

7 July 2015

Mirvac Projects Pty Ltd
Level 26, 60 Margaret Street
Sydney NSW 2000

Attention: Mr James McKew

**CALIBRE INDUSTRIAL ESTATE – LOT 4 (WAREHOUSE NO. 4)
60 WALLGROVE ROAD, EASTERN CREEK
CAPITAL INVESTMENT VALUE (CIV) ESTIMATE**

Dear Sir,

As requested, we have prepared an estimate of the Capital Investment Value (CIV) for the above project and we advise you that the estimated cost at rates current in June 2015 is \$51,300,000 (excluding GST) as shown in the attached Summary of Estimate Costs.

We further note we have prepared the estimated Capital Investment Value based on the Planning Circular - PS 10-008 issued 10 May 2010 'New Definition of Capital Investment Value' prepared by NSW Department of Planning.

We also note the estimate includes allowances for providing Civil Services to the site such as new electrical infrastructure and new water main, stormwater, sewer and telecommunication services and connection to the existing mains. As advised, the estimate excludes any allowance for removal of contaminated & hazardous materials, remediation, intersection works and traffic signals to Wallgrove Road.

We specifically note that the above estimate is based on preliminary and conceptual design information made available to ourselves at this point and therefore we have made a number of assumptions in relation to the project requirements. The estimates may be subject to change as the design develops.

Should you require any further information or wish to discuss any aspect of the attached please do not hesitate to contact us.

Yours faithfully

WT PARTNERSHIP

A handwritten signature in blue ink, appearing to read 'S. Hensley', is positioned above the printed name.

SIMON HENSLEY

National Director

| SUMMARY OF ESTIMATED COSTS – LOT 4 (WAREHOUSE NO. 4) | \$ |
|--|---------------------|
| DEMOLITION | 2,100,000 |
| SITE PREPARATION | 450,000 |
| SITE REMEDIATION | Excluded |
| BULK EARTHWORKS | 2,050,000 |
| WAREHOUSE NO. 4 | 24,450,000 |
| OFFICE | 2,950,000 |
| OFFICE FITOUT | Excluded |
| UNDERCOVER CARPARK | 150,000 |
| EXTERNAL CARPARK | 250,000 |
| EXTERNAL WORKS | 2,800,000 |
| RETAINING WALLS | 1,150,000 |
| STORMWATER DRAINAGE | 3,800,000 |
| LEAD-IN SERVICES | 3,950,000 |
| ACCESS ROAD | 3,350,000 |
| WORKS OUTSIDE BOUNDARY | Excluded |
| HEAD CONTRACTORS PRELIMINARIES OVERHEADS & PROFIT | Included |
| | 47,450,000 |
| DESIGN & CONSULTANT FEES – 6% | 2,850,000 |
| DEVELOPMENT MANAGEMENT FEES – 2% | 1,000,000 |
| DEVELOPMENT COST/ AUTHORITY FEES | Excluded |
| SECTION 94 CONTRIBUTIONS – DEVELOPMENT LEVY | Excluded |
| MARKETING FEES | Excluded |
| SALES COST/ FEES | Excluded |
| CONTINGENCY | Included |
| DEVELOPERS MARGIN | Excluded |
| ESCALATION IN COSTS | Excluded |
| FINANCE COSTS/ FEES | Excluded |
| ESTIMATES CAPITAL INVESTMENT VALUE AT JUNE 2015 RATES (Excluding GST) | \$51,300,000 |

SCHEDULE OF INFORMATION USED

1. Architectural Drawings prepared by SBA Architects

| DRAWING NO. | TITLE | DATE |
|-------------|------------------------------------|-------------|
| DA-001/B | Location/Cover Sheet | 28 May 2015 |
| DA-002/K | Site Plan | 26 May 2015 |
| DA-401/A | Lot 4 – Site & Building Floor Plan | 26 May 2015 |
| DA-402/A | Lot 4 – Building Roof Plan | 26 May 2015 |
| DA-403/B | Lot 4 – Building Elevations | 28 May 2015 |
| DA-404/A | Lot 4 – Building Sections | 26 May 2015 |
| DA-405/A | Lot 4 – Office Floor Plans | 26 May 2015 |

2. 'Draft Cost Estimate' for the following items dated 28 May 2015, prepared by AT & L:

- i) Demolition, clearing and grubbing (for the entire site);
- ii) Earthworks & Sediment Control (for the entire site);
- iii) Retaining walls (for the entire site);
- iv) External signalised Intersection & Lead-in Services;
- v) Electrical services to Access Road;
- vi) Gas services to Access Road;
- vii) External Lead-in sewer connection;
- viii) External water main adjustment and Lead-in services;
- ix) External Lead-in telecommunications;
- x) Internal access road and services reticulation;
- xi) Site stormwater, underground On Site Detention tank and Detention Basin;

3. 'Preliminary Opinion of Probable Cost – Landscape Draft' dated 26 May 2015, prepared by Habit8 Pty Ltd.

4. Quotation for 'Demolition of 60 Wallgrove Road, Eastern Creek' dated 18 November 2013 from H. Hassarati & Co Pty Ltd.

5. Cost Estimate for External Lead-in electrical infrastructure (HV feeder) provided by Mirvac in email dated 2 June 2015.

**CALIBRE INDUSTRIAL ESTATE
LOT 4 (WAREHOUSE NO. 4)
CAPITAL INVESTMENT VALUE
JUNE 2015**

WT PARTNERSHIP

ESTIMATE SUMMARY

| Ref. | Description | % | \$/m2 GFA 45,858 m2 | Sub Total | Mark Up % | Amount \$ |
|---|--|------------|---------------------------|------------|--------------|--------------------------|
| A | DEMOLITION | 4.08 | 45.63 | 2,092,656 | | 2,092,656 |
| B | SITE PREPARATION | 0.91 | 10.21 | 468,027 | | 468,027 |
| C | SITE REMEDIATION - Excluded | | | | | |
| D | BULK EARTHWORKS | 4.01 | 44.84 | 2,056,087 | | 2,056,087 |
| E | WAREHOUSE NO. 4 | 47.66 | 533.16 | 24,449,655 | | 24,449,655 |
| F | OFFICE | 5.72 | 64.02 | 2,935,748 | | 2,935,748 |
| G | OFFICE FITOUT - Excluded | | | | | |
| H | UNDERCOVER CARPARKING | 0.24 | 2.71 | 124,110 | | 124,110 |
| I | EXTERNAL CARPARKING | 0.47 | 5.28 | 242,015 | | 242,015 |
| J | EXTERNAL WORKS | 5.44 | 60.89 | 2,792,342 | | 2,792,342 |
| K | RETAINING WALLS | 2.25 | 25.20 | 1,155,704 | | 1,155,704 |
| L | STORMWATER DRAINAGE | 7.43 | 83.07 | 3,809,214 | | 3,809,214 |
| M | LEAD-IN SERVICES | 7.72 | 86.34 | 3,959,317 | | 3,959,317 |
| N | ACCESS ROAD | 6.56 | 73.33 | 3,362,900 | | 3,362,900 |
| O | WORKS OUTSIDE BOUNDARY (OTHER THAN THOSE NOTED) - Excluded | | | | | |
| | SUBTOTAL | | | | | <u>47,447,775</u> |
| P | HEAD CONTRACTOR'S PRELIMINARIES, OVERHEADS & PROFIT - Included | | | | | |
| Q | DESIGN & CONSULTANT FEES - 6% | 5.55 | 62.08 | 2,846,867 | | 2,846,867 |
| R | DEVELOPMENT MANAGEMENT FEES - 2% | 1.96 | 21.93 | 1,005,893 | | 1,005,893 |
| S | DEVELOPMENT COSTS / AUTHORITY FEES - Excluded | | | | | |
| T | CONTRIBUTIONS - Excluded | | | | | |
| U | MARKETING - Excluded | | | | | |
| V | CONTINGENCY - Included | | | | | |
| W | ESCALATION - Excluded | | | | | |
| X | DEVELOPERS MARGIN - Excluded | | | | | |
| | TOTAL CONSTRUCTION COSTS AT JUNE 2015 RATES | | | | | <u>51,300,535</u> |
| Total Estimated Construction Cost - Excluding G.S.T. | | 100 | 1,119 | | | 51,300,535 |

ESTIMATE DETAILS

| Item No. | Item Description | Quantity | Unit | Rate | Mark Up % | Amount \$ |
|---|---|------------|------|--------------|-----------|---------------------|
| A DEMOLITION | | | | | | |
| 1 | Allow for demolition of existing structure on site as per quotation dated 18 November 2013 from H. Hassarata & Co Pty Ltd | 1.00 | Item | 1,665,000.00 | | 1,665,000.00 |
| 2 | Allow for escalation in cost - 5% | 1.00 | Item | 83,250.00 | | 83,250.00 |
| 3 | Head contractor's preliminaries, overheads & profit @ 14% | 1.00 | Item | 244,755.00 | | 244,755.00 |
| 4 | Contingency @ 5% | 1.00 | Item | 99,650.25 | | 99,650.25 |
| Total to Estimate Summary | | | | | | 2,092,655.25 |
| B SITE PREPARATION | | | | | | |
| <u>The following estimated costs are based on AT&L's 'Draft Estimate' dated 28 May 2015</u> | | | | | | |
| 1 | Demolition, clearing and grubbing | 1.00 | Item | 100,000.00 | | 100,000.00 |
| 2 | Strip 200mm topsoil and stockpile on site | 43,700.00 | m2 | 5.00 | | 218,500.00 |
| 3 | Sediment control | 1.00 | Item | 72,500.00 | | 72,500.00 |
| 4 | Subtotal | | | | | 391,000.00 |
| 5 | Head contractor's preliminaries, overheads & profit @ 14% | 1.00 | Item | 54,740.00 | | 54,740.00 |
| 6 | Contingency @ 5% | 1.00 | Item | 22,287.00 | | 22,287.00 |
| Total to Estimate Summary | | | | | | 468,027.00 |
| D BULK EARTHWORKS | | | | | | |
| <u>The following estimated costs are based on AT&L's 'Draft Estimate' dated 28 May 2015</u> | | | | | | |
| 1 | Cut to fill | 221,800.00 | m3 | 6.50 | | 1,441,700.00 |
| 2 | Import and compact fill | 8,000.00 | m3 | 13.00 | | 104,000.00 |
| 3 | Trim and grade lots and roads | 215,000.00 | m2 | 0.80 | | 172,000.00 |
| 4 | Subtotal | | | | | 1,717,700.00 |
| 5 | Head contractor's preliminaries, overheads & profit @ 14% | 1.00 | Item | 240,478.00 | | 240,478.00 |
| 6 | Contingency @ 5% | 1.00 | Item | 97,908.90 | | 97,908.90 |
| Total to Estimate Summary | | | | | | 2,056,086.90 |
| E WAREHOUSE NO. 4 | | | | | | |
| 1 | Allow for Warehouse No. 4 | 40,953.00 | m2 | 525.00 | | 21,500,325.00 |

ESTIMATE DETAILS

| Item No. | Item Description | Quantity | Unit | Rate | Mark Up % | Amount \$ |
|---|---|-----------|------|--------------|-----------|----------------------|
| E WAREHOUSE NO. 4 (Continued) | | | | | | |
| 2 | Extra over for piled foundation due to building located on fill - assumed 40% of warehouse | 16,382.00 | m2 | 50.00 | | 819,100.00 |
| 3 | Extra for awning | 2,542.00 | m2 | 380.00 | | 965,960.00 |
| 4 | Head contractor's preliminaries, overheads & profit | 1.00 | Item | | | INCL |
| 5 | Contingency @ 5% | 1.00 | Item | 1,164,269.25 | | 1,164,269.25 |
| Total to Estimate Summary | | | | | | 24,449,654.25 |
| F OFFICE | | | | | | |
| 1 | Allow for office | 1,584.00 | m2 | 1,750.00 | | 2,772,000.00 |
| 2 | Extra for piled foundation | 479.00 | m2 | 50.00 | | 23,950.00 |
| 3 | Head contractor's preliminaries, overheads & profit | 1.00 | Item | | | INCL |
| 4 | Contingency @ 5% | 1.00 | Item | 139,797.50 | | 139,797.50 |
| Total to Estimate Summary | | | | | | 2,935,747.50 |
| H UNDERCOVER CARPARKING | | | | | | |
| 1 | Covered flexible carpark pavement (Pavement Type 3) including kerbing, linemarking - assumed bitumen based surface. | 359.00 | m2 | 300.00 | | 107,700.00 |
| 2 | Concrete pavement in covered carpark | 30.00 | m2 | 350.00 | | 10,500.00 |
| 3 | Head contractor's preliminaries, overheads & profit | | Item | | | INCL |
| 4 | Contingency @ 5% | 1.00 | Item | 5,910.00 | | 5,910.00 |
| Total to Estimate Summary | | | | | | 124,110.00 |
| I EXTERNAL CARPARKING | | | | | | |
| 1 | Flexible carpark pavement (Pavement Type 3) including kerbing, linemarking - assumed bitumen based surface. | 3,546.00 | m2 | 65.00 | | 230,490.00 |
| 2 | Head contractor's preliminaries, overheads & profit | | Item | | | INCL |
| 3 | Contingency @ 5% | 1.00 | Item | 11,524.50 | | 11,524.50 |
| Total to Estimate Summary | | | | | | 242,014.50 |
| J EXTERNAL WORKS | | | | | | |

ESTIMATE DETAILS

| Item No. | Item Description | Quantity | Unit | Rate | Mark Up % | Amount \$ |
|---|--|----------|------|------------|-----------|--------------------------|
| J EXTERNAL WORKS | | | | | | |
| <u>COMMON LANDSCAPING</u> | | | | | | |
| <u>LANDSCAPING</u> | | | | | | |
| The following landscaping costs are based on Habit8 Pty Ltd's 'Preliminary Opinion of Probable Cost - Landscaping Draft' for Wallgrove Road dated 26 May 2015 | | | | | | |
| 1 | Establishment/maintenance costs | 1.00 | Item | | | EXCL |
| 2 | Landscaping along Access Road | 1.00 | Item | 148,850.00 | | 148,850.00 |
| 3 | Detention Basin Planting | 1.00 | Item | 141,468.00 | | 141,468.00 |
| 4 | Entry statement Landscaping | 1.00 | Item | 146,685.00 | | 146,685.00 |
| 5 | Supply and install Entry Statemant signage | 2.00 | No | 60,000.00 | | 120,000.00 |
| 6 | Lighting to ditto | 1.00 | Item | 15,000.00 | | 15,000.00 |
| 7 | Allow for lighting poles and banners to landscaping area | 1.00 | Item | | | EXCL |
| 8 | Allow for irrigation to landscaping | 1.00 | Item | | | EXCL |
| 9 | Subtotal | | | | | <u>572,003.00</u> |
| <u>LOT 1 (WAREHOUSE 1) ONLY</u> | | | | | | |
| <u>LANDSCAPING</u> | | | | | | |
| 10 | Allow for forming landcaped areas | 816.00 | m2 | 8.00 | | 6,528.00 |
| The following landscaping costs are based on Habit8 Pty Ltd's 'Preliminary Opinion of Probable Cost - Landscaping Draft' for Wallgrove Road dated 26 May 2015 | | | | | | |
| 11 | Establishment/maintenance costs | 1.00 | Item | | | EXCL |
| 12 | Landscaping along Northern and Western Boundary | 1.00 | Item | 56,534.00 | | 56,534.00 |
| 13 | Allow for lighting poles and banners to landscaping area | 1.00 | Item | | | EXCL |
| 14 | Allow for irrigation to landscaping | 1.00 | Item | | | EXCL |
| 15 | Subtotal | | | | | <u>63,062.00</u> |
| <u>LOT 2 (WAREHOUSE 2) ONLY</u> | | | | | | |
| <u>LANDSCAPING</u> | | | | | | |
| 16 | No separate landscaping works to Lot 2 (Warehouse 2) | | Note | | | |
| 17 | Subtotal | | | | | <u>0.00</u> |
| <u>LOT 3 (WAREHOUSE 3) ONLY</u> | | | | | | |

ESTIMATE DETAILS

| Item No. | Item Description | Quantity | Unit | Rate | Mark Up % | Amount \$ |
|----------|---|----------|------|-----------|-----------|-------------------------|
| J | EXTERNAL WORKS | | | | | (Continued) |
| | <u>LANDSCAPING</u> | | | | | |
| 18 | Allow for forming landscaped areas | 1,088.00 | m2 | 8.00 | | 8,704.00 |
| | The following landscaping costs are based on Habit8 Pty Ltd's 'Preliminary Opinion of Probable Cost - Landscaping Draft' for Wallgrove Road dated 26 May 2015 | | | | | |
| 19 | Establishment/maintenance costs | 1.00 | Item | | | EXCL |
| 20 | Landscaping along Northern and Western Boundary | 1.00 | Item | 75,316.00 | | 75,316.00 |
| 21 | Allow for lighting poles and banners to landscaping area | 1.00 | Item | | | EXCL |
| 22 | Allow for irrigation to landscaping | 1.00 | Item | | | EXCL |
| 23 | Subtotal | | | | | <u>84,020.00</u> |
| | <u>LOT 4 (WAREHOUSE 4) ONLY</u> | | | | | |
| | <u>INTERNAL ROAD</u> | | | | | |
| 24 | Flexible fire track pavement (Pavement Type 4) to Fire Brigade access road including kerbing and linemarking - assumed bitumen based surface. | 2,687.00 | m2 | 50.00 | | 134,350.00 |
| | <u>HARDSTAND</u> | | | | | |
| 25 | Heavy duty rigid pavement (Pavement Type 1) to hardstand area including kerbing and line marking - assumed concrete | 7,558.00 | m2 | 90.00 | | 680,220.00 |
| 26 | Truck loading heavy duty pavement to heavy trafficable area including kerbing and line marking - assumed thick concrete | 1,028.00 | m2 | 90.00 | | 92,520.00 |
| 27 | Concrete pavement for services equipment | 233.00 | m2 | 150.00 | | 34,950.00 |
| | <u>CONCRETE FOOTPATH</u> | | | | | |
| 28 | Concrete footpath | 649.00 | m2 | 70.00 | | 45,430.00 |
| | <u>PAVEMENT OUTSIDE OFFICE</u> | | | | | |
| 29 | Trafficable area around office including tile/pavement finish - assumed concrete | 631.00 | m2 | 120.00 | | 75,720.00 |
| | <u>EXTERNAL FIRE SERVICES PUMP ROOM</u> | | | | | |
| 30 | Allow for external fire services pump room complete | 31.00 | m2 | 500.00 | | 15,500.00 |
| | <u>LANDSCAPING</u> | | | | | |
| 31 | Allow for planter boxes | 74.00 | m2 | 150.00 | | 11,100.00 |
| 32 | Allow for forming landscaped areas. | 6,805.00 | m2 | 8.00 | | 54,440.00 |

ESTIMATE DETAILS

| Item No. | Item Description | Quantity | Unit | Rate | Mark Up % | Amount \$ |
|----------|---|----------|------|-----------|-----------|----------------------------|
| J | EXTERNAL WORKS | | | | | (Continued) |
| | The following landscaping costs are based on Habit8 Pty Ltd's 'Preliminary Opinion of Probable Cost - Landscaping Draft' for Wallgrove Road dated 26 May 2015 | | | | | |
| 33 | Establishment/maintenance costs | | Item | | | EXCL |
| 34 | Landscaping along the Southern Boundary | 1.00 | Item | 38,686.00 | | 38,686.00 |
| 35 | Landscaping along Northern and Western Boundary | 1.00 | Item | 72,295.00 | | 72,295.00 |
| 36 | Internal Carpark and Landscaping | 1.00 | Item | 93,552.00 | | 93,552.00 |
| 37 | Minor grading/shaping to landscaping area | 1.00 | Item | 2,466.00 | | 2,466.00 |
| 38 | Allow for lighting poles and banners to landscaping area | | Item | | | EXCL |
| 39 | Allow for irrigation to landscaping | | Item | | | EXCL |
| | <u>ACOUSTIC FENCE</u> | | | | | |
| 40 | Extra for acoustic fence - assumed at M4 Motorway :[212 m] | 636.00 | m2 | | | EXCL |
| | <u>FENCES / SCREENS</u> | | | | | |
| 41 | 2.0m high fence (FNC-1) | 397.00 | m | 100.00 | | 39,700.00 |
| 42 | Ditto (FNC-2) | 435.00 | m | 200.00 | | 87,000.00 |
| | <u>ENTRY AND EXIT GATES</u> | | | | | |
| 43 | 6.50m wide swing gates to Car entry / exit. | 1.00 | Pair | 6,500.00 | | 6,500.00 |
| 44 | 12.00m wide swing gates to Truck Entry / Exit. | 1.00 | Pair | 12,000.00 | | 12,000.00 |
| | <u>SIGNAGE</u> | | | | | |
| 45 | Allow for statutory signage. | 1.00 | Item | 20,000.00 | | 20,000.00 |
| 46 | Allow for corporate signage. | 1.00 | Item | | | EXCL |
| | <u>BIKE RACKS</u> | | | | | |
| 47 | Allow for bank of bike racks in carpark. | | No | | | EXCL |
| 48 | Subtotal | | | | | <u>1,516,429.00</u> |
| | <u>LOT 5 (WAREHOUSE 5) ONLY</u> | | | | | |
| | <u>LANDSCAPING</u> | | | | | |
| 49 | Allow for forming landscaped areas | 5,640.00 | m2 | 8.00 | | 45,120.00 |
| | The following landscaping costs are based on Habit8 Pty Ltd's 'Preliminary Opinion of Probable Cost - Landscaping Draft' for Wallgrove Road dated 26 May 2015 | | | | | |
| 50 | Establishment/maintenance costs | 1.00 | Item | | | EXCL |

ESTIMATE DETAILS

| Item No. | Item Description | Quantity | Unit | Rate | Mark Up % | Amount \$ |
|----------|---|----------|------|--------------|-----------|----------------------------|
| J | EXTERNAL WORKS | | | | | (Continued) |
| 51 | Landscaping along the Southern Boundary | 1.00 | Item | 52,149.00 | | 52,149.00 |
| 52 | Allow for lighting poles and banners to landscaping area | 1.00 | Item | | | EXCL |
| 53 | Allow for irrigation to landscaping | 1.00 | Item | | | EXCL |
| 54 | Subtotal | | | | | <u>97,269.00</u> |
| 55 | | | | | | |
| 56 | TOTAL FOR EXTERNAL WORKS | | | | | <u>2,332,783.00</u> |
| 57 | Head contractor's preliminaries, overheads & profit @ 14% | 1.00 | Item | 326,589.62 | | 326,589.62 |
| 58 | Contingency @ 5% | 1.00 | Item | 132,968.63 | | 132,968.63 |
| | Total to Estimate Summary | | | | | 2,792,341.25 |
| K | RETAINING WALLS | | | | | |
| | <u>The following estimated costs are based on AT&L's 'Draft Estimate' dated 28 May 2015</u> | | | | | |
| 1 | Retaining wall - RW1, 2, 3, 4 & 5 | 1,931.00 | m2 | 500.00 | | 965,500.00 |
| 2 | Subtotal | | | | | <u>965,500.00</u> |
| 3 | Head contractor's preliminaries, overheads & profit @ 14% | 1.00 | Item | 135,170.00 | | 135,170.00 |
| 4 | Contingency @ 5% | 1.00 | Item | 55,033.50 | | 55,033.50 |
| | Total to Estimate Summary | | | | | 1,155,703.50 |
| L | STORMWATER DRAINAGE | | | | | |
| | <u>The following estimated costs are based on AT&L's 'Draft Estimate' dated 28 May 2015</u> | | | | | |
| | <u>Common Stormwater Drainage</u> | | | | | |
| | On Site Detention | | | | | |
| 1 | On site detention tank and stormfilter unit | 1.00 | Item | 1,455,000.00 | | 1,455,000.00 |
| 2 | Water Sensitive Urban Design Basin | 1.00 | Item | 1,344,000.00 | | 1,344,000.00 |
| 3 | Subtotal | | | | | <u>2,799,000.00</u> |
| | <u>Lot 4 (Warehouse 4) Only</u> | | | | | |
| | Stormwater | | | | | |
| 4 | Excavate, supply, bed, lay, joint and backfill drain pipes | 1.00 | Item | 304,050.00 | | 304,050.00 |

ESTIMATE DETAILS

| Item No. | Item Description | Quantity | Unit | Rate | Mark Up % | Amount \$ |
|----------|--|----------|------|--------------|-----------|----------------------------|
| L | STORMWATER DRAINAGE | | | | | <i>(Continued)</i> |
| 5 | Excavate for and construct stormwater drain pits | 1.00 | Item | 73,500.00 | | 73,500.00 |
| 6 | EnviroPods | 1.00 | Item | 5,750.00 | | 5,750.00 |
| 7 | Subtotal | | | | | <u>3,182,300.00</u> |
| 8 | | | | | | |
| 9 | TOTAL FOR STORMWATER DRAINAGE | | | | | <u>3,182,300.00</u> |
| 10 | Head contractor's preliminaries, overheads & profit @ 14% | 1.00 | Item | 445,522.00 | | 445,522.00 |
| 11 | Contingency @ 5% | 1.00 | Item | 181,391.10 | | 181,391.10 |
| | Total to Estimate Summary | | | | | 3,809,213.10 |
| M | LEAD-IN SERVICES | | | | | |
| | <u>The following estimated costs are based on AT&L's 'Draft Estimate' dated 28 May 2015</u> | | | | | |
| | Sewer | | | | | |
| 1 | Supply, lay and joint 225mm dia uPVC gravity main | 328.00 | m | 30.00 | | 9,840.00 |
| 2 | Boring under Wallgrove Road & M4 | 328.00 | m | 1,500.00 | | 492,000.00 |
| 3 | Excavate and construct stand sewer access chamber | 1.00 | Item | 96,200.00 | | 96,200.00 |
| 4 | Connect into existing, fittings, risers, junctions, QA testing, reports, connection fees & charges | 1.00 | Item | 17,900.00 | | 17,900.00 |
| | Potable Water | | | | | |
| 5 | Supply, lay and joint 250mm dia DICL pipe | 160.00 | m | 350.00 | | 56,000.00 |
| 6 | Stop valve, hydrant and bend | 1.00 | Item | 7,700.00 | | 7,700.00 |
| 7 | Connect into existing, fittings, risers, junctions, QA testing, reports, connection fees & charges | 1.00 | Item | 44,000.00 | | 44,000.00 |
| | Telecommunications | | | | | |
| 8 | Allowance for Testra, Optus and AAPT | 1.00 | Item | 213,000.00 | | 213,000.00 |
| | <u>The following estimated costs are provided by Mirvac in the email dated 2 June 2015</u> | | | | | |
| | Electricity | | | | | |
| 9 | Allow for lead-in electrical infrastructure (HV feeder) services | 1.00 | Item | 2,371,060.00 | | 2,371,060.00 |
| 10 | Subtotal | | | | | <u>3,307,700.00</u> |
| 11 | Head contractor's preliminaries, overheads & profit @ 14% | 1.00 | Item | 463,078.00 | | 463,078.00 |
| 12 | Contingency @ 5% | 1.00 | Item | 188,538.90 | | 188,538.90 |

ESTIMATE DETAILS

| Item No. | Item Description | Quantity | Unit | Rate | Mark Up % | Amount \$ |
|----------------------------------|--|----------|------|--------------|-----------|---------------------|
| Total to Estimate Summary | | | | | | 3,959,316.90 |
| N | ACCESS ROAD | | | | | |
| | <u>The following estimated costs are based on AT&L's 'Draft Estimate' dated 28 May 2015</u> | | | | | |
| | Roadworks and Ancillaries | | | | | |
| 1 | Pavements | 1.00 | Item | 1,512,640.00 | | 1,512,640.00 |
| 2 | Footpath | 1.00 | Item | 144,000.00 | | 144,000.00 |
| 3 | Kerb & gutter, saw cut & make good | 1.00 | Item | 49,050.00 | | 49,050.00 |
| | Stormwater | | | | | |
| 4 | Excavate, supply, lay and backfill 100mm dia slotted PVC subsoil drain | 750.00 | m | 40.00 | | 30,000.00 |
| 5 | Concrete surround flushing point | 19.00 | No | 100.00 | | 1,900.00 |
| 6 | Excavate, supply, bed, lay, joint and backfill drain pipes | 1.00 | Item | 192,750.00 | | 192,750.00 |
| 7 | Excavate for and construct stormwater drain pits | 1.00 | Item | 71,700.00 | | 71,700.00 |
| 8 | Enviropods, headwall and scour protection | 1.00 | Item | 10,000.00 | | 10,000.00 |
| | Sewer | | | | | |
| 9 | Supply, lay and joint 225mm dia uPVC gravity main | 420.00 | m | 350.00 | | 147,000.00 |
| 10 | Construct stand sewer access chamber | 9.00 | No | 3,500.00 | | 31,500.00 |
| 11 | Connect into existing, fittings, risers, junctions, QA testing, reports, connection fees & charges | 1.00 | Item | 22,500.00 | | 22,500.00 |
| | Potable Water | | | | | |
| 12 | Supply, lay and joint 250mm dia DICL pipe | 420.00 | m | 300.00 | | 126,000.00 |
| 13 | Stop valve, hydrant and bend | 1.00 | Item | 18,500.00 | | 18,500.00 |
| 14 | Connect into existing, fittings, risers, junctions, QA testing, reports, connection fees & charges | 1.00 | Item | 50,500.00 | | 50,500.00 |
| | Gas | | | | | |
| 15 | Spare duct for future 100mm dia uPVC gas pipe | 420.00 | m | 10.00 | | 4,200.00 |
| | Electrical | | | | | |
| 16 | Supply and install light poles, outreach arms and lanterns | 12.00 | No | 3,500.00 | | 42,000.00 |
| 17 | Excavate, lay, joint and backfill HV/LV cables | 420.00 | m | 600.00 | | 252,000.00 |
| 18 | MISC (joints, pillars, etc) | 1.00 | Item | 88,200.00 | | 88,200.00 |
| | Traffic signs | | | | | |

ESTIMATE DETAILS

| Item No. | Item Description | Quantity | Unit | Rate | Mark Up % | Amount \$ |
|----------------------------------|---|----------|------|------------|-----------|----------------------------|
| N | ACCESS ROAD | | | | | (Continued) |
| 19 | Supply and install traffic signs and linemarking including poles and footings - Provisional Allowance | 1.00 | Item | 15,000.00 | | 15,000.00 |
| 20 | Subtotal | | | | | <u>2,809,440.00</u> |
| 21 | Head contractor's preliminaries, overheads & profit @ 14% | 1.00 | Item | 393,321.60 | | 393,321.60 |
| 22 | Contingency @ 5% | 1.00 | Item | 160,138.08 | | 160,138.08 |
| Total to Estimate Summary | | | | | | 3,362,899.68 |