)

GFA: 384 m² Cost/m²: \$1,687

Rates Current At February 2021

Description	Unit	Qty	Rate	Total
MA BUILDERS MARGIN & OVERHEAD				
143 Builder's Margin & Overheads @ 4%	Item			24,753
BUILDERS MARGIN & OVERHEAD			\$64/m²	\$24,753
DOCK OFFICES (2A)			\$1,687/m²	\$647,903

DA Estimate

Warehouse 2A, 2C1, 2C2 and D

Location Element Item

B BUILDING WORKS

B5 Warehouse (2C-1)

GFA: 6,087 m² Cost/m²: \$538

Rates Current At February 2021

Description	Unit	Qty	Rate	Total
B BUILDING WORKS				
B5 Warehouse (2C-1)				
SB SUBSTRUCTURE				
197 Allowance for footings to warehouses	m ²	5,123	20	102,460
198 Reinforced concrete slab on ground incl. basecourse, reinforcement, barrier membrane and foundation beams	m ²	5,123	100	512,300
SUBSTRUCTURE			\$101/m²	\$614,760
CL COLUMNS				
292 Allowance for columns to high bay warehouse (assume 12kg/m ²)	t	61.48	5,400	331,992
COLUMNS			\$55/m²	\$331,992
UF UPPER FLOORS				
271 Step platform to warehouse	m ²	5,123	1	5,123
UPPER FLOORS			\$1/m²	\$5,123
SC STAIRCASES				
206 1200mm wide external stairs incl. steel balustrade	M/R	4	2,000	8,000
274 Mezzanine access stairs 1000mm wide incl. steel	M/R	7	1,500	10,500
265 Dock access stairs 1200mm wide incl. steel balustrade	M/R	2	2,500	5,000
STAIRCASES			\$4/m²	\$23,500
RF ROOF				
186 Prefinished metal deck roofing including sarking and insulation to warehouses	m ²	5,123	50	256,150
165 Prefinished metal deck roofing including sarking to awnings	m ²	964	40	38,560
362 Extra over allowance for translucent sheet strips to warehouse . Notional allowance	m ²	513	10	5,130
188 Roof framing and structure to warehouse (assume 8kg/m ²)	t	40.99	5,400	221,346
192 Structural steel to awning including support columns (allow 12kg/m ²)	t	11.57	5,400	62,478
329 Allowance for purlins to roof	m ²	6,087	20	121,740
318 Birdmesh lining to awning soffit	m ²	964	5	4,820
193 Ridge capping	m	65	75	4,875
216 Additional allowance for rainwater goods to warehouse & awnings	m ²	6,087	5	30,435
167 Allowance for roof safety system	m ²	6,087	2	12,174
432 Allowance for roof drainage; gutters	m ²	6,087	2	12,174
ROOF			\$126/m²	\$769,882
EW EXTERNAL WALLS				
434 External wall for Warehouses precast concrete, 2.4m high wall to outside, including paint to the outside	m ²	508	185	93,980
447 Allowance for wall sheeting to Warehouses 2C1, 2C-2 and	m ²	2,190	40	87,600
EXTERNAL WALLS			\$30/m²	\$181,580

DA Estimate

Warehouse 2A, 2C1, 2C2 and D

Location Element Item

B BUILDING WORKS

B5 Warehouse (2C-1) (continued)

GFA: 6,087 m² Cost/m²: \$538

Rates Current At February 2021

Description	Unit	Qty	Rate	Total
ED EXTERNAL DOORS				
249 Allowance for 920 x 2040mm single leaf solid core door incl. frame, paint and hardware	No	3	1,500	4,500
451 Allowance for roller shutter doors; assume 6000 x 5500mm roller shutter door including dock sealer	No	5	9,000	45,000
452 Allowance for roller shutter doors; assume 9000 x 5500mm roller shutter door including dock sealer	No	1	12,000	12,000
EXTERNAL DOORS			\$10/m²	\$61,500
NW INTERNAL WALLS				
445 Allowance for intertenancy wall precast concrete 2.4m high, not painted	m ²	91	175	15,925
INTERNAL WALLS			\$3/m²	\$15,925
FT FITMENTS				
378 Allowance for misc. metalwork to warehouse	Item			Included
380 Corporate Signage	Item			Excl.
382 Truck queueing digital display board	Item			Excl.
FITMENTS				\$0
SE SPECIAL EQUIPMENT				
239 On grade dock leveller including frame, wall protection bumpers and bollards	No	5	11,000	55,000
453 Recessed dock leveller including frame, wall protection bumpers and bollards	No	2	10,000	20,000
SPECIAL EQUIPMENT			\$12/m²	\$75,000
HS HYDRAULIC SERVICES				
332 Allowance for general hydraulic services to energy complex including the provision of hydrants and hose reels	m ²	5,123	15	76,845
HYDRAULIC SERVICES			\$13/m²	\$76,845
SF SANITARY FIXTURES				
436 Allowance for sanitary fixtures to warehouses	Item			5,000
SANITARY FIXTURES			\$1/m²	\$5,000
FP FIRE PROTECTION				
341 Allowance for fire protection to awnings - allowed for sprinkler installation	m ²	964	50	48,200
345 Allowance for fire protection to warehouse	m ²	5,123	50	256,150
FIRE PROTECTION			\$50/m²	\$304,350
LP ELECTRIC LIGHT AND POWER				
353 Allowance for power and lighting to warehouse	m ²	5,123	72	368,856
427 Allowance for power and lighting to awnings	m ²	964	70	67,480
ELECTRIC LIGHT AND POWER			\$72/m²	\$436,336
BW BUILDERS WORK IN CONNECTION WITH SERVICES				
363 BWIC	Item			16,351
BUILDERS WORK IN CONNECTION WITH SERVICES			\$3/m²	\$16,351

DA Estimate

Warehouse 2A, 2C1, 2C2 and D

Location Element Item

B BUILDING WORKS

B5 Warehouse (2C-1) (continued)

GFA: 6,087 m² Cost/m²: \$538

Rates Current At February 2021

Description	Unit	Qty	Rate	Total
PR PRELIMINARIES				
142 Builder's Preliminaries @ 8%	Item			232,143
PRELIMINARIES			\$38/m²	\$232,143
MA BUILDERS MARGIN & OVERHEAD				
143 Builder's Margin & Overheads @ 4%	Item			125,357
BUILDERS MARGIN & OVERHEAD			\$21/m²	\$125,357
WAREHOUSE (2C-1)			\$538/m²	\$3,275,644

DA Estimate

Warehouse 2A, 2C1, 2C2 and D

Location Element Item

B BUILDING WORKS

B6 Office Mezzanine (2C-1)

GFA: 182 m² Cost/m²: \$1,403

Rates Current At February 2021

Description	Unit	Qty	Rate	Total
B BUILDING WORKS				
B6 Office Mezzanine (2C-1)				
CL COLUMNS				
159 Allowance for columns to office	m ²	182	40	7,280
COLUMNS			\$40/m²	\$7,280
UF UPPER FLOORS				
157 Reinforced concrete suspended slab to office	m ²	91	245	22,295
UPPER FLOORS			\$122/m²	\$22,295
NW INTERNAL WALLS				
406 Provisional allowance for internal walls including	m ²	182	120	21,840
INTERNAL WALLS			\$120/m²	\$21,840
NS INTERNAL SCREENS AND BORROWED LIGHTS				
408 Allowance for interal screens such as toilet and shower partitions, including door and hardware	m ²	182	24	4,368
INTERNAL SCREENS AND BORROWED LIGHTS			\$24/m²	\$4,368
ND INTERNAL DOORS				
433 Provisional allowance for internal doors	m ²	182	12	2,184
INTERNAL DOORS			\$12/m²	\$2,184
WF WALL FINISHES				
409 Allowance for wall finishes to office and amenities	m ²	182	56	10,192
WALL FINISHES			\$56/m²	\$10,192
FF FLOOR FINISHES				
410 Allowance for floor finishes to office and amenities	m ²	182	87	15,834
FLOOR FINISHES			\$87/m²	\$15,834
CF CEILING FINISHES				
411 Allowance for ceiling finishes to office and amenities	m ²	182	80	14,560
CEILING FINISHES			\$80/m²	\$14,560
FT FITMENTS				
412 Provisional allowance for fitments to office and amenities. Loose FF&E excluded	m ²	182	74	13,468
FITMENTS			\$74/m²	\$13,468
SE SPECIAL EQUIPMENT				
413 Provisional allowance for special equipment to office and amenities- i.e kitchen	m ²	182	36	6,552
SPECIAL EQUIPMENT			\$36/m²	\$6,552
HS HYDRAULIC SERVICES				
414 Allowance for hydraulic services i.e to washrooms and toilets . Including floor wastes and associated pipework	m ²	182	100	18,200
HYDRAULIC SERVICES			\$100/m²	\$18,200

DA Estimate

Warehouse 2A, 2C1, 2C2 and D

Location Element Item

B BUILDING WORKS

B6 Office Mezzanine (2C-1) (continued)

GFA: 182 m² Cost/m²: \$1,403

Rates Current At February 2021

Description	Unit	Qty	Rate	Total
SF SANITARY FIXTURES				
415 Allowance for sanitary fixtures to office and amenities	m ²	182	33	6,006
SANITARY FIXTURES			\$33/m²	\$6,006
MS MECHANICAL SERVICES				
416 Allowance for mechanical services to Offices (HVAC)	m ²	182	180	32,760
MECHANICAL SERVICES			\$180/m²	\$32,760
FP FIRE PROTECTION				
417 Allowance for fire protection to office - allowed for sprinkler installation	m ²	182	60	10,920
FIRE PROTECTION			\$60/m²	\$10,920
LP ELECTRIC LIGHT AND POWER				
418 Allowance for lighting and power to office	m ²	182	100	18,200
419 Allowance for security / CCTV / access control to office	m ²	182	25	4,550
437 Allowance for MHE charging unit. Provisional allowance	m ²	182	100	18,200
ELECTRIC LIGHT AND POWER			\$225/m²	\$40,950
PR PRELIMINARIES				
142 Builder's Preliminaries @ 8%	Item			18,193
PRELIMINARIES			\$100/m²	\$18,193
MA BUILDERS MARGIN & OVERHEAD				
143 Builder's Margin & Overheads @ 4%	Item			9,825
BUILDERS MARGIN & OVERHEAD			\$54/m²	\$9,825
OFFICE MEZZANINE (2C-1)			\$1,403/m²	\$255,427

DA Estimate

Warehouse 2A, 2C1, 2C2 and D

Location Element Item

B BUILDING WORKS

B7 Offices & Amenities (2C-1)

GFA: 182 m² Cost/m²: \$2,219

Rates Current At February 2021

Description	Unit	Qty	Rate	Total
B BUILDING WORKS				
B7 Offices & Amenities (2C-1)				
SB SUBSTRUCTURE				
153 Allowance for foundations to offices	m ²	91	50	4,550
155 Reinforced concrete slab on ground incl. basecourse, reinforcement, barrier membrane and foundation beams to offices	m ²	91	100	9,100
SUBSTRUCTURE			\$75/m²	\$13,650
CL COLUMNS				
159 Allowance for columns to office	m ²	182	40	7,280
COLUMNS			\$40/m²	\$7,280
SC STAIRCASES				
305 1500mm wide stairs to office incl. glazed balustrade	M/R	4	3,500	14,000
STAIRCASES			\$77/m²	\$14,000
RF ROOF				
161 Prefinished metal deck roofing including sarking and insulation to offices	m ²	91	50	4,550
362 Extra over allowance for translucent sheet strips to warehouse . Notional allowance	m ²	19	10	190
163 Roof framing and structure to office (assume 8kg/m2)	t	0.73	5,400	3,942
329 Allowance for purlins to roof	m ²	91	20	1,820
170 Additional allowance for rain water goods to office	m ²	91	5	455
167 Allowance for roof safety system	m ²	91	2	182
432 Allowance for roof drainage; gutters	m ²	91	2	182
ROOF			\$62/m²	\$11,321
EW EXTERNAL WALLS				
435 External wall for offices comprising a combination of precast concrete, insulated wall panel and prefinished metal wall sheeting	m ²	46	400	18,400
EXTERNAL WALLS			\$101/m²	\$18,400
WW WINDOWS				
404 Allowance for windows to Office and amenities	m ²	182	128	23,296
WINDOWS			\$128/m²	\$23,296
ED EXTERNAL DOORS				
405 Allowance for external doors to Office and amenities	m ²	182	4	728
EXTERNAL DOORS			\$4/m²	\$728
NW INTERNAL WALLS				
406 Provisional allowance for internal walls including	m ²	182	120	21,840
INTERNAL WALLS			\$120/m²	\$21,840

DA Estimate

Warehouse 2A, 2C1, 2C2 and D

Location Element Item

B BUILDING WORKS

B7 Offices & Amenities (2C-1) (continued)

GFA: 182 m² Cost/m²: \$2,219

Rates Current At February 2021

Description	Unit	Qty	Rate	Total
NS INTERNAL SCREENS AND BORROWED LIGHTS				
408 Allowance for internal screens such as toilet and shower partitions, including door and hardware	m ²	182	24	4,368
INTERNAL SCREENS AND BORROWED LIGHTS			\$24/m²	\$4,368
ND INTERNAL DOORS				
433 Provisional allowance for internal doors	m ²	182	12	2,184
INTERNAL DOORS			\$12/m²	\$2,184
WF WALL FINISHES				
409 Allowance for wall finishes to office and amenities	m ²	182	56	10,192
WALL FINISHES			\$56/m²	\$10,192
FF FLOOR FINISHES				
410 Allowance for floor finishes to office and amenities	m ²	182	87	15,834
FLOOR FINISHES			\$87/m²	\$15,834
CF CEILING FINISHES				
411 Allowance for ceiling finishes to office and amenities	m ²	182	80	14,560
CEILING FINISHES			\$80/m²	\$14,560
FT FITMENTS				
412 Provisional allowance for fitments to office and amenities. Loose FF&E excluded	m ²	182	74	13,468
FITMENTS			\$74/m²	\$13,468
SE SPECIAL EQUIPMENT				
413 Provisional allowance for special equipment to office and amenities- i.e kitchen	m ²	182	36	6,552
SPECIAL EQUIPMENT			\$36/m²	\$6,552
HS HYDRAULIC SERVICES				
414 Allowance for hydraulic services i.e to washrooms and toilets . Including floor wastes and associated pipework	m ²	182	100	18,200
HYDRAULIC SERVICES			\$100/m²	\$18,200
SF SANITARY FIXTURES				
415 Allowance for sanitary fixtures to office and amenities	m ²	182	33	6,006
SANITARY FIXTURES			\$33/m²	\$6,006
MS MECHANICAL SERVICES				
416 Allowance for mechanical services to Offices (HVAC)	m ²	182	180	32,760
MECHANICAL SERVICES			\$180/m²	\$32,760
FP FIRE PROTECTION				
417 Allowance for fire protection to office - allowed for sprinkler installation	m ²	182	60	10,920
FIRE PROTECTION			\$60/m²	\$10,920
LP ELECTRIC LIGHT AND POWER				
418 Allowance for lighting and power to office	m ²	182	100	18,200
419 Allowance for security / CCTV / access control to office	m ²	182	25	4,550

DA Estimate

Warehouse 2A, 2C1, 2C2 and D

Location Element Item

B BUILDING WORKS

B7 Offices & Amenities (2C-1) (continued)

GFA: 182 m² Cost/m²: \$2,219

Rates Current At February 2021

Description	Unit	Qty	Rate	Total
437 Allowance for MHE charging unit. Provisional allowance	m ²	182	100	18,200
ELECTRIC LIGHT AND POWER			\$225/m²	\$40,950
TS TRANSPORTATION SYSTEMS				
430 Allowance for passenger lifts	No	1	70,000	70,000
TRANSPORTATION SYSTEMS			\$385/m²	\$70,000
BW BUILDERS WORK IN CONNECTION WITH SERVICES				
363 BWIC	Item			3,457
BUILDERS WORK IN CONNECTION WITH SERVICES			\$19/m²	\$3,457
PR PRELIMINARIES				
142 Builder's Preliminaries @ 8%	Item			28,521
PRELIMINARIES			\$157/m²	\$28,521
MA BUILDERS MARGIN & OVERHEAD				
143 Builder's Margin & Overheads @ 4%	Item			15,402
BUILDERS MARGIN & OVERHEAD			\$85/m²	\$15,402
OFFICES & AMENITIES (2C-1)			\$2,219/m²	\$403,889

DA Estimate

Warehouse 2A, 2C1, 2C2 and D

Location Element Item

B BUILDING WORKS

B8 Warehouse (2C-2)

GFA: 5,521 m² Cost/m²: \$542

Rates Current At February 2021

Description	Unit	Qty	Rate	Total
B BUILDING WORKS				
B8 Warehouse (2C-2)				
SB SUBSTRUCTURE				
197 Allowance for footings to warehouses	m ²	4,744	20	94,880
198 Reinforced concrete slab on ground incl. basecourse, reinforcement, barrier membrane and foundation beams	m ²	4,744	100	474,400
SUBSTRUCTURE			\$103/m²	\$569,280
CL COLUMNS				
292 Allowance for columns to high bay warehouse (assume 12kg/m ²)	t	56.93	5,400	307,422
COLUMNS			\$56/m²	\$307,422
UF UPPER FLOORS				
271 Step platform to warehouse	m ²	4,744	1	4,744
UPPER FLOORS			\$1/m²	\$4,744
SC STAIRCASES				
206 1200mm wide external stairs incl. steel balustrade	M/R	8	2,000	16,000
274 Mezzanine access stairs 1000mm wide incl. steel	M/R	7	1,500	10,500
265 Dock access stairs 1200mm wide incl. steel balustrade	M/R	2	2,500	5,000
STAIRCASES			\$6/m²	\$31,500
RF ROOF				
186 Prefinished metal deck roofing including sarking and insulation to warehouses	m ²	4,744	50	237,200
165 Prefinished metal deck roofing including sarking to awnings	m ²	777	40	31,080
362 Extra over allowance for translucent sheet strips to warehouse . Notional allowance	m ²	475	10	4,750
188 Roof framing and structure to warehouse (assume 8kg/m ²)	t	37.96	5,400	204,984
192 Structural steel to awning including support columns (allow 12kg/m ²)	t	9.32	5,400	50,328
329 Allowance for purlins to roof	m ²	5,521	20	110,420
318 Birdmesh lining to awning soffit	m ²	777	5	3,885
193 Ridge capping	m	66	75	4,950
216 Additional allowance for rainwater goods to warehouse & awnings	m ²	5,521	5	27,605
167 Allowance for roof safety system	m ²	5,521	2	11,042
432 Allowance for roof drainage; gutters	m ²	5,521	2	11,042
ROOF			\$126/m²	\$697,286
EW EXTERNAL WALLS				
434 External wall for Warehouses precast concrete, 2.4m high wall to outside, including paint to the outside	m ²	481	185	88,985
447 Allowance for wall sheeting to Warehouses 2C1, 2C-2 and	m ²	2,071	40	82,840
EXTERNAL WALLS			\$31/m²	\$171,825

DA Estimate

Warehouse 2A, 2C1, 2C2 and D

Location Element Item

B BUILDING WORKS

B8 Warehouse (2C-2) (continued)

GFA: 5,521 m² Cost/m²: \$542

Rates Current At February 2021

Description	Unit	Qty	Rate	Total
ED EXTERNAL DOORS				
249 Allowance for 920 x 2040mm single leaf solid core door incl. frame, paint and hardware	No	4	1,500	6,000
451 Allowance for roller shutter doors; assume 6000 x 5500mm roller shutter door including dock sealer	No	4	9,000	36,000
452 Allowance for roller shutter doors; assume 9000 x 5500mm roller shutter door including dock sealer	No	1	12,000	12,000
EXTERNAL DOORS			\$10/m²	\$54,000
NW INTERNAL WALLS				
445 Allowance for intertenancy wall precast concrete 2.4m high, not painted	m ²	91	175	15,925
INTERNAL WALLS			\$3/m²	\$15,925
FT FITMENTS				
378 Allowance for misc. metalwork to warehouse	Item			Included
380 Corporate Signage	Item			Excl.
382 Truck queueing digital display board	Item			Excl.
FITMENTS				\$0
SE SPECIAL EQUIPMENT				
239 On grade dock leveller including frame, wall protection bumpers and bollards	No	4	11,000	44,000
453 Recessed dock leveller including frame, wall protection bumpers and bollards	No	2	10,000	20,000
SPECIAL EQUIPMENT			\$12/m²	\$64,000
HS HYDRAULIC SERVICES				
331 Allowance for general hydraulic services to warehouse including the provision of hydrants and hose reels	m ²	4,744	12	56,928
HYDRAULIC SERVICES			\$10/m²	\$56,928
SF SANITARY FIXTURES				
436 Allowance for sanitary fixtures to warehouses	Item			5,000
SANITARY FIXTURES			\$1/m²	\$5,000
FP FIRE PROTECTION				
341 Allowance for fire protection to awnings - allowed for sprinkler installation	m ²	777	50	38,850
345 Allowance for fire protection to warehouse	m ²	4,744	50	237,200
FIRE PROTECTION			\$50/m²	\$276,050
LP ELECTRIC LIGHT AND POWER				
353 Allowance for power and lighting to warehouse	m ²	4,744	72	341,568
427 Allowance for power and lighting to awnings	m ²	777	70	54,390
ELECTRIC LIGHT AND POWER			\$72/m²	\$395,958
BW BUILDERS WORK IN CONNECTION WITH SERVICES				
363 BWIC	Item			14,579
BUILDERS WORK IN CONNECTION WITH SERVICES			\$3/m²	\$14,579

DA Estimate

Warehouse 2A, 2C1, 2C2 and D

Location Element Item

B BUILDING WORKS

B8 Warehouse (2C-2) (continued)

GFA: 5,521 m² Cost/m²: \$542

Rates Current At February 2021

Description	Unit	Qty	Rate	Total
PR PRELIMINARIES				
142 Builder's Preliminaries @ 8%	Item			211,994
PRELIMINARIES			\$38/m²	\$211,994
MA BUILDERS MARGIN & OVERHEAD				
143 Builder's Margin & Overheads @ 4%	Item			114,476
BUILDERS MARGIN & OVERHEAD			\$21/m²	\$114,476
WAREHOUSE (2C-2)			\$542/m²	\$2,990,967

DA Estimate

Warehouse 2A, 2C1, 2C2 and D

Location Element Item

B BUILDING WORKS

B9 Office Mezzanine (2C-2)

GFA: 174 m² Cost/m²: \$1,403

Rates Current At February 2021

Description	Unit	Qty	Rate	Total
B BUILDING WORKS				
B9 Office Mezzanine (2C-2)				
CL COLUMNS				
159 Allowance for columns to office	m ²	174	40	6,960
COLUMNS			\$40/m²	\$6,960
UF UPPER FLOORS				
157 Reinforced concrete suspended slab to office	m ²	87	245	21,315
UPPER FLOORS			\$122/m²	\$21,315
NW INTERNAL WALLS				
406 Provisional allowance for internal walls including	m ²	174	120	20,880
INTERNAL WALLS			\$120/m²	\$20,880
NS INTERNAL SCREENS AND BORROWED LIGHTS				
408 Allowance for interal screens such as toilet and shower partitions, including door and hardware	m ²	174	24	4,176
INTERNAL SCREENS AND BORROWED LIGHTS			\$24/m²	\$4,176
ND INTERNAL DOORS				
433 Provisional allowance for internal doors	m ²	174	12	2,088
INTERNAL DOORS			\$12/m²	\$2,088
WF WALL FINISHES				
409 Allowance for wall finishes to office and amenities	m ²	174	56	9,744
WALL FINISHES			\$56/m²	\$9,744
FF FLOOR FINISHES				
410 Allowance for floor finishes to office and amenities	m ²	174	87	15,138
FLOOR FINISHES			\$87/m²	\$15,138
CF CEILING FINISHES				
411 Allowance for ceiling finishes to office and amenities	m ²	174	80	13,920
CEILING FINISHES			\$80/m²	\$13,920
FT FITMENTS				
412 Provisional allowance for fitments to office and amenities. Loose FF&E excluded	m ²	174	74	12,876
FITMENTS			\$74/m²	\$12,876
SE SPECIAL EQUIPMENT				
413 Provisional allowance for special equipment to office and amenities- i.e kitchen	m ²	174	36	6,264
SPECIAL EQUIPMENT			\$36/m²	\$6,264
HS HYDRAULIC SERVICES				
414 Allowance for hydraulic services i.e to washrooms and toilets . Including floor wastes and associated pipework	m ²	174	100	17,400
HYDRAULIC SERVICES			\$100/m²	\$17,400

DA Estimate

Warehouse 2A, 2C1, 2C2 and D

Location Element Item

B BUILDING WORKS

B9 Office Mezzanine (2C-2) (continued)

GFA: 174 m² Cost/m²: \$1,403

Rates Current At February 2021

Description	Unit	Qty	Rate	Total
SF SANITARY FIXTURES				
415 Allowance for sanitary fixtures to office and amenities	m ²	174	33	5,742
SANITARY FIXTURES			\$33/m²	\$5,742
MS MECHANICAL SERVICES				
416 Allowance for mechanical services to Offices (HVAC)	m ²	174	180	31,320
MECHANICAL SERVICES			\$180/m²	\$31,320
FP FIRE PROTECTION				
417 Allowance for fire protection to office - allowed for sprinkler installation	m ²	174	60	10,440
FIRE PROTECTION			\$60/m²	\$10,440
LP ELECTRIC LIGHT AND POWER				
418 Allowance for lighting and power to office	m ²	174	100	17,400
419 Allowance for security / CCTV / access control to office	m ²	174	25	4,350
437 Allowance for MHE charging unit. Provisional allowance	m ²	174	100	17,400
ELECTRIC LIGHT AND POWER			\$225/m²	\$39,150
PR PRELIMINARIES				
142 Builder's Preliminaries @ 8%	Item			17,394
PRELIMINARIES			\$100/m²	\$17,394
MA BUILDERS MARGIN & OVERHEAD				
143 Builder's Margin & Overheads @ 4%	Item			9,393
BUILDERS MARGIN & OVERHEAD			\$54/m²	\$9,393
OFFICE MEZZANINE (2C-2)			\$1,403/m²	\$244,200

DA Estimate

Warehouse 2A, 2C1, 2C2 and D

Location Element Item

B BUILDING WORKS

B10 Offices & Amenities (2C-2)

GFA: 174 m² Cost/m²: \$2,243

Rates Current At February 2021

Description	Unit	Qty	Rate	Total
B BUILDING WORKS				
B10 Offices & Amenities (2C-2)				
SB SUBSTRUCTURE				
153 Allowance for foundations to offices	m ²	87	50	4,350
155 Reinforced concrete slab on ground incl. basecourse, reinforcement, barrier membrane and foundation beams to offices	m ²	87	100	8,700
SUBSTRUCTURE			\$75/m²	\$13,050
CL COLUMNS				
159 Allowance for columns to office	m ²	174	40	6,960
COLUMNS			\$40/m²	\$6,960
SC STAIRCASES				
305 1500mm wide stairs to office incl. glazed balustrade	M/R	4	3,500	14,000
STAIRCASES			\$80/m²	\$14,000
RF ROOF				
161 Prefinished metal deck roofing including sarking and insulation to offices	m ²	87	50	4,350
362 Extra over allowance for translucent sheet strips to warehouse . Notional allowance	m ²	18	10	180
163 Roof framing and structure to office (assume 8kg/m2)	t	0.70	5,400	3,780
329 Allowance for purlins to roof	m ²	87	20	1,740
170 Additional allowance for rain water goods to office	m ²	87	5	435
167 Allowance for roof safety system	m ²	87	2	174
432 Allowance for roof drainage; gutters	m ²	87	2	174
ROOF			\$62/m²	\$10,833
EW EXTERNAL WALLS				
435 External wall for offices comprising a combination of precast concrete, insulated wall panel and prefinished metal wall sheeting	m ²	44	400	17,600
EXTERNAL WALLS			\$101/m²	\$17,600
WW WINDOWS				
404 Allowance for windows to Office and amenities	m ²	174	128	22,272
WINDOWS			\$128/m²	\$22,272
ED EXTERNAL DOORS				
405 Allowance for external doors to Office and amenities	m ²	174	4	696
EXTERNAL DOORS			\$4/m²	\$696
NW INTERNAL WALLS				
406 Provisional allowance for internal walls including	m ²	174	120	20,880
INTERNAL WALLS			\$120/m²	\$20,880

DA Estimate

Warehouse 2A, 2C1, 2C2 and D

Location Element Item

B BUILDING WORKS

B10 Offices & Amenities (2C-2) (continued)

GFA: 174 m² Cost/m²: \$2,243

Rates Current At February 2021

Description	Unit	Qty	Rate	Total
NS INTERNAL SCREENS AND BORROWED LIGHTS				
408 Allowance for internal screens such as toilet and shower partitions, including door and hardware	m ²	174	24	4,176
INTERNAL SCREENS AND BORROWED LIGHTS			\$24/m²	\$4,176
ND INTERNAL DOORS				
433 Provisional allowance for internal doors	m ²	174	12	2,088
INTERNAL DOORS			\$12/m²	\$2,088
WF WALL FINISHES				
409 Allowance for wall finishes to office and amenities	m ²	174	56	9,744
WALL FINISHES			\$56/m²	\$9,744
FF FLOOR FINISHES				
410 Allowance for floor finishes to office and amenities	m ²	174	87	15,138
FLOOR FINISHES			\$87/m²	\$15,138
CF CEILING FINISHES				
411 Allowance for ceiling finishes to office and amenities	m ²	174	80	13,920
CEILING FINISHES			\$80/m²	\$13,920
FT FITMENTS				
412 Provisional allowance for fitments to office and amenities. Loose FF&E excluded	m ²	174	74	12,876
FITMENTS			\$74/m²	\$12,876
SE SPECIAL EQUIPMENT				
413 Provisional allowance for special equipment to office and amenities- i.e kitchen	m ²	174	36	6,264
SPECIAL EQUIPMENT			\$36/m²	\$6,264
HS HYDRAULIC SERVICES				
414 Allowance for hydraulic services i.e to washrooms and toilets . Including floor wastes and associated pipework	m ²	174	100	17,400
HYDRAULIC SERVICES			\$100/m²	\$17,400
SF SANITARY FIXTURES				
415 Allowance for sanitary fixtures to office and amenities	m ²	174	33	5,742
SANITARY FIXTURES			\$33/m²	\$5,742
MS MECHANICAL SERVICES				
416 Allowance for mechanical services to Offices (HVAC)	m ²	174	180	31,320
MECHANICAL SERVICES			\$180/m²	\$31,320
FP FIRE PROTECTION				
417 Allowance for fire protection to office - allowed for sprinkler installation	m ²	174	60	10,440
FIRE PROTECTION			\$60/m²	\$10,440
LP ELECTRIC LIGHT AND POWER				
418 Allowance for lighting and power to office	m ²	174	100	17,400
419 Allowance for security / CCTV / access control to office	m ²	174	25	4,350

DA Estimate

Warehouse 2A, 2C1, 2C2 and D

Location Element Item

B BUILDING WORKS

B10 Offices & Amenities (2C-2) (continued)

GFA: 174 m² Cost/m²: \$2,243

Rates Current At February 2021

Description	Unit	Qty	Rate	Total
437 Allowance for MHE charging unit. Provisional allowance	m ²	174	100	17,400
ELECTRIC LIGHT AND POWER			\$225/m²	\$39,150
TS TRANSPORTATION SYSTEMS				
430 Allowance for passenger lifts	No	1	70,000	70,000
TRANSPORTATION SYSTEMS			\$402/m²	\$70,000
BW BUILDERS WORK IN CONNECTION WITH SERVICES				
363 BWIC	Item			3,367
BUILDERS WORK IN CONNECTION WITH SERVICES			\$19/m²	\$3,367
PR PRELIMINARIES				
142 Builder's Preliminaries @ 8%	Item			27,564
PRELIMINARIES			\$158/m²	\$27,564
MA BUILDERS MARGIN & OVERHEAD				
143 Builder's Margin & Overheads @ 4%	Item			14,885
BUILDERS MARGIN & OVERHEAD			\$86/m²	\$14,885
OFFICES & AMENITIES (2C-2)			\$2,243/m²	\$390,365

DA Estimate

Warehouse 2A, 2C1, 2C2 and D

Location Element Item

B BUILDING WORKS

B11 Warehouse (2D)

GFA: 5,697 m² Cost/m²: \$553

Rates Current At February 2021

Description	Unit	Qty	Rate	Total
B BUILDING WORKS				
B11 Warehouse (2D)				
SB SUBSTRUCTURE				
197 Allowance for footings to warehouses	m ²	4,989	20	99,780
198 Reinforced concrete slab on ground incl. basecourse, reinforcement, barrier membrane and foundation beams	m ²	4,989	100	498,900
SUBSTRUCTURE			\$105/m²	\$598,680
CL COLUMNS				
292 Allowance for columns to high bay warehouse (assume 12kg/m ²)	t	59.87	5,400	323,298
450 Extra over structural steel allowance for warehouse 2A (assume 5kg/m ²)	t	220.51		
COLUMNS			\$57/m²	\$323,298
UF UPPER FLOORS				
271 Step platform to warehouse	m ²	4,989	1	4,989
UPPER FLOORS			\$1/m²	\$4,989
SC STAIRCASES				
274 Mezzanine access stairs 1000mm wide incl. steel	M/R	7	1,500	10,500
265 Dock access stairs 1200mm wide incl. steel balustrade	M/R	2	2,500	5,000
STAIRCASES			\$3/m²	\$15,500
RF ROOF				
186 Prefinished metal deck roofing including sarking and insulation to warehouses	m ²	4,989	50	249,450
165 Prefinished metal deck roofing including sarking to awnings	m ²	709	40	28,360
362 Extra over allowance for translucent sheet strips to warehouse . Notional allowance	m ²	499	10	4,990
188 Roof framing and structure to warehouse (assume 8kg/m ²)	t	39.91	5,400	215,514
192 Structural steel to awning including support columns (allow 12kg/m ²)	t	8.50	5,400	45,900
329 Allowance for purlins to roof	m ²	5,697	20	113,940
318 Birdmesh lining to awning soffit	m ²	709	5	3,545
193 Ridge capping	m	65	75	4,875
216 Additional allowance for rainwater goods to warehouse & awnings	m ²	5,697	5	28,485
167 Allowance for roof safety system	m ²	5,697	2	11,394
432 Allowance for roof drainage; gutters	m ²	5,697	2	11,394
ROOF			\$126/m²	\$717,847
EW EXTERNAL WALLS				
434 External wall for Warehouses precast concrete, 2.4m high wall to outside, including paint to the outside	m ²	681	185	125,985
447 Allowance for wall sheeting to Warehouses 2C1, 2C-2 and -	m ²	2,935	40	117,400
EXTERNAL WALLS			\$43/m²	\$243,385

DA Estimate

Warehouse 2A, 2C1, 2C2 and D

Location Element Item

B BUILDING WORKS

B11 Warehouse (2D) (continued)

GFA: 5,697 m² Cost/m²: \$553

Rates Current At February 2021

Description	Unit	Qty	Rate	Total
ED EXTERNAL DOORS				
249 Allowance for 920 x 2040mm single leaf solid core door incl. frame, paint and hardware	No	7	1,500	10,500
451 Allowance for roller shutter doors; assume 6000 x 5500mm roller shutter door including dock sealer	No	4	9,000	36,000
452 Allowance for roller shutter doors; assume 9000 x 5500mm roller shutter door including dock sealer	No	1	12,000	12,000
EXTERNAL DOORS			\$10/m²	\$58,500
FT FITMENTS				
378 Allowance for misc. metalwork to warehouse	Item			7,500
380 Corporate Signage	Item			Excl.
382 Truck queueing digital display board	Item			Excl.
FITMENTS			\$1/m²	\$7,500
SE SPECIAL EQUIPMENT				
239 On grade dock leveller including frame, wall protection bumpers and bollards	No	4	11,000	44,000
453 Recessed dock leveller including frame, wall protection bumpers and bollards	No	2	10,000	20,000
SPECIAL EQUIPMENT			\$11/m²	\$64,000
HS HYDRAULIC SERVICES				
331 Allowance for general hydraulic services to warehouse including the provision of hydrants and hose reels	m ²	4,989	12	59,868
HYDRAULIC SERVICES			\$11/m²	\$59,868
SF SANITARY FIXTURES				
436 Allowance for sanitary fixtures to warehouses	Item			5,000
SANITARY FIXTURES			\$1/m²	\$5,000
FP FIRE PROTECTION				
341 Allowance for fire protection to awnings - allowed for sprinkler installation	m ²	709	50	35,450
345 Allowance for fire protection to warehouse	m ²	4,989	50	249,450
FIRE PROTECTION			\$50/m²	\$284,900
LP ELECTRIC LIGHT AND POWER				
353 Allowance for power and lighting to warehouse	m ²	4,989	72	359,208
427 Allowance for power and lighting to awnings	m ²	709	70	49,630
ELECTRIC LIGHT AND POWER			\$72/m²	\$408,838
BW BUILDERS WORK IN CONNECTION WITH SERVICES				
363 BWIC	Item			15,073
BUILDERS WORK IN CONNECTION WITH SERVICES			\$3/m²	\$15,073
PR PRELIMINARIES				
142 Builder's Preliminaries @ 8%	Item			223,384
PRELIMINARIES			\$39/m²	\$223,384

DA Estimate

Warehouse 2A, 2C1, 2C2 and D

Location Element Item

B BUILDING WORKS

B11 Warehouse (2D) (continued)

GFA: 5,697 m² Cost/m²: \$553

Rates Current At February 2021

Description	Unit	Qty	Rate	Total
MA BUILDERS MARGIN & OVERHEAD				
143 Builder's Margin & Overheads @ 4%	Item			120,627
BUILDERS MARGIN & OVERHEAD			\$21/m²	\$120,627
WAREHOUSE (2D)			\$553/m²	\$3,151,389

DA Estimate

Warehouse 2A, 2C1, 2C2 and D

Location Element Item

B BUILDING WORKS

B12 Offices & Amenities (2D)

GFA: 375 m² Cost/m²: \$1,929

Rates Current At February 2021

Description	Unit	Qty	Rate	Total
B BUILDING WORKS				
B12 Offices & Amenities (2D)				
SB SUBSTRUCTURE				
153 Allowance for foundations to offices	m ²	562	50	28,100
155 Reinforced concrete slab on ground incl. basecourse, reinforcement, barrier membrane and foundation beams to offices	m ²	562	100	56,200
SUBSTRUCTURE			\$225/m²	\$84,300
CL COLUMNS				
159 Allowance for columns to office	m ²	375	40	15,000
COLUMNS			\$40/m²	\$15,000
RF ROOF				
161 Prefinished metal deck roofing including sarking and insulation to offices	m ²	375	50	18,750
362 Extra over allowance for translucent sheet strips to warehouse . Notional allowance	m ²	38	10	380
163 Roof framing and structure to office (assume 8kg/m2)	t	3.00	5,400	16,200
329 Allowance for purlins to roof	m ²	375	20	7,500
170 Additional allowance for rain water goods to office	m ²	375	5	1,875
167 Allowance for roof safety system	m ²	375	2	750
432 Allowance for roof drainage; gutters	m ²	375	2	750
ROOF			\$123/m²	\$46,205
EW EXTERNAL WALLS				
435 External wall for offices comprising a combination of precast concrete, insulated wall panel and prefinished metal wall sheeting	m ²	94	400	37,600
EXTERNAL WALLS			\$100/m²	\$37,600
WW WINDOWS				
404 Allowance for windows to Office and amenities	m ²	375	128	48,000
WINDOWS			\$128/m²	\$48,000
ED EXTERNAL DOORS				
405 Allowance for external doors to Office and amenities	m ²	375	4	1,500
EXTERNAL DOORS			\$4/m²	\$1,500
NW INTERNAL WALLS				
406 Provisional allowance for internal walls including	m ²	375	120	45,000
INTERNAL WALLS			\$120/m²	\$45,000
NS INTERNAL SCREENS AND BORROWED LIGHTS				
408 Allowance for internal screens such as toilet and shower partitions, including door and hardware	m ²	375	24	9,000
INTERNAL SCREENS AND BORROWED LIGHTS			\$24/m²	\$9,000

DA Estimate

Warehouse 2A, 2C1, 2C2 and D

Location Element Item

B BUILDING WORKS

B12 Offices & Amenities (2D) (continued)

GFA: 375 m² Cost/m²: \$1,929

Rates Current At February 2021

Description	Unit	Qty	Rate	Total
ND INTERNAL DOORS				
433 Provisional allowance for internal doors	m ²	375	12	4,500
INTERNAL DOORS			\$12/m²	\$4,500
WF WALL FINISHES				
409 Allowance for wall finishes to office and amenities	m ²	375	56	21,000
WALL FINISHES			\$56/m²	\$21,000
FF FLOOR FINISHES				
410 Allowance for floor finishes to office and amenities	m ²	375	87	32,625
FLOOR FINISHES			\$87/m²	\$32,625
CF CEILING FINISHES				
411 Allowance for ceiling finishes to office and amenities	m ²	375	80	30,000
CEILING FINISHES			\$80/m²	\$30,000
FT FITMENTS				
412 Provisional allowance for fitments to office and amenities. Loose FF&E excluded	m ²	375	74	27,750
FITMENTS			\$74/m²	\$27,750
SE SPECIAL EQUIPMENT				
413 Provisional allowance for special equipment to office and amenities- i.e kitchen	m ²	375	36	13,500
SPECIAL EQUIPMENT			\$36/m²	\$13,500
HS HYDRAULIC SERVICES				
414 Allowance for hydraulic services i.e to washrooms and toilets . Including floor wastes and associated pipework	m ²	375	100	37,500
HYDRAULIC SERVICES			\$100/m²	\$37,500
SF SANITARY FIXTURES				
415 Allowance for sanitary fixtures to office and amenities	m ²	375	33	12,375
SANITARY FIXTURES			\$33/m²	\$12,375
MS MECHANICAL SERVICES				
416 Allowance for mechanical services to Offices (HVAC)	m ²	375	180	67,500
MECHANICAL SERVICES			\$180/m²	\$67,500
FP FIRE PROTECTION				
417 Allowance for fire protection to office - allowed for sprinkler installation	m ²	375	60	22,500
FIRE PROTECTION			\$60/m²	\$22,500
LP ELECTRIC LIGHT AND POWER				
418 Allowance for lighting and power to office	m ²	375	100	37,500
419 Allowance for security / CCTV / access control to office	m ²	375	25	9,375
437 Allowance for MHE charging unit. Provisional allowance	m ²	375	100	37,500
ELECTRIC LIGHT AND POWER			\$225/m²	\$84,375

DA Estimate

Warehouse 2A, 2C1, 2C2 and D

Location Element Item

B BUILDING WORKS

B12 Offices & Amenities (2D) (continued)

GFA: 375 m² Cost/m²: \$1,929

Rates Current At February 2021

Description	Unit	Qty	Rate	Total
BW BUILDERS WORK IN CONNECTION WITH SERVICES				
363 BWIC	Item			4,238
BUILDERS WORK IN CONNECTION WITH SERVICES			\$11/m²	\$4,238
PR PRELIMINARIES				
142 Builder's Preliminaries @ 8%	Item			51,219
PRELIMINARIES			\$137/m²	\$51,219
MA BUILDERS MARGIN & OVERHEAD				
143 Builder's Margin & Overheads @ 4%	Item			27,658
BUILDERS MARGIN & OVERHEAD			\$74/m²	\$27,658
OFFICES & AMENITIES (2D)			\$1,929/m²	\$723,345

DA Estimate

Warehouse 2A, 2C1, 2C2 and D

Location Element Item

C EXTERNAL WORKS

C1 Carpark 2C1, 2C2, D

Rates Current At February 2021

Description	Unit	Qty	Rate	Total
C EXTERNAL WORKS				
C1 Carpark 2C1, 2C2, D				
XR ROADS, FOOTPATHS AND PAVED AREAS				
1 Light duty carpark paving	m ²	3,835	70	268,450
3 Allowance for line marking	m	824	4	3,296
4 Concrete wheel stop to carpark	No	105	120	12,600
6 Concrete kerb to car park	m	755	65	49,075
11 Disabled emblem line marking	No	7	300	2,100
12 Crossover to council specification	No	5	2,500	12,500
ROADS, FOOTPATHS AND PAVED AREAS				\$348,021
XE EXTERNAL ELECTRIC LIGHT AND POWER				
367 Allowance for external lighting to carpark	m ²	3,835	12	46,020
EXTERNAL ELECTRIC LIGHT AND POWER				\$46,020
PR PRELIMINARIES				
142 Builder's Preliminaries @ 8%	Item			31,524
PRELIMINARIES				\$31,524
MA BUILDERS MARGIN & OVERHEAD				
143 Builder's Margin & Overheads @ 4%	Item			17,023
BUILDERS MARGIN & OVERHEAD				\$17,023
CARPARK 2C1, 2C2, D				\$442,588

DA Estimate

Warehouse 2A, 2C1, 2C2 and D

Location Element Item

C EXTERNAL WORKS

C2 Hardstand 2A

Rates Current At February 2021

Description	Unit	Qty	Rate	Total
C EXTERNAL WORKS				
C2 Hardstand 2A				
FT FITMENTS				
377 Allowance for misc. metalwork to hardstand	m ²	20,476	3	61,428
FITMENTS				\$61,428
XR ROADS, FOOTPATHS AND PAVED AREAS				
2 Concrete hardstand to truck parking, driveway and loading areas	m ²	20,476	110	2,252,360
17 Extra over allowance for hardstand up ramps to loading	m ²	909	25	22,725
ROADS, FOOTPATHS AND PAVED AREAS				\$2,275,085
XE EXTERNAL ELECTRIC LIGHT AND POWER				
366 Allowance for external lighting and power to hardstand	m ²	20,476	15	307,140
EXTERNAL ELECTRIC LIGHT AND POWER				\$307,140
PR PRELIMINARIES				
142 Builder's Preliminaries @ 8%	Item			211,492
PRELIMINARIES				\$211,492
MA BUILDERS MARGIN & OVERHEAD				
143 Builder's Margin & Overheads @ 4%	Item			114,205
BUILDERS MARGIN & OVERHEAD				\$114,205
HARDSTAND 2A				\$2,969,350

DA Estimate

Warehouse 2A, 2C1, 2C2 and D

Location Element Item

C EXTERNAL WORKS

C3 Landscaping & External Works

Rates Current At February 2021

Description	Unit	Qty	Rate	Total
C EXTERNAL WORKS				
C3 Landscaping & External Works				
XR ROADS, FOOTPATHS AND PAVED AREAS				
26 Concrete footpath	m ²	1,308	70	91,560
27 Extra over allowance for access ramp to footpath	No	6	600	3,600
ROADS, FOOTPATHS AND PAVED AREAS				\$95,160
XN BOUNDARY WALLS, FENCING AND GATES				
30 Palisade fencing to street frontage	m	1,653	140	231,420
31 Chain wire link fence including 3 strands of top mounted barbed wire	m	347	65	22,555
322 12.7m wide automatic sliding palisade gate to warehouse vehicle entry	No	2	15,000	30,000
323 7m wide automatic sliding palisade gate to carpark entry	No	4	10,000	40,000
34 1m wide single swing gate to palisade fencing	No	1	3,000	3,000
449 Allowance for retaining wall to Warehouse Facility 2A, including footings and all associated works	m ²	992	1,000	992,000
BOUNDARY WALLS, FENCING AND GATES				\$1,318,975
XL LANDSCAPING AND IMPROVEMENTS				
23 Allowance for soft landscaping	m ²	18,099	30	542,970
28 Extra over for medium trees and shrubs	m ²	18,099	1	18,099
37 Allowance for single ring bike rack	No	10	450	4,500
LANDSCAPING AND IMPROVEMENTS				\$565,569
PR PRELIMINARIES				
142 Builder's Preliminaries @ 8%	Item			158,377
PRELIMINARIES				\$158,377
MA BUILDERS MARGIN & OVERHEAD				
143 Builder's Margin & Overheads @ 4%	Item			85,524
BUILDERS MARGIN & OVERHEAD				\$85,524
LANDSCAPING & EXTERNAL WORKS				\$2,223,605

DA Estimate

Warehouse 2A, 2C1, 2C2 and D

Location Element Item

C EXTERNAL WORKS

C4 Services Infrastructure

Rates Current At February 2021

Description	Unit	Qty	Rate	Total
C EXTERNAL WORKS				
C4 Services Infrastructure				
XD EXTERNAL SEWER DRAINAGE				
135 Sewer connection works allowance	Item			120,000
EXTERNAL SEWER DRAINAGE				\$120,000
XW EXTERNAL WATER SUPPLY				
136 Water connection works allowance	Item			175,000
364 Allowance for external water tank including concrete foundations (Volume TBC)	No	2	25,000	50,000
EXTERNAL WATER SUPPLY				\$225,000
XG EXTERNAL GAS				
137 Gas connection works allowance	Item			Excl.
EXTERNAL GAS				Excl.
XF EXTERNAL FIRE PROTECTION				
365 Allowance for external hydrant installation	Item			100,000
EXTERNAL FIRE PROTECTION				\$100,000
XE EXTERNAL ELECTRIC LIGHT AND POWER				
138 Allowance for kiosk substations with associated HV cabling	Item			Excl.
139 Electrical connection works allowance	Item			150,000
368 Allowance for external lighting and power to landscaped	m ²	18,099	8	144,792
EXTERNAL ELECTRIC LIGHT AND POWER				\$294,792
XC EXTERNAL COMMUNICATIONS				
140 Communication connection works allowance	Item			68,000
EXTERNAL COMMUNICATIONS				\$68,000
PR PRELIMINARIES				
142 Builder's Preliminaries @ 8%	Item			64,624
PRELIMINARIES				\$64,624
MA BUILDERS MARGIN & OVERHEAD				
143 Builder's Margin & Overheads @ 4%	Item			34,897
BUILDERS MARGIN & OVERHEAD				\$34,897
SERVICES INFRASTRUCTURE				\$907,313

DA Estimate

Warehouse 2A, 2C1, 2C2 and D

Location Element Item

C EXTERNAL WORKS

C5 Carpark Warehouse 2A

Rates Current At February 2021

Description	Unit	Qty	Rate	Total
C EXTERNAL WORKS				
C5 Carpark Warehouse 2A				
FT FITMENTS				
13 Allowance for misc. metalwork to carpark	m ²	5,101	2	10,202
FITMENTS				\$10,202
XR ROADS, FOOTPATHS AND PAVED AREAS				
1 Light duty carpark paving	m ²	5,101	70	357,070
3 Allowance for line marking	m	1,038	4	4,152
4 Concrete wheel stop to carpark	No	209	120	25,080
6 Concrete kerb to car park	m	937	65	60,905
8 Cross hatched line marking	m ²	55	75	4,125
9 Pedestrian crossing line marking	m ²	124	75	9,300
ROADS, FOOTPATHS AND PAVED AREAS				\$460,632
XE EXTERNAL ELECTRIC LIGHT AND POWER				
367 Allowance for external lighting to carpark	m ²	5,101	12	61,212
EXTERNAL ELECTRIC LIGHT AND POWER				\$61,212
PR PRELIMINARIES				
142 Builder's Preliminaries @ 8%	Item			42,564
PRELIMINARIES				\$42,564
MA BUILDERS MARGIN & OVERHEAD				
143 Builder's Margin & Overheads @ 4%	Item			22,985
BUILDERS MARGIN & OVERHEAD				\$22,985
CARPARK WAREHOUSE 2A				\$597,595

DA Estimate

Warehouse 2A, 2C1, 2C2 and D

Location Element Item

C EXTERNAL WORKS

C6 Hardstand 2C1, 2C2 ,D

Rates Current At February 2021

Description	Unit	Qty	Rate	Total
C EXTERNAL WORKS				
C6 Hardstand 2C1, 2C2 ,D				
FT FITMENTS				
377 Allowance for misc. metalwork to hardstand	m ²	7,903	3	23,709
FITMENTS				\$23,709
XR ROADS, FOOTPATHS AND PAVED AREAS				
2 Concrete hardstand to truck parking, driveway and loading areas	m ²	7,903	110	869,330
ROADS, FOOTPATHS AND PAVED AREAS				\$869,330
XE EXTERNAL ELECTRIC LIGHT AND POWER				
366 Allowance for external lighting and power to hardstand	m ²	7,903	15	118,545
EXTERNAL ELECTRIC LIGHT AND POWER				\$118,545
PR PRELIMINARIES				
142 Builder's Preliminaries @ 8%	Item			80,927
PRELIMINARIES				\$80,927
MA BUILDERS MARGIN & OVERHEAD				
143 Builder's Margin & Overheads @ 4%	Item			43,701
BUILDERS MARGIN & OVERHEAD				\$43,701
HARDSTAND 2C1, 2C2 ,D				\$1,136,212

**APPENDIX B:
DRAWING REGISTER**

DRAWING REGISTER

Architectural documentation provided by SBA:

- OAK-2A-DA-10 (P6) SITE PLAN
- OAK-2C-DA-20 (P2) SITE PLAN
- OAK-MP-02-(P8) MASTERPLAN

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