



## Construction Consultants

### **CAPITAL INVESTMENT VALUE REPORT**

#### **Warehouse and Logistics Hub**

**155-217 Aldington Road, Kemps Creek**

Frasers Property Industrial Constructions Pty Limited

09<sup>th</sup> June 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 SSD-17552047 for a new industrial development at 155-217 Aldington Road Estate, Kemps Creek, NSW including demolition and bulk earthworks, vegetation removal, construction of internal roads and an access road off Aldington Road and a 9-lot Torrens title subdivision for Frasers Property Industrial Constructions Pty Limited.

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 warehouses, ancillary offices, associated driveways, parking facilities.

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 and Logistics Hub – 155 - 217 Aldington 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. Lot 9 Civil Works <ul style="list-style-type: none"> <li>• Bulk Earthworks</li> <li>• Access Roads</li> <li>• Services Reticulation</li> <li>• Design &amp; Project Management</li> <li>• External Works</li> </ul>		\$ 29,450,663.00
2. Balance Estate Civil Works <ul style="list-style-type: none"> <li>• Bulk Earthworks</li> <li>• Access Roads</li> <li>• Services Reticulation</li> <li>• Design &amp; Project Management</li> </ul>		\$ 14,659,344.00
3. Lot 9 Building Works <ul style="list-style-type: none"> <li>• Building Works</li> </ul>	65,327m <sup>2</sup>	\$42,545,096.00
<b>Capital Investment Value (GST Excl):</b>		<b>\$86,655,103</b>
<b>GST:</b>		<b>\$8,665,510</b>
<b>CAPITAL INVESTMENT VALUE (GST Incl):</b>		<b>\$ 95,320,613</b>


#### Employment Generation:

Operational jobs generated are expected for the above will be in the order of 220 full time jobs.

Construction jobs generated are expected for the above will be in the order of 530 full time jobs.

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

## Signature

Date:	09 <sup>th</sup> June 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**

### **Cost Plan Details**

# Estimate Details

<b>Project:</b> Frasers Property Industrial Constructions	<b>Details:</b> Cost Estimate for CIV Report
<b>Building:</b> Pty Limited 155-217 Aldington Road Estate	

Code	Trade Description	Quantity	Unit	Rate	Factor	Trade Total
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## LOT 9 CIVIL WORKS

	<b>Bulk Earthworks:</b>					
	Demolition allowance	141,179	m2	1.28		180,709
	In ground existing services removal	141,179	m2	0.13		18,353
	Site remediation - general allowance	141,179	m2	0.71		100,237
	Bulk earthworks	141,179	m2	27.08		3,823,127
	Retaining walls - perimeter	6,686	m2	522.11		3,490,880
	Retaining walls - Interlotment	2,513	m2	516.27		1,297,180
	<b>Access Roads:</b>					
	Road networks	20,818	m2	140.33		2,921,390
	Landscaping	10,988	m2	40.35		443,346
	Entry statement	1	item	250,000.00		250,000
	<b>Services Reticulation:</b>					
	Stormwater reticulation	1,814	m	1,812.42		3,287,730
	Water quality treatment allowance	1,261	m2	340.78		429,690
	Trunk water supply (250mm dia)	1,851	m	1,365.74		2,527,302
	Internal water reticulation	1,309	m	457.98		599,633
	Gravity sewer reticulation	618	m	2,666.07		1,647,631
	Low pressure sewer from IOP to existing pumping station	699	m	262.60		183,557
	Power supply & reticulation	2,337	m	651.66		1,522,669
	Link to zone substation in existing ducts	5,900	m	245.00		1,445,500
	Telstra conduits	2,337	m	33.85		79,107
	<b>Design &amp; Project Management:</b>					
	FPI managemetn (PM & SM only)	1	item	410,378.00		410,378
	FPI geotechnical reporting	1	item	172,876.00		172,876
	Project design	1	item	1,456,008.00		1,456,008
	<b>External Works:</b>					
	Aldington road upgrade - 50% only	23,754	m2	266.25	0.5000	3,162,211
	Adjustment					1,149

## LOT 9 CIVIL WORKS

**29,450,663**

## BALANCE ESTATE CIVIL WORKS

	<b>Bulk Earthworks:</b>					
	Demolition allowance	257,364	m2	2.12		545,612
	In ground existing services removal	257,364	m2	0.07		18,015
	Site remediation - general allowance	257,364	m2	0.39		100,372
	Bulk earthworks (including contractor preliminaries)	257,364	m2	24.14		6,212,767
	Retaining walls - perimeter	7,065	m2	513.95		3,631,211
	Retaining walls - interlotment	1,321	m2	514.58		679,606

# Estimate Details

<b>Project:</b> Frasers Property Industrial Constructions	<b>Details:</b> Cost Estimate for CIV Report
<b>Building:</b> Pty Limited 155-217 Aldington Road Estate	

Code	Trade Description	Quantity	Unit	Rate	Factor	Trade Total
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## BALANCE ESTATE CIVIL WORKS

(Continued)

	SEC and seeding (PC sum)	257,364	m2	0.23		59,194
	<b>Access Roads:</b>					
	Landscaping	19,852	m2	60.65		1,204,030
	<b>Services Reticulation:</b>					
	Water quality treatment allowance	7,314	m2	185.45		1,356,381
	<b>Design &amp; Project Management:</b>					
	FPI managemetn (PM & SM only)	1	item	268,324.00		268,324
	FPI geotechnical reporting	1	item	289,061.00		289,061
	Project design	1	item	297,590.00		297,590
	Adjustment					-2,819

## BALANCE ESTATE CIVIL WORKS

14,659,344

## LOT 9 BUILDING WORKS

	<b>Lot 9 Building Works:</b>					
	Site preparation	141,281	m2	6.20		875,942
	Warehouse 9A	33,095	m2	290.65		9,619,062
	Warehouse 9B	30,600	m2	287.34		8,792,604
	Warehouse awning/breezeway	13,435	m2	171.17		2,299,669
	Office 9A	408	m2	2,401.94		979,992
	Office 9B	408	m2	2,388.48		974,500
	Office 9C	408	m2	2,389.09		974,749
	Office 9D	408	m2	2,388.61		974,553
	External works	59,516	m2	87.06		5,181,463
	Site services	65,327	m2	58.58		3,826,856
	Design	65,327	m2	12.01		784,577
	Preliminaries	46	weeks	53,579.83		2,464,672
	Building upgrade	65,327	m2	43.13		2,817,554
	Green star rating	5	star			292,816
	Preventative maintenance & servicing during DLP	65,327	m2	0.61		39,849
	Third party builder's overhead and profit margin	1	item	1,226,842.00		1,226,842
	FPI project management	46	weeks	9,206.89		423,517
	Adjustment					-4,120

## LOT 9 BUILDING WORKS

42,545,096