

QUANTITY SURVEYOR'S REPORT

**PROPOSED LOT 3 WITHIN THE HORSLEY DRIVE
BUSINESS PARK,
CORNER OF HORSLEY DRIVE AND
COWPASTURE ROAD, WETHERILL PARK,
FAIRFIELD LOCAL GOVERNMENT AREA**

**DEVELOPMENT APPLICATION SSD 7917 FOR
CONSTRUCTION OF TWO
WAREHOUSE/INDUSTRIAL FACILITIES WITH A
GROSS FLOOR AREA OF 22,950M² AND 158 CAR
PARKING SPACES**

Quantity Surveyor Report

Definition

The Capital Investment Value of a development or projects includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment other than the following costs:

- Amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 6 or 6A, of Part 4 of the *Environmental Planning and Assessment Act* or a planning agreement under that Division.
- Costs relating to any part of the development or project that is the subject of a separate development consent or project approval (such as tenant fit-out).
- Land costs (including any costs of marketing and selling land).
- GST (as defined by *A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth*).

Basis of Valuation

The estimated Capital Investment Value amounts to \$14,927,573 excluding GST.

The estimate include all costs necessary to establish and operate the project, including the design and construction of buildings, structures associated infrastructure and fixed or mobile equipment.

In compiling this estimate, no allowance has been made for the following cost items based on advice previously provided by the NSW Department of Planning;

- Development Application and Construction Certificate fees;
- Any special or additional contributions sought by authorities for public or other facilities as a condition of development approval;
- Cost increases beyond October 2016;
- Finance costs and interest charges.

Below is a summary of the estimate benchmarking included in the Capital Investment Value for Lot 3 within the Horsley Drive Business Park, corner of Horsley Drive and Cowpasture Road, Wetherill Park, Fairfield Local Government Area.

- Preliminary design concepts have been provided for the Structural, Civil, Electrical, Fire Protection and Mechanical Systems. These design concepts have been used to develop the cost plan along with the Development Application Architectural Package and associated reports.

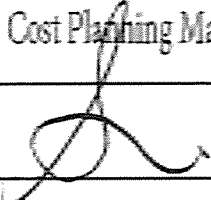
- Trade cover represents 53% of the budget including electrical services, civil works, fire services, lift services, mechanical services, structural steel, dock levellers and shutters, precast concrete, roofing and cladding.
- Design fees, including GreenStar Rating design fees represent 2.3% of the budget and benchmarked against the forecast costs of Lend Lease at Eastern Creek 2.9% and the forecast costs of the RCB & Spec at Lot 2, Horsley Drive Business Park 2.8%.
- Preliminaries represent 8% of the budget and have been work up from first principles and benchmarked against the forecast costs of Lend Lease at Eastern Creek 9.5% and the RCB & Spec at Lot 2, Horsley Drive Business Park 9.4%. The preliminaries estimate were expected to represent a lower proportion of the budget due to higher trade cover costs incurred from constructing a larger warehouse.
- The balance of the construction represents 36.7% of the total budget and has been priced based on trade rates. The trade rates were benchmarked against the forecast costs and lettings on Lend Lease and RCB & Spec.

The total construction costs equates to a rate of \$649/m² on GLA for a 23,007m² building. By comparison the RCB & Spec Development at Lot 2, Horsley Drive Business Park current forecast construction cost is \$654/m² for an 18,770m² building. These results support the accuracy of our current estimate. Refer Appendix A for a copy of the Cost Plan.

Job Creation

It is expected the development will generate approximately 300 construction jobs and approximately 50 operational jobs per facility, totalling 100 operational jobs.

Regards,

Name (please print)	Anthony O'Neil	
Title & Qualifications	Cost Planning Manager	
Signature		Date 10.10.16

Lot 3, Speculative Warehouse/Industrial Facility
Horsley Drive Business Park

Description	Quantity	UOM	Rate	Total
Site Preparation	43,976	m2	\$ 10.18	\$ 447,676.00
Warehouse	22,100	m2	\$ 284.37	\$ 6,284,623.00
Warehouse Awnings	1,520	m2	\$ 141.88	\$ 215,663.00
Office 01	407	m2	\$ 1,776.79	\$ 723,155.00
Office 02	557	m2	\$ 1,727.18	\$ 962,039.00
External Works	21,820	m2	\$ 89.36	\$ 1,949,818.00
Site services	23,007	m2	\$ 77.68	\$ 1,787,263.00
Design	23,007	m2	\$ 14.00	\$ 322,000.00
Preliminaries	26	Wks	\$ 45,644.00	\$ 1,186,745.00
Base Building Subtotal:	23,007	\$/m2	\$	\$ 13,878,981.00
Building Upgrades	23,007	m2	\$ 39.01	\$ 897,523.00
Green Star Rating	6	Star	Certified	\$ 151,068.00
<u>Project Total</u>				<u>\$ 14,927,573.00</u>