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22<sup>nd</sup> December 2020

ESR Australia  
Level 29, Bond St  
Sydney 2000

Attention: Riley Sampson  
Email: [riley.sampson@esr.com](mailto:riley.sampson@esr.com)

Dear Sir

**ESTIMATE REPORT  
INDUTRIAL DEVELOPMENT- Abbots Road Kempes Creek**

Please find attached our Estimate Report for the project located at Abbots Road, Kempes Creek, NSW.

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 me.

Yours faithfully



Robbie Stewart  
Senior Consultant  
Rider Levett Bucknall

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ISO 9001  
FS 548756

ESTIMATE REPORT

DECEMBER 2020

# INDUSTRIAL DEVELOPMENT EARLY WORKS

ABBOTTS ROAD KEMPS CREEK

**Prepared For**

ESR Australia  
Level 29, Bond St  
Sydney 2000

**Issued on**

22/12/2020

**Prepared By**

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**Our Ref**

17580-ES-1




**Project number**

17580

## REPORTS ISSUED

Report	Date	Title Description	Released By
1	22/12/20	DA 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 estimated costs for the proposed development located at Abbotts Road, Kemps Creek, NSW.

### 1.2 COST SUMMARY

The costs can be summarised as follows:

Element	Cost
Construction Cost	\$165,351,337.60
Design Fees and Preliminaries	\$14,054,863.83
Builder's Margin and Overhead	\$7,176,248.06
Fees	\$5,597,473.60
Headwork and Authority Charges	Excluded
Goods & Services Tax (GST)	\$19,217,992.31
<b>TOTAL PROJECT COSTS (INCLUDING GST)</b>	<b>\$211,397,915.40</b>

### 1.3 MAJOR ASSUMPTIONS

This estimate report is based on assumptions, listed in Section 3.6 of this report.

The following assumptions are of note:

- Civil specifications.
- Architectural Specifications
- No allowance has been made for Asbestos.
- Other contamination 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:	ESR Australia
Project Management:	ESR Australia
Quantity Surveyor:	RLB
Architect:	Nettleton Tribe
Mechanical & Electrical:	N/A
Structural:	N/A
Civil:	AT&L

### 2.2 PROJECT DESCRIPTION

The site area is 321,724m<sup>2</sup>. The scope of work covered in this estimate includes the demolition of the existing structures on site, the bulk excavation of the site including the formation of pads for future warehouses and temporary and permanent swales and sediment basins for the control of stormwater. The construction on site is limited to the retaining walls, access roads, warehouses, offices to warehouses, a café and infrastructure to the lots.

## 3.0 BASIS OF REPORT

### 3.1 PURPOSE AND STATUS OF COST REPORT

This cost report has been prepared to forecast the total cost of the project as currently detailed. It has been based on AT&L's and Nettleton Tribe's design and priced at rates currently in the market.

### 3.2 BASIS OF PROCUREMENT

The costs in this report assume that a competitive tender will be obtained.

### 3.3 INFORMATION USED

The costs in this report are based upon rates applied to measured quantities/ and are current as at December 2020.

Information used in preparation of this estimate are:

- Drawings used – refer Appendix B

### 3.4 KEY ASSUMPTIONS

We have employed the following assumptions in preparing this report:

- Specification in AT&L's General Notes
- The work is limited to the civil engineering work included on AT&L's drawings
- There is no work outside the site boundaries.
- The disconnection and capping of existing services have been included but no incoming services are included in the estimate, except for the services infrastructure within the site boundaries.
- Ground conditions normal with no contamination.

### 3.5 INCLUSIONS

The estimate includes the following allowances:

- Design fees
- Environmental impact study costs

### 3.6 EXCLUSIONS

In compiling this DA Cost Estimate, no allowance has been made for the following cost items:

- Affordable Housing contributions
- 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
- Building Bond lodged with NSW Fair Trading
- Contingencies
- Cost increases beyond April 2020
- Environmental impact study costs
- Fees and charges levied by local government for Development Plan applications, Development Approval, Construction Certification and the like
- Finance costs and interest charges
- Land and legal costs
- Long Service Leave levies
- Public utilities' charges, contributions and levies
- Removal of contaminated or hazardous materials or any time associated costs for these
- Site Allowance payments that may be applicable to the works
- Site decontamination
- Sub-station contribution

**APPENDIX A:  
ESTIMATE DETAILS**



# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Summary

GFA: Gross Floor Area  
Rates Current At December 2020

Location	GFA m <sup>2</sup>	Cost/m <sup>2</sup>	Total Cost
<b>B STAGE 1</b>			
B1 LOT 1			
B1A Warehouse	28,560	525	14,983,774.25
B1B Office	1,588	1,783	2,831,933.11
B1C Stage 1 Infrastructure			
B1C1 Stage 1 Infrastructure Roads			10,000,000.00
B1C2 Stage 1 Infrastructure Water			1,440,000.00
B1C3 Stage 1 Infrastructure Sewer			4,800,000.00
B1C4 Stage 1 Infrastructure Electrical			5,840,000.00
B1C5 Stage 1 Infrastructure Stormwater			3,264,000.00
	<i>B1C - Stage 1 Infrastructure</i>		<i>\$25,344,000.00</i>
B1D External Works			9,839,309.50
	<i>B1 - LOT 1</i>	<i>30,148</i>	<i>\$1,758</i>
	<b>B - STAGE 1</b>	<b>30,148</b>	<b>\$1,758</b>
			<b>\$52,999,016.86</b>
<b>C STAGE 2</b>			
C1 LOT 2A			
C1A Warehouse	14,030	549	7,706,426.64
C1B Office	506	2,050	1,037,330.61
C1C External Works			3,676,959.44
	<i>C1 - LOT 2A</i>	<i>14,536</i>	<i>\$854</i>
			<i>\$12,420,716.69</i>
C2 LOT 2B			
C2A Warehouse	10,009	583	5,834,778.99
C2B Office	493	2,104	1,037,347.79
C2C External Works			3,229,950.32
	<i>C2 - LOT 2B</i>	<i>10,502</i>	<i>\$962</i>
			<i>\$10,102,077.10</i>
C3 LOT 3			
C3A Warehouse	31,585	520	16,414,905.18
C3B Office	1,009	1,657	1,671,668.44
C3C External Works			7,691,891.46
	<i>C3 - LOT 3</i>	<i>32,594</i>	<i>\$791</i>
			<i>\$25,778,465.08</i>
C4 LOT 4			
C4A Warehouse	30,725	544	16,721,424.17
C4B Office	1,394	1,836	2,560,071.07
C4C External Works			7,244,817.18
	<i>C4 - LOT 4</i>	<i>32,119</i>	<i>\$826</i>
			<i>\$26,526,312.42</i>
C5 LOT 5			
C5A Warehouse	23,066	562	12,974,121.05

# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Summary

GFA: Gross Floor Area  
Rates Current At December 2020

Location	GFA m <sup>2</sup>	Cost/m <sup>2</sup>	Total Cost
C5B Office	1,584	2,163	3,426,195.88
C5C External Works			6,498,093.58
<b>C5 - LOT 5</b>	<b>24,650</b>	<b>\$929</b>	<b>\$22,898,410.51</b>
<b>C6 LOT 6</b>			
C6A Warehouse	14,027	560	7,854,280.65
C6B Office	493	1,963	967,789.71
C6C External Works			3,929,416.01
<b>C6 - LOT 6</b>	<b>14,520</b>	<b>\$878</b>	<b>\$12,751,486.37</b>
<b>C - STAGE 2</b>	<b>128,921</b>	<b>\$857</b>	<b>\$110,477,468.17</b>
<b>D CAFE</b>			
D1 CAFE	200	2,344	468,741.20
D2 EXTERNAL WORKS			306,111.37
<b>D - CAFE</b>	<b>200</b>	<b>\$3,874</b>	<b>\$774,852.57</b>
<b>E EXTERNAL WORK AND ROAD</b>			<b>1,100,000.00</b>
<b>ESTIMATED NET COST</b>	<b>159,269</b>	<b>\$1,038</b>	<b>\$165,351,337.60</b>
<b>MARGINS &amp; ADJUSTMENTS</b>			
Design Fees and Preliminaries	8.5%		\$14,054,863.83
Builders Overheads and Margin	4.0%		\$7,176,248.06
Professional Fees	3.0%		\$5,597,473.60
Headworks and Authority Charges			Excl.
GST	10.0%		\$19,217,992.31
<b>ESTIMATED CONSTRUCTION COST AT COMPLETION</b>	<b>159,269</b>	<b>\$1,327</b>	<b>\$211,397,915.40</b>
<b>ESTIMATED TOTAL COST</b>	<b>159,269</b>	<b>\$1,327</b>	<b>\$211,397,915.40</b>

# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Element Item

### B STAGE 1

B1 LOT 1

B1A Warehouse

GFA: 28,560 m<sup>2</sup> Cost/m<sup>2</sup>: \$525

Rates Current At December 2020

Description	Unit	Qty	Rate	Total
<b>SB SUBSTRUCTURE</b>				
1 Allowance for pad footing including excavation for column to warehouse	m <sup>2</sup>	28,559.160	25.00	713,979.00
2 Allowance of Reinforced concrete slab on ground including ground beams, waterproofing, subgrade and blinding to warehouse	m <sup>2</sup>	28,559.160	100.00	2,855,916.00
<b>SUBSTRUCTURE</b>			<b>\$125/m<sup>2</sup></b>	<b>\$3,569,895.00</b>
<b>CL COLUMNS</b>				
6 Allowance of structural steel column to warehouse	t	199.91410	5,800.00	1,159,501.78
<b>COLUMNS</b>			<b>\$41/m<sup>2</sup></b>	<b>\$1,159,501.78</b>
<b>SC STAIRCASES</b>				
27 Allowance for 1300mm wide structural steel stair including balustrade and finishes to warehouse	M/R	3.600	5,000.00	18,000.00
<b>STAIRCASES</b>			<b>\$1/m<sup>2</sup></b>	<b>\$18,000.00</b>
<b>RF ROOF</b>				
10 Allowance of metal deck pitched roof including safety mesh, sarking, insulation, gutter, fascia, capping and flashing., etc to warehouse	m <sup>2</sup>	28,559.160	40.00	1,142,366.40
12 Allowance of structural steel roof frame to warehouse	t	371.26910	5,800.00	2,153,360.78
16 Allowance of awning to warehouse including fire services, roof plumbing, sheeting and structural steel	m <sup>2</sup>	2,601.440	210.00	546,302.40
18 Allowance of roof drainage system to warehouse	m <sup>2</sup>	28,559.160	5.00	142,795.80
39 Allowance of fall arrest system to warehouse roof, permanent anchor points to roof as required to comply to code	No	1.000	40,000.00	40,000.00
<b>ROOF</b>			<b>\$141/m<sup>2</sup></b>	<b>\$4,024,825.38</b>
<b>EW EXTERNAL WALLS</b>				
14 Allowance of profiled metal wall cladding including insulation and structural steel wall frame to warehouse	m <sup>2</sup>	7,639.230	38.00	290,290.74
40 Allowance of precast wall panel, 2400mm high	m <sup>2</sup>	1,602.340	175.00	280,409.50
<b>EXTERNAL WALLS</b>			<b>\$20/m<sup>2</sup></b>	<b>\$570,700.24</b>
<b>ED EXTERNAL DOORS</b>				
20 Allowance of auto roller shutter to warehouse, 6800mm wide x 5800mm high	No	14.000	10,000.00	140,000.00
21 Allowance of auto roller shutter to warehouse, 2800mm wide x 3600mm high	No	8.000	4,000.00	32,000.00
23 Painted fire-rated single leaf door	No	3.000	800.00	2,400.00
<b>EXTERNAL DOORS</b>			<b>\$6/m<sup>2</sup></b>	<b>\$174,400.00</b>
<b>NW INTERNAL WALLS</b>				
28 Allowance of steel stud plasterboard partition wall with lining to both sides	m <sup>2</sup>	173.307	100.00	17,330.70
50 Allowance of precast to warehouse toilets	m <sup>2</sup>	197.220	175.00	34,513.50
<b>INTERNAL WALLS</b>			<b>\$2/m<sup>2</sup></b>	<b>\$51,844.20</b>

# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Element Item

### B STAGE 1

B1 LOT 1

B1A Warehouse (continued)

GFA: 28,560 m<sup>2</sup> Cost/m<sup>2</sup>: \$525

Rates Current At December 2020

Description	Unit	Qty	Rate	Total
<b>NS INTERNAL SCREENS AND BORROWED LIGHTS</b>				
48 Shower screens	No	8.000	1,350.00	10,800.00
51 Toilet cubicle to warehouse	No	20.000	1,100.00	22,000.00
52 Urinal partition	No	6.000	350.00	2,100.00
<b>INTERNAL SCREENS AND BORROWED LIGHTS</b>			<b>\$1/m<sup>2</sup></b>	<b>\$34,900.00</b>
<b>ND INTERNAL DOORS</b>				
35 Painted single leaf door including frame and hardware	No	4.000	750.00	3,000.00
<b>INTERNAL DOORS</b>			<b>\$1/m<sup>2</sup></b>	<b>\$3,000.00</b>
<b>WF WALL FINISHES</b>				
59 Allowance of ceramic wall tile to wet area	m <sup>2</sup>	336.251	90.00	30,262.59
60 Painting to plasterboard wall lining and wall	m <sup>2</sup>	741.053	12.00	8,892.63
<b>WALL FINISHES</b>			<b>\$1/m<sup>2</sup></b>	<b>\$39,155.22</b>
<b>FF FLOOR FINISHES</b>				
44 Allowance of ceramic tile including waterproofing to toilet and cleaner area to warehouse	m <sup>2</sup>	135.990	135.00	18,358.65
70 Allowance of tactile	m <sup>2</sup>	3.200	560.00	1,792.00
<b>FLOOR FINISHES</b>			<b>\$1/m<sup>2</sup></b>	<b>\$20,150.65</b>
<b>CF CEILING FINISHES</b>				
58 Allowance of MR suspended plasterboard ceiling including painting to wet area	m <sup>2</sup>	135.982	75.00	10,198.65
<b>CEILING FINISHES</b>			<b>\$1/m<sup>2</sup></b>	<b>\$10,198.65</b>
<b>FT FITMENTS</b>				
53 Allowance of lockers	No	26.000	550.00	14,300.00
61 Allowance for vanity joinery	m	18.127	750.00	13,595.25
62 Soap dispenser	No	16.000	88.00	1,408.00
63 Hand Dryer	No	4.000	1,010.00	4,040.00
64 Paper towel dispenser	No	4.000	1,620.00	6,480.00
65 Grab rail set	No	4.000	202.00	808.00
66 Toilet roll holder	No	20.000	75.00	1,500.00
69 Mirror, 1200mm high	m <sup>2</sup>	21.748	400.00	8,699.20
<b>FITMENTS</b>			<b>\$2/m<sup>2</sup></b>	<b>\$50,830.45</b>
<b>SE SPECIAL EQUIPMENT</b>				
71 On grade dock leveller including frame, wall protection bumpers and bollards	Set	14.000	12,500.00	175,000.00
72 Recessed dock leveller including frame, wall protection bumpers and bollards	Set	8.000	10,000.00	80,000.00
<b>SPECIAL EQUIPMENT</b>			<b>\$9/m<sup>2</sup></b>	<b>\$255,000.00</b>
<b>HS HYDRAULIC SERVICES</b>				
73 Allowance of hydraulic service installation to warehouse	m <sup>2</sup>	28,423.180	50.00	1,421,159.00

# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Element Item

### B STAGE 1

B1 LOT 1

B1A Warehouse (continued)

GFA: 28,560 m<sup>2</sup> Cost/m<sup>2</sup>: \$525

Rates Current At December 2020

Description	Unit	Qty	Rate	Total
76 Allowance of hydraulic service installation to wet area	m <sup>2</sup>	135.982	100.00	13,598.20
<b>HYDRAULIC SERVICES</b>			<b>\$50/m<sup>2</sup></b>	<b>\$1,434,757.20</b>
<b>SF SANITARY FIXTURES</b>				
31 WC	No	20.000	2,500.00	50,000.00
32 Urinal	No	8.000	4,000.00	32,000.00
33 Wash basin	No	16.000	700.00	11,200.00
47 Shower to accesble toilet	No	8.000	800.00	6,400.00
<b>SANITARY FIXTURES</b>			<b>\$3/m<sup>2</sup></b>	<b>\$99,600.00</b>
<b>MS MECHANICAL SERVICES</b>				
80 Allowance of mechanical service installation to wet area	m <sup>2</sup>	135.982	180.00	24,476.76
<b>MECHANICAL SERVICES</b>			<b>\$1/m<sup>2</sup></b>	<b>\$24,476.76</b>
<b>FP FIRE PROTECTION</b>				
81 Allowance of fire service installation to warehouse	m <sup>2</sup>	28,423.180	50.00	1,421,159.00
84 Allowance of fire service installation to wet areas	m <sup>2</sup>	135.982	60.00	8,158.92
<b>FIRE PROTECTION</b>			<b>\$50/m<sup>2</sup></b>	<b>\$1,429,317.92</b>
<b>LP ELECTRIC LIGHT AND POWER</b>				
85 Allowance of lighting and power service and security installation to warehouse	m <sup>2</sup>	28,423.180	70.00	1,989,622.60
88 Allowance of lighting and power service installation to wet area	m <sup>2</sup>	135.982	100.00	13,598.20
<b>ELECTRIC LIGHT AND POWER</b>			<b>\$70/m<sup>2</sup></b>	<b>\$2,003,220.80</b>
<b>XR ROADS, FOOTPATHS AND PAVED AREAS</b>				
118 Bollard	No	20.000	500.00	10,000.00
<b>ROADS, FOOTPATHS AND PAVED AREAS</b>			<b>\$1/m<sup>2</sup></b>	<b>\$10,000.00</b>
<b>WAREHOUSE</b>			<b>\$525/m<sup>2</sup></b>	<b>\$14,983,774.25</b>

# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Element Item

### B STAGE 1

B1 LOT 1

B1B Office

GFA: 1,588 m<sup>2</sup> Cost/m<sup>2</sup>: \$1,783

Rates Current At December 2020

Description	Unit	Qty	Rate	Total
<b>SB SUBSTRUCTURE</b>				
3 Allowance for pad footing including excavation for column to office and cafe	m <sup>2</sup>	793.640	20.00	15,872.80
4 Allowance of Reinforced concrete slab on ground including ground beams, waterproofing, subgrade and blinding to office and cafe	m <sup>2</sup>	793.640	100.00	79,364.00
25 Allowance of lift pit for office	No	2.000	15,000.00	30,000.00
<b>SUBSTRUCTURE</b>			<b>\$79/m<sup>2</sup></b>	<b>\$125,236.80</b>
<b>CL COLUMNS</b>				
7 Allowance of structural steel columns to office and cafe	t	11.11090	7,500.00	83,331.75
<b>COLUMNS</b>			<b>\$52/m<sup>2</sup></b>	<b>\$83,331.75</b>
<b>UF UPPER FLOORS</b>				
9 Allowance of structural steel floor frame to office	t	10.31730	7,500.00	77,379.75
43 Allowance of concrete suspended bondeck slab to warehouse office	m <sup>2</sup>	793.640	240.00	190,473.60
54 Allowance of slab over warehouse toilets for first floor office	m <sup>2</sup>	185.150	240.00	44,436.00
<b>UPPER FLOORS</b>			<b>\$197/m<sup>2</sup></b>	<b>\$312,289.35</b>
<b>SC STAIRCASES</b>				
8 Allowance for 1400mm wide structural steel stair including balustrade and finishes to office	M/R	7.200	5,500.00	39,600.00
<b>STAIRCASES</b>			<b>\$25/m<sup>2</sup></b>	<b>\$39,600.00</b>
<b>RF ROOF</b>				
11 Allowance of metal deck pitched roof including safety mesh, sarking, insulation, gutter, fascia, capping and flashing., etc to office and cafe	m <sup>2</sup>	793.640	40.00	31,745.60
13 Allowance of structural steel roof frame to office and cafe	t	19.84090	7,500.00	148,806.75
19 Allowance of roof drainage system to office and cafe	m <sup>2</sup>	793.640	8.00	6,349.12
41 Allowance of fall arrest system to office	No	2.000	4,000.00	8,000.00
<b>ROOF</b>			<b>\$123/m<sup>2</sup></b>	<b>\$194,901.47</b>
<b>EW EXTERNAL WALLS</b>				
15 Allowance of curtain wall system to office and cafe	m <sup>2</sup>	984.750	400.00	393,900.00
114 Vertical sun shade	m	661.710	375.00	248,141.25
<b>EXTERNAL WALLS</b>			<b>\$404/m<sup>2</sup></b>	<b>\$642,041.25</b>
<b>ED EXTERNAL DOORS</b>				
22 Allowance of double leaf glazed door to office	No	2.000	2,750.00	5,500.00
<b>EXTERNAL DOORS</b>			<b>\$3/m<sup>2</sup></b>	<b>\$5,500.00</b>
<b>NW INTERNAL WALLS</b>				
28 Allowance of steel stud plasterboard partition wall with lining to both sides	m <sup>2</sup>	389.993	100.00	38,999.30

# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Element Item

### B STAGE 1

B1 LOT 1

B1B Office (continued)

GFA: 1,588 m<sup>2</sup> Cost/m<sup>2</sup>: \$1,783

Rates Current At December 2020

Description	Unit	Qty	Rate	Total
29 Extra over plasterboard lining to wet area	m <sup>2</sup>	413.610	5.00	2,068.05
37 Allowance of plasterboard wall lining on furring channel fixed on precast wall panel	m <sup>2</sup>	105.860	35.00	3,705.10
117 Allowance of lift shaft wall	m <sup>2</sup>	68.190	232.00	15,820.08
<b>INTERNAL WALLS</b>			<b>\$38/m<sup>2</sup></b>	<b>\$60,592.53</b>
<b>NS INTERNAL SCREENS AND BORROWED LIGHTS</b>				
46 Ambulant toilet partitions to office area	No	8.000	1,800.00	14,400.00
48 Shower screens	No	2.000	1,350.00	2,700.00
<b>INTERNAL SCREENS AND BORROWED LIGHTS</b>			<b>\$11/m<sup>2</sup></b>	<b>\$17,100.00</b>
<b>ND INTERNAL DOORS</b>				
35 Painted single leaf door including frame and hardware	No	22.000	750.00	16,500.00
<b>INTERNAL DOORS</b>			<b>\$10/m<sup>2</sup></b>	<b>\$16,500.00</b>
<b>WF WALL FINISHES</b>				
59 Allowance of ceramic wall tile to wet area	m <sup>2</sup>	413.609	90.00	37,224.81
60 Painting to plasterboard wall lining and wall	m <sup>2</sup>	885.847	12.00	10,630.16
<b>WALL FINISHES</b>			<b>\$30/m<sup>2</sup></b>	<b>\$47,854.97</b>
<b>FF FLOOR FINISHES</b>				
17 Allowance of pavers to recreational area	m <sup>2</sup>	298.340	250.00	74,585.00
30 Allowance of ceramic tile including waterproofing to toilet and cleaner area to office area	m <sup>2</sup>	99.490	145.00	14,426.05
49 Allowance of carpet to office	m <sup>2</sup>	1,487.780	47.00	69,925.66
55 Allowance of floor finishes over slab over toilet to warehouse	m <sup>2</sup>	185.150	47.00	8,702.05
<b>FLOOR FINISHES</b>			<b>\$106/m<sup>2</sup></b>	<b>\$167,638.76</b>
<b>CF CEILING FINISHES</b>				
57 Allowance of suspended plasterboard ceiling including to office and cafe	m <sup>2</sup>	1,487.780	72.00	107,120.16
58 Allowance of MR suspended plasterboard ceiling including painting to wet area	m <sup>2</sup>	99.488	75.00	7,461.60
<b>CEILING FINISHES</b>			<b>\$72/m<sup>2</sup></b>	<b>\$114,581.76</b>
<b>FT FITMENTS</b>				
38 Kitchenette cupboard including overhead cabinet	m	13.890	1,500.00	20,835.00
61 Allowance for vanity joinery	m	9.953	750.00	7,464.75
62 Soap dispenser	No	12.000	88.00	1,056.00
63 Hand Dryer	No	12.000	1,010.00	12,120.00
64 Paper towel dispenser	No	12.000	1,620.00	19,440.00
65 Grab rail set	No	12.000	202.00	2,424.00
66 Toilet roll holder	No	14.000	75.00	1,050.00
67 Shower seat to accessible toilet	No	2.000	200.00	400.00
68 Allowance of reception desk to office	No	2.000	13,000.00	26,000.00

# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Element Item

### B STAGE 1

B1 LOT 1

B1B Office (continued)

GFA: 1,588 m<sup>2</sup> Cost/m<sup>2</sup>: \$1,783

Rates Current At December 2020

Description	Unit	Qty	Rate	Total
69 Mirror, 1200mm high	m <sup>2</sup>	11.942	400.00	4,776.80
<b>FITMENTS</b>			<b>\$60/m<sup>2</sup></b>	<b>\$95,566.55</b>
<b>HS HYDRAULIC SERVICES</b>				
74 Allowance of hydraulic service installation to office	m <sup>2</sup>	1,487.780	100.00	148,778.00
76 Allowance of hydraulic service installation to wet area	m <sup>2</sup>	99.488	100.00	9,948.80
<b>HYDRAULIC SERVICES</b>			<b>\$100/m<sup>2</sup></b>	<b>\$158,726.80</b>
<b>SF SANITARY FIXTURES</b>				
31 WC	No	14.000	2,500.00	35,000.00
32 Urinal	No	4.000	4,000.00	16,000.00
33 Wash basin	No	12.000	700.00	8,400.00
34 Cleaner sink	No	2.000	1,500.00	3,000.00
36 Kitchenette sink	No	4.000	700.00	2,800.00
47 Shower to accesble toilet	No	2.000	800.00	1,600.00
<b>SANITARY FIXTURES</b>			<b>\$42/m<sup>2</sup></b>	<b>\$66,800.00</b>
<b>MS MECHANICAL SERVICES</b>				
78 Allowance of mechanical service installation to office	m <sup>2</sup>	1,487.780	180.00	267,800.40
80 Allowance of mechanical service installation to wet area	m <sup>2</sup>	99.488	180.00	17,907.84
<b>MECHANICAL SERVICES</b>			<b>\$180/m<sup>2</sup></b>	<b>\$285,708.24</b>
<b>FP FIRE PROTECTION</b>				
82 Allowance of fire service installation to office	m <sup>2</sup>	1,487.780	60.00	89,266.80
84 Allowance of fire service installation to wet areas	m <sup>2</sup>	99.488	60.00	5,969.28
<b>FIRE PROTECTION</b>			<b>\$60/m<sup>2</sup></b>	<b>\$95,236.08</b>
<b>LP ELECTRIC LIGHT AND POWER</b>				
86 Allowance of lighting and power service installation to office	m <sup>2</sup>	1,487.780	100.00	148,778.00
88 Allowance of lighting and power service installation to wet area	m <sup>2</sup>	99.488	100.00	9,948.80
<b>ELECTRIC LIGHT AND POWER</b>			<b>\$100/m<sup>2</sup></b>	<b>\$158,726.80</b>
<b>TS TRANSPORTATION SYSTEMS</b>				
26 Allowance of lift to office, servicing 2 levels	No	2.000	72,000.00	144,000.00
<b>TRANSPORTATION SYSTEMS</b>			<b>\$91/m<sup>2</sup></b>	<b>\$144,000.00</b>
<b>OFFICE</b>			<b>\$1,783/m<sup>2</sup></b>	<b>\$2,831,933.11</b>



# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Element Item

### B STAGE 1

B1 LOT 1

B1C Stage 1 Infrastructure

B1C1 Stage 1 Infrastructure Roads

Rates Current At December 2020

Description	Unit	Qty	Rate	Total
<b>XR ROADS, FOOTPATHS AND PAVED AREAS</b>				
129 Allowance for upgrade to Mamre and Aldington Road and intersections, double the size of the road, + new line marking	m	4,000.000	2,500.00	10,000,000.00
<b>ROADS, FOOTPATHS AND PAVED AREAS</b>				<b>\$10,000,000.00</b>
<b>STAGE 1 INFRASTRUCTURE ROADS</b>				<b>\$10,000,000.00</b>

**Kemps Creek Industrial Estate**  
Initial Cost Estimate for Warehouse

Location Element Item

**B STAGE 1**

B1 LOT 1

B1C Stage 1 Infrastructure

B1C2 Stage 1 Infrastructure Water

Rates Current At December 2020

Description	Unit	Qty	Rate	Total
<b>HS HYDRAULIC SERVICES</b>				
122 Allowance for proposed 200mm diameter potable water main reticulation including trenching and valving outside of boundary and leading to Lot 1	m	4,000.000	360.00	1,440,000.00
<b>HYDRAULIC SERVICES</b>				<b>\$1,440,000.00</b>
<b>STAGE 1 INFRASTRUCTURE WATER</b>				<b>\$1,440,000.00</b>

**Kemps Creek Industrial Estate**  
Initial Cost Estimate for Warehouse

Location Element Item

**B STAGE 1**

B1 LOT 1

B1C Stage 1 Infrastructure

B1C3 Stage 1 Infrastructure Sewer

Rates Current At December 2020

Description	Unit	Qty	Rate	Total
<b>HS HYDRAULIC SERVICES</b>				
123 Allowance for proposed external sewer main	m	4,000.000	1,200.00	4,800,000.00
<b>HYDRAULIC SERVICES</b>				<b>\$4,800,000.00</b>
<b>STAGE 1 INFRASTRUCTURE SEWER</b>				<b>\$4,800,000.00</b>

# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Element Item

### B STAGE 1

B1 LOT 1

B1C Stage 1 Infrastructure

B1C4 Stage 1 Infrastructure Electrical

Rates Current At December 2020

Description	Unit	Qty	Rate	Total
<b>LP ELECTRIC LIGHT AND POWER</b>				
124 Allowance for 22kVA external reticulation including pits	m	4,000.000	370.00	1,480,000.00
125 Demolition and removal of existing 11kV and low voltage overhead cables and poles	No	200.000	5,000.00	1,000,000.00
126 Allowance for new lights to external road including connection to conduit	No	200.000	10,200.00	2,040,000.00
127 Allowance for communications pits and conduits to early works leading to lot 1	m	4,000.000	330.00	1,320,000.00
			<b><i>ELECTRIC LIGHT AND POWER</i></b>	<b><i>\$5,840,000.00</i></b>
			<b><i>STAGE 1 INFRASTRUCTURE ELECTRICAL</i></b>	<b><i>\$5,840,000.00</i></b>

# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Element Item

### B STAGE 1

B1 LOT 1

B1C Stage 1 Infrastructure

B1C5 Stage 1 Infrastructure Stormwater

Rates Current At December 2020

Description	Unit	Qty	Rate	Total
<b>XR ROADS, FOOTPATHS AND PAVED AREAS</b>				
130 Allowance for stormwater to Mamre and Aldington Road and intersections	m	4,000.000	600.00	2,400,000.00
131 Allowance for stormwater pits to Mamber and Aldington Road and intersections	No	120.000	7,200.00	864,000.00
<b>ROADS, FOOTPATHS AND PAVED AREAS</b>				<b>\$3,264,000.00</b>
<b>STAGE 1 INFRASTRUCTURE STORMWATER</b>				<b>\$3,264,000.00</b>

# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Element Item

### B STAGE 1

B1 LOT 1

B1D External Works

Rates Current At December 2020

Description	Unit	Qty	Rate	Total
<b>FP FIRE PROTECTION</b>				
96 Allowance of sprinkler tank slab	m <sup>2</sup>	110.230	140.00	15,432.20
<b>FIRE PROTECTION</b>				<b>\$15,432.20</b>
<b>XR ROADS, FOOTPATHS AND PAVED AREAS</b>				
98 Allowance of heavy duty hardstand to truck loading area	m <sup>2</sup>	12,636.290	100.00	1,263,629.00
101 Allowance of bitumen and subbase to carpark area	m <sup>2</sup>	3,494.610	60.00	209,676.60
102 Allowance for access tunnels	Item			0.00
103 Footpath	m <sup>2</sup>	477.680	85.00	40,602.80
104 Kerb and gutter and subsoil drainage	m	1,334.920	90.00	120,142.80
105 Carpark space including line marking and wheel stop	No	147.000	70.00	10,290.00
119 Armco crash barrier	m	49.320	240.00	11,836.80
120 Allowance of RC retaining wall to access tunnel	m <sup>2</sup>	853.130	600.00	511,878.00
<b>ROADS, FOOTPATHS AND PAVED AREAS</b>				<b>\$2,168,056.00</b>
<b>XN BOUNDARY WALLS, FENCING AND GATES</b>				
92 Allowance of 2100mm high palisade including post for stage 1	m	898.250	170.00	152,702.50
93 Allowance for 8m wide entrance gate	No	2.000	8,000.00	16,000.00
<b>BOUNDARY WALLS, FENCING AND GATES</b>				<b>\$168,702.50</b>
<b>XB OUTBUILDINGS AND COVERED WAYS</b>				
97 Allowance of pump room	m <sup>2</sup>	40.050	500.00	20,025.00
<b>OUTBUILDINGS AND COVERED WAYS</b>				<b>\$20,025.00</b>
<b>XL LANDSCAPING AND IMPROVEMENTS</b>				
100 Landscaping	m <sup>2</sup>	4,525.650	40.00	181,026.00
<b>LANDSCAPING AND IMPROVEMENTS</b>				<b>\$181,026.00</b>
<b>XK EXTERNAL STORMWATER DRAINAGE</b>				
106 Allowance of external stormwater for carpark	m <sup>2</sup>	3,494.610	11.00	38,440.71
107 Allowance of external stormwater for landscaping	m <sup>2</sup>	4,525.650	11.00	49,782.15
108 Allowance of external stormwater for hardstand area	m <sup>2</sup>	12,636.290	11.00	138,999.19
<b>EXTERNAL STORMWATER DRAINAGE</b>				<b>\$227,222.05</b>
<b>XE EXTERNAL ELECTRIC LIGHT AND POWER</b>				
110 Allowance of external electrical lighting for carpark	m <sup>2</sup>	3,494.610	5.00	17,473.05
111 Allowance of external electrical lighting for landscaping	m <sup>2</sup>	4,525.650	5.00	22,628.25
112 Allowance of external electrical lighting for hardstand area	m <sup>2</sup>	12,636.290	5.00	63,181.45
<b>EXTERNAL ELECTRIC LIGHT AND POWER</b>				<b>\$103,282.75</b>

**Kemps Creek Industrial Estate**  
Initial Cost Estimate for Warehouse

Location Element Item

**B STAGE 1**

B1 LOT 1

B1D External Works (continued)

Rates Current At December 2020

Description	Unit	Qty	Rate	Total
<b>CV CIVIL WORKS</b>				
121 Allowance for civil works within site boundary	m <sup>2</sup>	79,949.000	87.00	6,955,563.00
				<b>CIVIL WORKS</b>
				<b>\$6,955,563.00</b>
				<b>EXTERNAL WORKS</b>
				<b>\$9,839,309.50</b>

# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Element Item

### C STAGE 2

C1 LOT 2A

C1A Warehouse

GFA: 14,030 m<sup>2</sup> Cost/m<sup>2</sup>: \$549

Rates Current At December 2020

Description	Unit	Qty	Rate	Total
<b>SB SUBSTRUCTURE</b>				
1 Allowance for pad footing including excavation for column to warehouse	m <sup>2</sup>	14,029.160	25.00	350,729.00
2 Allowance of Reinforced concrete slab on ground including ground beams, waterproofing, subgrade and blinding to warehouse	m <sup>2</sup>	14,029.160	100.00	1,402,916.00
<b>SUBSTRUCTURE</b>			<b>\$125/m<sup>2</sup></b>	<b>\$1,753,645.00</b>
<b>CL COLUMNS</b>				
6 Allowance of structural steel column to warehouse	t	98.20410	5,800.00	569,583.78
<b>COLUMNS</b>			<b>\$41/m<sup>2</sup></b>	<b>\$569,583.78</b>
<b>SC STAIRCASES</b>				
27 Allowance for 1300mm wide structural steel stair including balustrade and finishes to warehouse	M/R	3.600	5,000.00	18,000.00
<b>STAIRCASES</b>			<b>\$1/m<sup>2</sup></b>	<b>\$18,000.00</b>
<b>RF ROOF</b>				
10 Allowance of metal deck pitched roof including safety mesh, sarking, insulation, gutter, fascia, capping and flashing., etc to warehouse	m <sup>2</sup>	14,029.160	40.00	561,166.40
12 Allowance of structural steel roof frame to warehouse	t	182.37900	5,800.00	1,057,798.20
16 Allowance of awning to warehouse including fire services, roof plumbing, sheeting and structural steel	m <sup>2</sup>	1,812.360	210.00	380,595.60
18 Allowance of roof drainage system to warehouse	m <sup>2</sup>	14,029.160	5.00	70,145.80
39 Allowance of fall arrest system to warehouse roof, permanent anchor points to roof as required to comply to code	No	1.000	40,000.00	40,000.00
<b>ROOF</b>			<b>\$150/m<sup>2</sup></b>	<b>\$2,109,706.00</b>
<b>EW EXTERNAL WALLS</b>				
14 Allowance of profiled metal wall cladding including insulation and structural steel wall frame to warehouse	m <sup>2</sup>	5,440.400	38.00	206,735.20
40 Allowance of precast wall panel, 2400mm high	m <sup>2</sup>	1,141.140	175.00	199,699.50
<b>EXTERNAL WALLS</b>			<b>\$29/m<sup>2</sup></b>	<b>\$406,434.70</b>
<b>ED EXTERNAL DOORS</b>				
20 Allowance of auto roller shutter to warehouse, 6800mm wide x 5800mm high	No	10.000	10,000.00	100,000.00
21 Allowance of auto roller shutter to warehouse, 2800mm wide x 3600mm high	No	4.000	4,000.00	16,000.00
23 Painted fire-rated single leaf door	No	3.000	800.00	2,400.00
<b>EXTERNAL DOORS</b>			<b>\$8/m<sup>2</sup></b>	<b>\$118,400.00</b>
<b>NW INTERNAL WALLS</b>				
28 Allowance of steel stud plasterboard partition wall with lining to both sides	m <sup>2</sup>	86.654	100.00	8,665.40
50 Allowance of precast to warehouse toilets	m <sup>2</sup>	98.610	175.00	17,256.75
<b>INTERNAL WALLS</b>			<b>\$2/m<sup>2</sup></b>	<b>\$25,922.15</b>



# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Element Item

### C STAGE 2

C1 LOT 2A

C1A Warehouse (continued)

GFA: 14,030 m<sup>2</sup> Cost/m<sup>2</sup>: \$549

Rates Current At December 2020

Description	Unit	Qty	Rate	Total
<b>NS INTERNAL SCREENS AND BORROWED LIGHTS</b>				
48 Shower screens	No	4.000	1,350.00	5,400.00
51 Toilet cubicle to warehouse	No	10.000	1,100.00	11,000.00
52 Urinal partition	No	3.000	350.00	1,050.00
<b>INTERNAL SCREENS AND BORROWED LIGHTS</b>			<b>\$1/m<sup>2</sup></b>	<b>\$17,450.00</b>
<b>ND INTERNAL DOORS</b>				
35 Painted single leaf door including frame and hardware	No	2.000	750.00	1,500.00
<b>INTERNAL DOORS</b>			<b>\$1/m<sup>2</sup></b>	<b>\$1,500.00</b>
<b>WF WALL FINISHES</b>				
59 Allowance of ceramic wall tile to wet area	m <sup>2</sup>	168.126	90.00	15,131.34
60 Painting to plasterboard wall lining and wall	m <sup>2</sup>	370.527	12.00	4,446.33
<b>WALL FINISHES</b>			<b>\$1/m<sup>2</sup></b>	<b>\$19,577.67</b>
<b>FF FLOOR FINISHES</b>				
44 Allowance of ceramic tile including waterproofing to toilet and cleaner area to warehouse	m <sup>2</sup>	68.000	135.00	9,180.00
70 Allowance of tactile	m <sup>2</sup>	1.600	560.00	896.00
<b>FLOOR FINISHES</b>			<b>\$1/m<sup>2</sup></b>	<b>\$10,076.00</b>
<b>CF CEILING FINISHES</b>				
58 Allowance of MR suspended plasterboard ceiling including painting to wet area	m <sup>2</sup>	67.993	75.00	5,099.47
<b>CEILING FINISHES</b>			<b>\$1/m<sup>2</sup></b>	<b>\$5,099.47</b>
<b>FT FITMENTS</b>				
53 Allowance of lockers	No	13.000	550.00	7,150.00
61 Allowance for vanity joinery	m	9.063	750.00	6,797.25
62 Soap dispenser	No	8.000	88.00	704.00
63 Hand Dryer	No	2.000	1,010.00	2,020.00
64 Paper towel dispenser	No	2.000	1,620.00	3,240.00
65 Grab rail set	No	2.000	202.00	404.00
66 Toilet roll holder	No	10.000	75.00	750.00
69 Mirror, 1200mm high	m <sup>2</sup>	10.877	400.00	4,350.80
<b>FITMENTS</b>			<b>\$2/m<sup>2</sup></b>	<b>\$25,416.05</b>
<b>SE SPECIAL EQUIPMENT</b>				
71 On grade dock leveller including frame, wall protection bumpers and bollards	Set	10.000	12,500.00	125,000.00
72 Recessed dock leveller including frame, wall protection bumpers and bollards	Set	4.000	10,000.00	40,000.00
<b>SPECIAL EQUIPMENT</b>			<b>\$12/m<sup>2</sup></b>	<b>\$165,000.00</b>
<b>HS HYDRAULIC SERVICES</b>				
73 Allowance of hydraulic service installation to warehouse	m <sup>2</sup>	13,961.170	50.00	698,058.50

# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Element Item

### C STAGE 2

C1 LOT 2A

C1A Warehouse (continued)

GFA: 14,030 m<sup>2</sup> Cost/m<sup>2</sup>: \$549

Rates Current At December 2020

Description	Unit	Qty	Rate	Total
76 Allowance of hydraulic service installation to wet area	m <sup>2</sup>	67.993	100.00	6,799.30
<b>HYDRAULIC SERVICES</b>			<b>\$50/m<sup>2</sup></b>	<b>\$704,857.80</b>
<b>SF SANITARY FIXTURES</b>				
31 WC	No	10.000	2,500.00	25,000.00
32 Urinal	No	4.000	4,000.00	16,000.00
33 Wash basin	No	8.000	700.00	5,600.00
47 Shower to accesble toilet	No	4.000	800.00	3,200.00
<b>SANITARY FIXTURES</b>			<b>\$4/m<sup>2</sup></b>	<b>\$49,800.00</b>
<b>MS MECHANICAL SERVICES</b>				
80 Allowance of mechanical service installation to wet area	m <sup>2</sup>	67.993	180.00	12,238.74
<b>MECHANICAL SERVICES</b>			<b>\$1/m<sup>2</sup></b>	<b>\$12,238.74</b>
<b>FP FIRE PROTECTION</b>				
81 Allowance of fire service installation to warehouse	m <sup>2</sup>	13,961.170	50.00	698,058.50
84 Allowance of fire service installation to wet areas	m <sup>2</sup>	67.993	60.00	4,079.58
<b>FIRE PROTECTION</b>			<b>\$50/m<sup>2</sup></b>	<b>\$702,138.08</b>
<b>LP ELECTRIC LIGHT AND POWER</b>				
85 Allowance of lighting and power service and security installation to warehouse	m <sup>2</sup>	13,961.170	70.00	977,281.90
88 Allowance of lighting and power service installation to wet area	m <sup>2</sup>	67.993	100.00	6,799.30
<b>ELECTRIC LIGHT AND POWER</b>			<b>\$70/m<sup>2</sup></b>	<b>\$984,081.20</b>
<b>XR ROADS, FOOTPATHS AND PAVED AREAS</b>				
118 Bollard	No	15.000	500.00	7,500.00
<b>ROADS, FOOTPATHS AND PAVED AREAS</b>			<b>\$1/m<sup>2</sup></b>	<b>\$7,500.00</b>
<b>WAREHOUSE</b>			<b>\$549/m<sup>2</sup></b>	<b>\$7,706,426.64</b>

# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Element Item

### C STAGE 2

C1 LOT 2A

C1B Office

GFA: 506 m<sup>2</sup> Cost/m<sup>2</sup>: \$2,050  
Rates Current At December 2020

Description	Unit	Qty	Rate	Total
<b>SB SUBSTRUCTURE</b>				
3 Allowance for pad footing including excavation for column to office and cafe	m <sup>2</sup>	252.530	20.00	5,050.60
4 Allowance of Reinforced concrete slab on ground including ground beams, waterproofing, subgrade and blinding to office and cafe	m <sup>2</sup>	252.530	100.00	25,253.00
25 Allowance of lift pit for office	No	1.000	15,000.00	15,000.00
<b>SUBSTRUCTURE</b>			<b>\$90/m<sup>2</sup></b>	<b>\$45,303.60</b>
<b>CL COLUMNS</b>				
7 Allowance of structural steel columns to office and cafe	t	3.53540	7,500.00	26,515.50
<b>COLUMNS</b>			<b>\$52/m<sup>2</sup></b>	<b>\$26,515.50</b>
<b>UF UPPER FLOORS</b>				
9 Allowance of structural steel floor frame to office	t	3.28290	7,500.00	24,621.75
43 Allowance of concrete suspended bondeck slab to warehouse office	m <sup>2</sup>	252.530	240.00	60,607.20
54 Allowance of slab over warehouse toilets for first floor office	m <sup>2</sup>	92.580	240.00	22,219.20
<b>UPPER FLOORS</b>			<b>\$212/m<sup>2</sup></b>	<b>\$107,448.15</b>
<b>SC STAIRCASES</b>				
8 Allowance for 1400mm wide structural steel stair including balustrade and finishes to office	M/R	3.600	5,500.00	19,800.00
<b>STAIRCASES</b>			<b>\$39/m<sup>2</sup></b>	<b>\$19,800.00</b>
<b>RF ROOF</b>				
11 Allowance of metal deck pitched roof including safety mesh, sarking, insulation, gutter, fascia, capping and flashing., etc to office and cafe	m <sup>2</sup>	252.530	40.00	10,101.20
13 Allowance of structural steel roof frame to office and cafe	t	6.31310	7,500.00	47,348.25
19 Allowance of roof drainage system to office and cafe	m <sup>2</sup>	252.530	8.00	2,020.24
41 Allowance of fall arrest system to office	No	1.000	4,000.00	4,000.00
<b>ROOF</b>			<b>\$125/m<sup>2</sup></b>	<b>\$63,469.69</b>
<b>EW EXTERNAL WALLS</b>				
15 Allowance of curtain wall system to office and cafe	m <sup>2</sup>	373.750	400.00	149,500.00
114 Vertical sun shade	m	263.240	375.00	98,715.00
<b>EXTERNAL WALLS</b>			<b>\$491/m<sup>2</sup></b>	<b>\$248,215.00</b>
<b>ED EXTERNAL DOORS</b>				
22 Allowance of double leaf glazed door to office	No	1.000	2,750.00	2,750.00
<b>EXTERNAL DOORS</b>			<b>\$5/m<sup>2</sup></b>	<b>\$2,750.00</b>
<b>NW INTERNAL WALLS</b>				
28 Allowance of steel stud plasterboard partition wall with lining to both sides	m <sup>2</sup>	194.996	100.00	19,499.60

# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Element Item

### C STAGE 2

C1 LOT 2A

C1B Office (continued)

GFA: 506 m<sup>2</sup> Cost/m<sup>2</sup>: \$2,050  
Rates Current At December 2020

Description	Unit	Qty	Rate	Total
29 Extra over plasterboard lining to wet area	m <sup>2</sup>	206.810	5.00	1,034.05
37 Allowance of plasterboard wall lining on furring channel fixed on precast wall panel	m <sup>2</sup>	52.930	35.00	1,852.55
117 Allowance of lift shaft wall	m <sup>2</sup>	68.190	232.00	15,820.08
<b>INTERNAL WALLS</b>			<b>\$76/m<sup>2</sup></b>	<b>\$38,206.28</b>
<b>NS INTERNAL SCREENS AND BORROWED LIGHTS</b>				
46 Ambulant toilet partitions to office area	No	4.000	1,800.00	7,200.00
48 Shower screens	No	1.000	1,350.00	1,350.00
<b>INTERNAL SCREENS AND BORROWED LIGHTS</b>			<b>\$17/m<sup>2</sup></b>	<b>\$8,550.00</b>
<b>ND INTERNAL DOORS</b>				
35 Painted single leaf door including frame and hardwares	No	11.000	750.00	8,250.00
<b>INTERNAL DOORS</b>			<b>\$16/m<sup>2</sup></b>	<b>\$8,250.00</b>
<b>WF WALL FINISHES</b>				
59 Allowance of ceramic wall tile to wet area	m <sup>2</sup>	206.804	90.00	18,612.36
60 Painting to plasterboard wall lining and wall	m <sup>2</sup>	442.923	12.00	5,315.07
<b>WALL FINISHES</b>			<b>\$47/m<sup>2</sup></b>	<b>\$23,927.43</b>
<b>FF FLOOR FINISHES</b>				
30 Allowance of ceramic tile including waterproofing to toilet and cleaner area to office area	m <sup>2</sup>	49.750	145.00	7,213.75
49 Allowance of carpet to office	m <sup>2</sup>	455.310	47.00	21,399.57
55 Allowance of floor finishes over slab over toilet to warehouse	m <sup>2</sup>	92.580	47.00	4,351.26
<b>FLOOR FINISHES</b>			<b>\$65/m<sup>2</sup></b>	<b>\$32,964.58</b>
<b>CF CEILING FINISHES</b>				
57 Allowance of suspended plasterboard ceiling including to office and cafe	m <sup>2</sup>	455.310	72.00	32,782.32
58 Allowance of MR suspended plasterboard ceiling including painting to wet area	m <sup>2</sup>	49.747	75.00	3,731.03
<b>CEILING FINISHES</b>			<b>\$72/m<sup>2</sup></b>	<b>\$36,513.35</b>
<b>FT FITMENTS</b>				
38 Kitchenette cupboard including overhead cabinet	m	6.950	1,500.00	10,425.00
61 Allowance for vanity joinery	m	4.977	750.00	3,732.75
62 Soap dispenser	No	6.000	88.00	528.00
63 Hand Dryer	No	6.000	1,010.00	6,060.00
64 Paper towel dispenser	No	6.000	1,620.00	9,720.00
65 Grab rail set	No	6.000	202.00	1,212.00
66 Toilet roll holder	No	7.000	75.00	525.00
67 Shower seat to accessible toilet	No	1.000	200.00	200.00
68 Allowance of reception desk to office	No	1.000	13,000.00	13,000.00

# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Element Item

### C STAGE 2

C1 LOT 2A

C1B Office (continued)

GFA: 506 m<sup>2</sup> Cost/m<sup>2</sup>: \$2,050  
Rates Current At December 2020

Description	Unit	Qty	Rate	Total
69 Mirror, 1200mm high	m <sup>2</sup>	5.973	400.00	2,389.20
<b>FITMENTS</b>			<b>\$94/m<sup>2</sup></b>	<b>\$47,791.95</b>
<b>HS HYDRAULIC SERVICES</b>				
74 Allowance of hydraulic service installation to office	m <sup>2</sup>	455.310	100.00	45,531.00
76 Allowance of hydraulic service installation to wet area	m <sup>2</sup>	49.747	100.00	4,974.70
<b>HYDRAULIC SERVICES</b>			<b>\$100/m<sup>2</sup></b>	<b>\$50,505.70</b>
<b>SF SANITARY FIXTURES</b>				
31 WC	No	7.000	2,500.00	17,500.00
32 Urinal	No	2.000	4,000.00	8,000.00
33 Wash basin	No	6.000	700.00	4,200.00
34 Cleaner sink	No	1.000	1,500.00	1,500.00
36 Kitchenette sink	No	2.000	700.00	1,400.00
47 Shower to accesble toilet	No	1.000	800.00	800.00
<b>SANITARY FIXTURES</b>			<b>\$66/m<sup>2</sup></b>	<b>\$33,400.00</b>
<b>MS MECHANICAL SERVICES</b>				
78 Allowance of mechanical service installation to office	m <sup>2</sup>	455.310	180.00	81,955.80
80 Allowance of mechanical service installation to wet area	m <sup>2</sup>	49.747	180.00	8,954.46
<b>MECHANICAL SERVICES</b>			<b>\$180/m<sup>2</sup></b>	<b>\$90,910.26</b>
<b>FP FIRE PROTECTION</b>				
82 Allowance of fire service installation to office	m <sup>2</sup>	455.310	60.00	27,318.60
84 Allowance of fire service installation to wet areas	m <sup>2</sup>	49.747	60.00	2,984.82
<b>FIRE PROTECTION</b>			<b>\$60/m<sup>2</sup></b>	<b>\$30,303.42</b>
<b>LP ELECTRIC LIGHT AND POWER</b>				
86 Allowance of lighting and power service installation to office	m <sup>2</sup>	455.310	100.00	45,531.00
88 Allowance of lighting and power service installation to wet area	m <sup>2</sup>	49.747	100.00	4,974.70
<b>ELECTRIC LIGHT AND POWER</b>			<b>\$100/m<sup>2</sup></b>	<b>\$50,505.70</b>
<b>TS TRANSPORTATION SYSTEMS</b>				
26 Allowance of lift to office, servicing 2 levels	No	1.000	72,000.00	72,000.00
<b>TRANSPORTATION SYSTEMS</b>			<b>\$142/m<sup>2</sup></b>	<b>\$72,000.00</b>
<b>OFFICE</b>			<b>\$2,050/m<sup>2</sup></b>	<b>\$1,037,330.61</b>

# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Element Item

### C STAGE 2

C1 LOT 2A

C1C External Works

Rates Current At December 2020

Description	Unit	Qty	Rate	Total
<b>FP FIRE PROTECTION</b>				
96 Allowance of sprinkler tank slab	m <sup>2</sup>	110.230	140.00	15,432.20
<b>FIRE PROTECTION</b>				<b>\$15,432.20</b>
<b>XR ROADS, FOOTPATHS AND PAVED AREAS</b>				
98 Allowance of heavy duty hardstand to truck loading area	m <sup>2</sup>	7,238.280	100.00	723,828.00
101 Allowance of bitumen and subbase to carpark area	m <sup>2</sup>	1,713.780	60.00	102,826.80
103 Footpath	m <sup>2</sup>	787.170	85.00	66,909.45
104 Kerb and gutter and subsoil drainage	m	911.350	90.00	82,021.50
105 Carpark space including line marking and wheel stop	No	70.000	70.00	4,900.00
119 Armco crash barrier	m	49.670	240.00	11,920.80
<b>ROADS, FOOTPATHS AND PAVED AREAS</b>				<b>\$992,406.55</b>
<b>XN BOUNDARY WALLS, FENCING AND GATES</b>				
93 Allowance for 8m wide entrance gate	No	2.000	8,000.00	16,000.00
94 Allowance of 2100mm high Black powdercoated chain link fence including post stage 2	m	333.670	41.00	13,680.47
95 Allowance for 8m wide entrance gate for stage 2	No	1.000	8,000.00	8,000.00
116 Allowance of 2100mm high palisade including post for stage 2	m	130.390	170.00	22,166.30
<b>BOUNDARY WALLS, FENCING AND GATES</b>				<b>\$59,846.77</b>
<b>XB OUTBUILDINGS AND COVERED WAYS</b>				
97 Allowance of pump room	m <sup>2</sup>	40.050	500.00	20,025.00
<b>OUTBUILDINGS AND COVERED WAYS</b>				<b>\$20,025.00</b>
<b>XL LANDSCAPING AND IMPROVEMENTS</b>				
100 Landscaping	m <sup>2</sup>	2,877.410	40.00	115,096.40
<b>LANDSCAPING AND IMPROVEMENTS</b>				<b>\$115,096.40</b>
<b>XK EXTERNAL STORMWATER DRAINAGE</b>				
106 Allowance of external stormwater for carpark	m <sup>2</sup>	1,713.780	11.00	18,851.58
107 Allowance of external stormwater for landscaping	m <sup>2</sup>	2,877.410	11.00	31,651.51
108 Allowance of external stormwater for hardstand area	m <sup>2</sup>	7,238.280	11.00	79,621.08
<b>EXTERNAL STORMWATER DRAINAGE</b>				<b>\$130,124.17</b>
<b>XE EXTERNAL ELECTRIC LIGHT AND POWER</b>				
110 Allowance of external electrical lighting for carpark	m <sup>2</sup>	1,713.780	5.00	8,568.90
111 Allowance of external electrical lighting for landscaping	m <sup>2</sup>	2,877.410	5.00	14,387.05
112 Allowance of external electrical lighting for hardstand area	m <sup>2</sup>	7,238.280	5.00	36,191.40
<b>EXTERNAL ELECTRIC LIGHT AND POWER</b>				<b>\$59,147.35</b>

**Kemps Creek Industrial Estate**  
Initial Cost Estimate for Warehouse

Location Element Item

**C STAGE 2**

C1 LOT 2A

C1C External Works (continued)

Rates Current At December 2020

Description	Unit	Qty	Rate	Total
<b>CV CIVIL WORKS</b>				
121 Allowance for civil works within site boundary	m <sup>2</sup>	26,263.000	87.00	2,284,881.00
				<b>CIVIL WORKS</b>
				<b>\$2,284,881.00</b>
				<b>EXTERNAL WORKS</b>
				<b>\$3,676,959.44</b>

# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Element Item

### C STAGE 2

C2 LOT 2B

C2A Warehouse

GFA: 10,009 m<sup>2</sup> Cost/m<sup>2</sup>: \$583

Rates Current At December 2020

Description	Unit	Qty	Rate	Total
<b>SB SUBSTRUCTURE</b>				
1 Allowance for pad footing including excavation for column to warehouse	m <sup>2</sup>	10,008.830	25.00	250,220.75
2 Allowance of Reinforced concrete slab on ground including ground beams, waterproofing, subgrade and blinding to warehouse	m <sup>2</sup>	10,008.830	100.00	1,000,883.00
<b>SUBSTRUCTURE</b>			<b>\$125/m<sup>2</sup></b>	<b>\$1,251,103.75</b>
<b>CL COLUMNS</b>				
6 Allowance of structural steel column to warehouse	t	70.06180	5,800.00	406,358.44
<b>COLUMNS</b>			<b>\$41/m<sup>2</sup></b>	<b>\$406,358.44</b>
<b>SC STAIRCASES</b>				
27 Allowance for 1300mm wide structural steel stair including balustrade and finishes to warehouse	M/R	3.600	5,000.00	18,000.00
<b>STAIRCASES</b>			<b>\$2/m<sup>2</sup></b>	<b>\$18,000.00</b>
<b>RF ROOF</b>				
10 Allowance of metal deck pitched roof including safety mesh, sarking, insulation, gutter, fascia, capping and flashing., etc to warehouse	m <sup>2</sup>	10,008.830	40.00	400,353.20
12 Allowance of structural steel roof frame to warehouse	t	130.11480	5,800.00	754,665.84
16 Allowance of awning to warehouse including fire services, roof plumbing, sheeting and structural steel	m <sup>2</sup>	1,807.700	210.00	379,617.00
18 Allowance of roof drainage system to warehouse	m <sup>2</sup>	10,008.830	5.00	50,044.15
39 Allowance of fall arrest system to warehouse roof, permanent anchor points to roof as required to comply to code	No	1.000	40,000.00	40,000.00
<b>ROOF</b>			<b>\$162/m<sup>2</sup></b>	<b>\$1,624,680.19</b>
<b>EW EXTERNAL WALLS</b>				
14 Allowance of profiled metal wall cladding including insulation and structural steel wall frame to warehouse	m <sup>2</sup>	4,933.100	38.00	187,457.80
40 Allowance of precast wall panel, 2400mm high	m <sup>2</sup>	1,034.730	175.00	181,077.75
<b>EXTERNAL WALLS</b>			<b>\$37/m<sup>2</sup></b>	<b>\$368,535.55</b>
<b>ED EXTERNAL DOORS</b>				
20 Allowance of auto roller shutter to warehouse, 6800mm wide x 5800mm high	No	10.000	10,000.00	100,000.00
21 Allowance of auto roller shutter to warehouse, 2800mm wide x 3600mm high	No	4.000	4,000.00	16,000.00
23 Painted fire-rated single leaf door	No	3.000	800.00	2,400.00
<b>EXTERNAL DOORS</b>			<b>\$12/m<sup>2</sup></b>	<b>\$118,400.00</b>
<b>NW INTERNAL WALLS</b>				
28 Allowance of steel stud plasterboard partition wall with lining to both sides	m <sup>2</sup>	86.654	100.00	8,665.40
50 Allowance of precast to warehouse toilets	m <sup>2</sup>	98.610	175.00	17,256.75
<b>INTERNAL WALLS</b>			<b>\$3/m<sup>2</sup></b>	<b>\$25,922.15</b>



# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Element Item

### C STAGE 2

C2 LOT 2B

C2A Warehouse (continued)

GFA: 10,009 m<sup>2</sup> Cost/m<sup>2</sup>: \$583

Rates Current At December 2020

Description	Unit	Qty	Rate	Total
<b>NS INTERNAL SCREENS AND BORROWED LIGHTS</b>				
48 Shower screens	No	4.000	1,350.00	5,400.00
51 Toilet cubicle to warehouse	No	10.000	1,100.00	11,000.00
52 Urinal partition	No	3.000	350.00	1,050.00
<b>INTERNAL SCREENS AND BORROWED LIGHTS</b>			<b>\$2/m<sup>2</sup></b>	<b>\$17,450.00</b>
<b>ND INTERNAL DOORS</b>				
35 Painted single leaf door including frame and hardware	No	2.000	750.00	1,500.00
<b>INTERNAL DOORS</b>			<b>\$1/m<sup>2</sup></b>	<b>\$1,500.00</b>
<b>WF WALL FINISHES</b>				
59 Allowance of ceramic wall tile to wet area	m <sup>2</sup>	168.126	90.00	15,131.34
60 Painting to plasterboard wall lining and wall	m <sup>2</sup>	370.527	12.00	4,446.33
<b>WALL FINISHES</b>			<b>\$2/m<sup>2</sup></b>	<b>\$19,577.67</b>
<b>FF FLOOR FINISHES</b>				
44 Allowance of ceramic tile including waterproofing to toilet and cleaner area to warehouse	m <sup>2</sup>	68.000	135.00	9,180.00
70 Allowance of tactile	m <sup>2</sup>	1.600	560.00	896.00
<b>FLOOR FINISHES</b>			<b>\$1/m<sup>2</sup></b>	<b>\$10,076.00</b>
<b>CF CEILING FINISHES</b>				
58 Allowance of MR suspended plasterboard ceiling including painting to wet area	m <sup>2</sup>	67.993	75.00	5,099.47
<b>CEILING FINISHES</b>			<b>\$1/m<sup>2</sup></b>	<b>\$5,099.47</b>
<b>FT FITMENTS</b>				
53 Allowance of lockers	No	13.000	550.00	7,150.00
61 Allowance for vanity joinery	m	9.063	750.00	6,797.25
62 Soap dispenser	No	8.000	88.00	704.00
63 Hand Dryer	No	2.000	1,010.00	2,020.00
64 Paper towel dispenser	No	2.000	1,620.00	3,240.00
65 Grab rail set	No	2.000	202.00	404.00
66 Toilet roll holder	No	10.000	75.00	750.00
69 Mirror, 1200mm high	m <sup>2</sup>	10.877	400.00	4,350.80
<b>FITMENTS</b>			<b>\$3/m<sup>2</sup></b>	<b>\$25,416.05</b>
<b>SE SPECIAL EQUIPMENT</b>				
71 On grade dock leveller including frame, wall protection bumpers and bollards	Set	10.000	12,500.00	125,000.00
72 Recessed dock leveller including frame, wall protection bumpers and bollards	Set	4.000	10,000.00	40,000.00
<b>SPECIAL EQUIPMENT</b>			<b>\$16/m<sup>2</sup></b>	<b>\$165,000.00</b>
<b>HS HYDRAULIC SERVICES</b>				
73 Allowance of hydraulic service installation to warehouse	m <sup>2</sup>	9,940.840	50.00	497,042.00

# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Element Item

### C STAGE 2

C2 LOT 2B

C2A Warehouse (continued)

GFA: 10,009 m<sup>2</sup> Cost/m<sup>2</sup>: \$583

Rates Current At December 2020

Description	Unit	Qty	Rate	Total
76 Allowance of hydraulic service installation to wet area	m <sup>2</sup>	67.993	100.00	6,799.30
<b>HYDRAULIC SERVICES</b>			<b>\$50/m<sup>2</sup></b>	<b>\$503,841.30</b>
<b>SF SANITARY FIXTURES</b>				
31 WC	No	10.000	2,500.00	25,000.00
32 Urinal	No	4.000	4,000.00	16,000.00
33 Wash basin	No	8.000	700.00	5,600.00
47 Shower to accesble toilet	No	4.000	800.00	3,200.00
<b>SANITARY FIXTURES</b>			<b>\$5/m<sup>2</sup></b>	<b>\$49,800.00</b>
<b>MS MECHANICAL SERVICES</b>				
80 Allowance of mechanical service installation to wet area	m <sup>2</sup>	67.993	180.00	12,238.74
<b>MECHANICAL SERVICES</b>			<b>\$1/m<sup>2</sup></b>	<b>\$12,238.74</b>
<b>FP FIRE PROTECTION</b>				
81 Allowance of fire service installation to warehouse	m <sup>2</sup>	9,940.840	50.00	497,042.00
84 Allowance of fire service installation to wet areas	m <sup>2</sup>	67.993	60.00	4,079.58
<b>FIRE PROTECTION</b>			<b>\$50/m<sup>2</sup></b>	<b>\$501,121.58</b>
<b>LP ELECTRIC LIGHT AND POWER</b>				
85 Allowance of lighting and power service and security installation to warehouse	m <sup>2</sup>	9,940.840	70.00	695,858.80
88 Allowance of lighting and power service installation to wet area	m <sup>2</sup>	67.993	100.00	6,799.30
<b>ELECTRIC LIGHT AND POWER</b>			<b>\$70/m<sup>2</sup></b>	<b>\$702,658.10</b>
<b>XR ROADS, FOOTPATHS AND PAVED AREAS</b>				
118 Bollard	No	16.000	500.00	8,000.00
<b>ROADS, FOOTPATHS AND PAVED AREAS</b>			<b>\$1/m<sup>2</sup></b>	<b>\$8,000.00</b>
<b>WAREHOUSE</b>			<b>\$583/m<sup>2</sup></b>	<b>\$5,834,778.99</b>

# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Element Item

### C STAGE 2

C2 LOT 2B

C2B Office

GFA: 493 m<sup>2</sup> Cost/m<sup>2</sup>: \$2,104  
Rates Current At December 2020

Description	Unit	Qty	Rate	Total
<b>SB SUBSTRUCTURE</b>				
3 Allowance for pad footing including excavation for column to office and cafe	m <sup>2</sup>	246.460	20.00	4,929.20
4 Allowance of Reinforced concrete slab on ground including ground beams, waterproofing, subgrade and blinding to office and cafe	m <sup>2</sup>	246.460	100.00	24,646.00
25 Allowance of lift pit for office	No	1.000	15,000.00	15,000.00
<b>SUBSTRUCTURE</b>			<b>\$90/m<sup>2</sup></b>	<b>\$44,575.20</b>
<b>CL COLUMNS</b>				
7 Allowance of structural steel columns to office and cafe	t	3.45040	7,500.00	25,878.00
<b>COLUMNS</b>			<b>\$52/m<sup>2</sup></b>	<b>\$25,878.00</b>
<b>UF UPPER FLOORS</b>				
9 Allowance of structural steel floor frame to office	t	3.20400	7,500.00	24,030.00
43 Allowance of concrete suspended bondeck slab to warehouse office	m <sup>2</sup>	246.460	240.00	59,150.40
54 Allowance of slab over warehouse toilets for first floor office	m <sup>2</sup>	92.580	240.00	22,219.20
<b>UPPER FLOORS</b>			<b>\$214/m<sup>2</sup></b>	<b>\$105,399.60</b>
<b>SC STAIRCASES</b>				
8 Allowance for 1400mm wide structural steel stair including balustrade and finishes to office	M/R	3.600	5,500.00	19,800.00
<b>STAIRCASES</b>			<b>\$40/m<sup>2</sup></b>	<b>\$19,800.00</b>
<b>RF ROOF</b>				
11 Allowance of metal deck pitched roof including safety mesh, sarking, insulation, gutter, fascia, capping and flashing., etc to office and cafe	m <sup>2</sup>	246.460	40.00	9,858.40
13 Allowance of structural steel roof frame to office and cafe	t	6.16140	7,500.00	46,210.50
19 Allowance of roof drainage system to office and cafe	m <sup>2</sup>	246.460	8.00	1,971.68
41 Allowance of fall arrest system to office	No	1.000	4,000.00	4,000.00
<b>ROOF</b>			<b>\$126/m<sup>2</sup></b>	<b>\$62,040.58</b>
<b>EW EXTERNAL WALLS</b>				
15 Allowance of curtain wall system to office and cafe	m <sup>2</sup>	358.030	400.00	143,212.00
114 Vertical sun shade	m	260.820	375.00	97,807.50
<b>EXTERNAL WALLS</b>			<b>\$489/m<sup>2</sup></b>	<b>\$241,019.50</b>
<b>ED EXTERNAL DOORS</b>				
22 Allowance of double leaf glazed door to office	No	1.000	2,750.00	2,750.00
<b>EXTERNAL DOORS</b>			<b>\$6/m<sup>2</sup></b>	<b>\$2,750.00</b>
<b>NW INTERNAL WALLS</b>				
28 Allowance of steel stud plasterboard partition wall with lining to both sides	m <sup>2</sup>	194.996	100.00	19,499.60

# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Element Item

### C STAGE 2

C2 LOT 2B

C2B Office (continued)

GFA: 493 m<sup>2</sup> Cost/m<sup>2</sup>: \$2,104  
Rates Current At December 2020

Description	Unit	Qty	Rate	Total
29 Extra over plasterboard lining to wet area	m <sup>2</sup>	206.810	5.00	1,034.05
37 Allowance of plasterboard wall lining on furring channel fixed on precast wall panel	m <sup>2</sup>	52.930	35.00	1,852.55
117 Allowance of lift shaft wall	m <sup>2</sup>	68.190	232.00	15,820.08
<b>INTERNAL WALLS</b>			<b>\$77/m<sup>2</sup></b>	<b>\$38,206.28</b>
<b>NS INTERNAL SCREENS AND BORROWED LIGHTS</b>				
46 Ambulant toilet partitions to office area	No	4.000	1,800.00	7,200.00
48 Shower screens	No	1.000	1,350.00	1,350.00
<b>INTERNAL SCREENS AND BORROWED LIGHTS</b>			<b>\$17/m<sup>2</sup></b>	<b>\$8,550.00</b>
<b>ND INTERNAL DOORS</b>				
35 Painted single leaf door including frame and hardware	No	11.000	750.00	8,250.00
<b>INTERNAL DOORS</b>			<b>\$17/m<sup>2</sup></b>	<b>\$8,250.00</b>
<b>WF WALL FINISHES</b>				
59 Allowance of ceramic wall tile to wet area	m <sup>2</sup>	206.804	90.00	18,612.36
60 Painting to plasterboard wall lining and wall	m <sup>2</sup>	442.923	12.00	5,315.07
<b>WALL FINISHES</b>			<b>\$49/m<sup>2</sup></b>	<b>\$23,927.43</b>
<b>FF FLOOR FINISHES</b>				
17 Allowance of pavers to recreational area	m <sup>2</sup>	75.370	250.00	18,842.50
30 Allowance of ceramic tile including waterproofing to toilet and cleaner area to office area	m <sup>2</sup>	49.750	145.00	7,213.75
49 Allowance of carpet to office	m <sup>2</sup>	443.170	47.00	20,828.99
55 Allowance of floor finishes over slab over toilet to warehouse	m <sup>2</sup>	92.580	47.00	4,351.26
<b>FLOOR FINISHES</b>			<b>\$104/m<sup>2</sup></b>	<b>\$51,236.50</b>
<b>CF CEILING FINISHES</b>				
57 Allowance of suspended plasterboard ceiling including to office and cafe	m <sup>2</sup>	443.170	72.00	31,908.24
58 Allowance of MR suspended plasterboard ceiling including painting to wet area	m <sup>2</sup>	49.747	75.00	3,731.03
<b>CEILING FINISHES</b>			<b>\$72/m<sup>2</sup></b>	<b>\$35,639.27</b>
<b>FT FITMENTS</b>				
38 Kitchenette cupboard including overhead cabinet	m	6.950	1,500.00	10,425.00
61 Allowance for vanity joinery	m	4.977	750.00	3,732.75
62 Soap dispenser	No	6.000	88.00	528.00
63 Hand Dryer	No	6.000	1,010.00	6,060.00
64 Paper towel dispenser	No	6.000	1,620.00	9,720.00
65 Grab rail set	No	6.000	202.00	1,212.00
66 Toilet roll holder	No	7.000	75.00	525.00
67 Shower seat to accessible toilet	No	1.000	200.00	200.00
68 Allowance of reception desk to office	No	1.000	13,000.00	13,000.00

# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Element Item

### C STAGE 2

C2 LOT 2B

C2B Office (continued)

GFA: 493 m<sup>2</sup> Cost/m<sup>2</sup>: \$2,104  
Rates Current At December 2020

Description	Unit	Qty	Rate	Total
69 Mirror, 1200mm high	m <sup>2</sup>	5.973	400.00	2,389.20
<b>FITMENTS</b>			<b>\$97/m<sup>2</sup></b>	<b>\$47,791.95</b>
<b>HS HYDRAULIC SERVICES</b>				
74 Allowance of hydraulic service installation to office	m <sup>2</sup>	443.170	100.00	44,317.00
76 Allowance of hydraulic service installation to wet area	m <sup>2</sup>	49.747	100.00	4,974.70
<b>HYDRAULIC SERVICES</b>			<b>\$100/m<sup>2</sup></b>	<b>\$49,291.70</b>
<b>SF SANITARY FIXTURES</b>				
31 WC	No	7.000	2,500.00	17,500.00
32 Urinal	No	2.000	4,000.00	8,000.00
33 Wash basin	No	6.000	700.00	4,200.00
34 Cleaner sink	No	1.000	1,500.00	1,500.00
36 Kitchenette sink	No	2.000	700.00	1,400.00
47 Shower to accesble toilet	No	1.000	800.00	800.00
<b>SANITARY FIXTURES</b>			<b>\$68/m<sup>2</sup></b>	<b>\$33,400.00</b>
<b>MS MECHANICAL SERVICES</b>				
78 Allowance of mechanical service installation to office	m <sup>2</sup>	443.170	180.00	79,770.60
80 Allowance of mechanical service installation to wet area	m <sup>2</sup>	49.747	180.00	8,954.46
<b>MECHANICAL SERVICES</b>			<b>\$180/m<sup>2</sup></b>	<b>\$88,725.06</b>
<b>FP FIRE PROTECTION</b>				
82 Allowance of fire service installation to office	m <sup>2</sup>	443.170	60.00	26,590.20
84 Allowance of fire service installation to wet areas	m <sup>2</sup>	49.747	60.00	2,984.82
<b>FIRE PROTECTION</b>			<b>\$60/m<sup>2</sup></b>	<b>\$29,575.02</b>
<b>LP ELECTRIC LIGHT AND POWER</b>				
86 Allowance of lighting and power service installation to office	m <sup>2</sup>	443.170	100.00	44,317.00
88 Allowance of lighting and power service installation to wet area	m <sup>2</sup>	49.747	100.00	4,974.70
<b>ELECTRIC LIGHT AND POWER</b>			<b>\$100/m<sup>2</sup></b>	<b>\$49,291.70</b>
<b>TS TRANSPORTATION SYSTEMS</b>				
26 Allowance of lift to office, servicing 2 levels	No	1.000	72,000.00	72,000.00
<b>TRANSPORTATION SYSTEMS</b>			<b>\$146/m<sup>2</sup></b>	<b>\$72,000.00</b>
<b>OFFICE</b>			<b>\$2,104/m<sup>2</sup></b>	<b>\$1,037,347.79</b>

# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Element Item

### C STAGE 2

C2 LOT 2B

C2C External Works

Rates Current At December 2020

Description	Unit	Qty	Rate	Total
<b>FP FIRE PROTECTION</b>				
96 Allowance of sprinkler tank slab	m <sup>2</sup>	110.230	140.00	15,432.20
<b>FIRE PROTECTION</b>				<b>\$15,432.20</b>
<b>XR ROADS, FOOTPATHS AND PAVED AREAS</b>				
98 Allowance of heavy duty hardstand to truck loading area	m <sup>2</sup>	7,290.090	100.00	729,009.00
101 Allowance of bitumen and subbase to carpark area	m <sup>2</sup>	1,338.630	60.00	80,317.80
103 Footpath	m <sup>2</sup>	688.350	85.00	58,509.75
104 Kerb and gutter and subsoil drainage	m	822.220	90.00	73,999.80
105 Carpark space including line marking and wheel stop	No	50.000	70.00	3,500.00
119 Armco crash barrier	m	49.460	240.00	11,870.40
<b>ROADS, FOOTPATHS AND PAVED AREAS</b>				<b>\$957,206.75</b>
<b>XN BOUNDARY WALLS, FENCING AND GATES</b>				
93 Allowance for 8m wide entrance gate	No	2.000	8,000.00	16,000.00
94 Allowance of 2100mm high Black powdercoated chain link fence including post stage 2	m	310.690	41.00	12,738.29
95 Allowance for 8m wide entrance gate for stage 2	No	1.000	8,000.00	8,000.00
116 Allowance of 2100mm high palisade including post for stage 2	m	104.600	170.00	17,782.00
<b>BOUNDARY WALLS, FENCING AND GATES</b>				<b>\$54,520.29</b>
<b>XB OUTBUILDINGS AND COVERED WAYS</b>				
97 Allowance of pump room	m <sup>2</sup>	40.050	500.00	20,025.00
<b>OUTBUILDINGS AND COVERED WAYS</b>				<b>\$20,025.00</b>
<b>XL LANDSCAPING AND IMPROVEMENTS</b>				
100 Landscaping	m <sup>2</sup>	2,775.260	40.00	111,010.40
<b>LANDSCAPING AND IMPROVEMENTS</b>				<b>\$111,010.40</b>
<b>XK EXTERNAL STORMWATER DRAINAGE</b>				
106 Allowance of external stormwater for carpark	m <sup>2</sup>	1,338.630	11.00	14,724.93
107 Allowance of external stormwater for landscaping	m <sup>2</sup>	2,775.260	11.00	30,527.86
108 Allowance of external stormwater for hardstand area	m <sup>2</sup>	7,290.090	11.00	80,190.99
<b>EXTERNAL STORMWATER DRAINAGE</b>				<b>\$125,443.78</b>
<b>XE EXTERNAL ELECTRIC LIGHT AND POWER</b>				
110 Allowance of external electrical lighting for carpark	m <sup>2</sup>	1,338.630	5.00	6,693.15
111 Allowance of external electrical lighting for landscaping	m <sup>2</sup>	2,775.260	5.00	13,876.30
112 Allowance of external electrical lighting for hardstand area	m <sup>2</sup>	7,290.090	5.00	36,450.45
<b>EXTERNAL ELECTRIC LIGHT AND POWER</b>				<b>\$57,019.90</b>

**Kemps Creek Industrial Estate**  
Initial Cost Estimate for Warehouse

Location Element Item

**C STAGE 2**

C2 LOT 2B

C2C External Works (continued)

Rates Current At December 2020

Description	Unit	Qty	Rate	Total
<b>CV CIVIL WORKS</b>				
121 Allowance for civil works within site boundary	m <sup>2</sup>	21,716.000	87.00	1,889,292.00
				<b>CIVIL WORKS</b>
				<b>\$1,889,292.00</b>
				<b>EXTERNAL WORKS</b>
				<b>\$3,229,950.32</b>

# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Element Item

### C STAGE 2

C3 LOT 3

C3A Warehouse

GFA: 31,585 m<sup>2</sup> Cost/m<sup>2</sup>: \$520

Rates Current At December 2020

Description	Unit	Qty	Rate	Total
<b>SB SUBSTRUCTURE</b>				
1 Allowance for pad footing including excavation for column to warehouse	m <sup>2</sup>	31,584.480	25.00	789,612.00
2 Allowance of Reinforced concrete slab on ground including ground beams, waterproofing, subgrade and blinding to warehouse	m <sup>2</sup>	31,584.480	100.00	3,158,448.00
<b>SUBSTRUCTURE</b>			<b>\$125/m<sup>2</sup></b>	<b>\$3,948,060.00</b>
<b>CL COLUMNS</b>				
6 Allowance of structural steel column to warehouse	t	221.09140	5,800.00	1,282,330.12
<b>COLUMNS</b>			<b>\$41/m<sup>2</sup></b>	<b>\$1,282,330.12</b>
<b>SC STAIRCASES</b>				
27 Allowance for 1300mm wide structural steel stair including balustrade and finishes to warehouse	M/R	3.600	5,000.00	18,000.00
<b>STAIRCASES</b>			<b>\$1/m<sup>2</sup></b>	<b>\$18,000.00</b>
<b>RF ROOF</b>				
10 Allowance of metal deck pitched roof including safety mesh, sarking, insulation, gutter, fascia, capping and flashing., etc to warehouse	m <sup>2</sup>	31,584.480	40.00	1,263,379.20
12 Allowance of structural steel roof frame to warehouse	t	410.59820	5,800.00	2,381,469.56
16 Allowance of awning to warehouse including fire services, roof plumbing, sheeting and structural steel	m <sup>2</sup>	3,072.270	210.00	645,176.70
18 Allowance of roof drainage system to warehouse	m <sup>2</sup>	31,584.480	5.00	157,922.40
39 Allowance of fall arrest system to warehouse roof, permanent anchor points to roof as required to comply to code	No	1.000	40,000.00	40,000.00
<b>ROOF</b>			<b>\$142/m<sup>2</sup></b>	<b>\$4,487,947.86</b>
<b>EW EXTERNAL WALLS</b>				
14 Allowance of profiled metal wall cladding including insulation and structural steel wall frame to warehouse	m <sup>2</sup>	8,273.780	38.00	314,403.64
40 Allowance of precast wall panel, 2400mm high	m <sup>2</sup>	1,735.440	175.00	303,702.00
<b>EXTERNAL WALLS</b>			<b>\$20/m<sup>2</sup></b>	<b>\$618,105.64</b>
<b>ED EXTERNAL DOORS</b>				
20 Allowance of auto roller shutter to warehouse, 6800mm wide x 5800mm high	No	19.000	10,000.00	190,000.00
21 Allowance of auto roller shutter to warehouse, 2800mm wide x 3600mm high	No	4.000	4,000.00	16,000.00
23 Painted fire-rated single leaf door	No	3.000	800.00	2,400.00
<b>EXTERNAL DOORS</b>			<b>\$7/m<sup>2</sup></b>	<b>\$208,400.00</b>
<b>NW INTERNAL WALLS</b>				
28 Allowance of steel stud plasterboard partition wall with lining to both sides	m <sup>2</sup>	86.654	100.00	8,665.40
50 Allowance of precast to warehouse toilets	m <sup>2</sup>	98.610	175.00	17,256.75
<b>INTERNAL WALLS</b>			<b>\$1/m<sup>2</sup></b>	<b>\$25,922.15</b>



# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Element Item

### C STAGE 2

C3 LOT 3

C3A Warehouse (continued)

GFA: 31,585 m<sup>2</sup> Cost/m<sup>2</sup>: \$520

Rates Current At December 2020

Description	Unit	Qty	Rate	Total
<b>NS INTERNAL SCREENS AND BORROWED LIGHTS</b>				
48 Shower screens	No	4.000	1,350.00	5,400.00
51 Toilet cubicle to warehouse	No	10.000	1,100.00	11,000.00
52 Urinal partition	No	3.000	350.00	1,050.00
<b>INTERNAL SCREENS AND BORROWED LIGHTS</b>			<b>\$1/m<sup>2</sup></b>	<b>\$17,450.00</b>
<b>ND INTERNAL DOORS</b>				
35 Painted single leaf door including frame and hardware	No	2.000	750.00	1,500.00
<b>INTERNAL DOORS</b>			<b>\$1/m<sup>2</sup></b>	<b>\$1,500.00</b>
<b>WF WALL FINISHES</b>				
59 Allowance of ceramic wall tile to wet area	m <sup>2</sup>	168.126	90.00	15,131.34
60 Painting to plasterboard wall lining and wall	m <sup>2</sup>	370.527	12.00	4,446.33
<b>WALL FINISHES</b>			<b>\$1/m<sup>2</sup></b>	<b>\$19,577.67</b>
<b>FF FLOOR FINISHES</b>				
44 Allowance of ceramic tile including waterproofing to toilet and cleaner area to warehouse	m <sup>2</sup>	68.000	135.00	9,180.00
70 Allowance of tactile	m <sup>2</sup>	1.600	560.00	896.00
<b>FLOOR FINISHES</b>			<b>\$1/m<sup>2</sup></b>	<b>\$10,076.00</b>
<b>CF CEILING FINISHES</b>				
58 Allowance of MR suspended plasterboard ceiling including painting to wet area	m <sup>2</sup>	67.993	75.00	5,099.47
<b>CEILING FINISHES</b>			<b>\$1/m<sup>2</sup></b>	<b>\$5,099.47</b>
<b>FT FITMENTS</b>				
53 Allowance of lockers	No	13.000	550.00	7,150.00
61 Allowance for vanity joinery	m	9.063	750.00	6,797.25
62 Soap dispenser	No	8.000	88.00	704.00
63 Hand Dryer	No	2.000	1,010.00	2,020.00
64 Paper towel dispenser	No	2.000	1,620.00	3,240.00
65 Grab rail set	No	2.000	202.00	404.00
66 Toilet roll holder	No	10.000	75.00	750.00
69 Mirror, 1200mm high	m <sup>2</sup>	10.877	400.00	4,350.80
<b>FITMENTS</b>			<b>\$1/m<sup>2</sup></b>	<b>\$25,416.05</b>
<b>SE SPECIAL EQUIPMENT</b>				
71 On grade dock leveller including frame, wall protection bumpers and bollards	Set	19.000	12,500.00	237,500.00
72 Recessed dock leveller including frame, wall protection bumpers and bollards	Set	6.000	10,000.00	60,000.00
<b>SPECIAL EQUIPMENT</b>			<b>\$9/m<sup>2</sup></b>	<b>\$297,500.00</b>
<b>HS HYDRAULIC SERVICES</b>				
73 Allowance of hydraulic service installation to warehouse	m <sup>2</sup>	31,516.490	50.00	1,575,824.50

# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Element Item

### C STAGE 2

C3 LOT 3

C3A Warehouse (continued)

GFA: 31,585 m<sup>2</sup> Cost/m<sup>2</sup>: \$520

Rates Current At December 2020

Description	Unit	Qty	Rate	Total
76 Allowance of hydraulic service installation to wet area	m <sup>2</sup>	67.993	100.00	6,799.30
<b>HYDRAULIC SERVICES</b>			<b>\$50/m<sup>2</sup></b>	<b>\$1,582,623.80</b>
<b>SF SANITARY FIXTURES</b>				
31 WC	No	10.000	2,500.00	25,000.00
32 Urinal	No	4.000	4,000.00	16,000.00
33 Wash basin	No	8.000	700.00	5,600.00
47 Shower to accesble toilet	No	4.000	800.00	3,200.00
<b>SANITARY FIXTURES</b>			<b>\$2/m<sup>2</sup></b>	<b>\$49,800.00</b>
<b>MS MECHANICAL SERVICES</b>				
80 Allowance of mechanical service installation to wet area	m <sup>2</sup>	67.993	180.00	12,238.74
<b>MECHANICAL SERVICES</b>			<b>\$1/m<sup>2</sup></b>	<b>\$12,238.74</b>
<b>FP FIRE PROTECTION</b>				
81 Allowance of fire service installation to warehouse	m <sup>2</sup>	31,516.490	50.00	1,575,824.50
84 Allowance of fire service installation to wet areas	m <sup>2</sup>	67.993	60.00	4,079.58
<b>FIRE PROTECTION</b>			<b>\$50/m<sup>2</sup></b>	<b>\$1,579,904.08</b>
<b>LP ELECTRIC LIGHT AND POWER</b>				
85 Allowance of lighting and power service and security installation to warehouse	m <sup>2</sup>	31,516.490	70.00	2,206,154.30
88 Allowance of lighting and power service installation to wet area	m <sup>2</sup>	67.993	100.00	6,799.30
<b>ELECTRIC LIGHT AND POWER</b>			<b>\$70/m<sup>2</sup></b>	<b>\$2,212,953.60</b>
<b>XR ROADS, FOOTPATHS AND PAVED AREAS</b>				
118 Bollard	No	24.000	500.00	12,000.00
<b>ROADS, FOOTPATHS AND PAVED AREAS</b>			<b>\$1/m<sup>2</sup></b>	<b>\$12,000.00</b>
<b>WAREHOUSE</b>			<b>\$520/m<sup>2</sup></b>	<b>\$16,414,905.18</b>

# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Element Item

### C STAGE 2

C3 LOT 3

C3B Office

GFA: 1,009 m<sup>2</sup> Cost/m<sup>2</sup>: \$1,657

Rates Current At December 2020

Description	Unit	Qty	Rate	Total
<b>SB SUBSTRUCTURE</b>				
3 Allowance for pad footing including excavation for column to office and cafe	m <sup>2</sup>	504.110	20.00	10,082.20
4 Allowance of Reinforced concrete slab on ground including ground beams, waterproofing, subgrade and blinding to office and cafe	m <sup>2</sup>	504.110	100.00	50,411.00
25 Allowance of lift pit for office	No	1.000	15,000.00	15,000.00
<b>SUBSTRUCTURE</b>			<b>\$75/m<sup>2</sup></b>	<b>\$75,493.20</b>
<b>CL COLUMNS</b>				
7 Allowance of structural steel columns to office and cafe	t	7.05750	7,500.00	52,931.25
<b>COLUMNS</b>			<b>\$52/m<sup>2</sup></b>	<b>\$52,931.25</b>
<b>UF UPPER FLOORS</b>				
9 Allowance of structural steel floor frame to office	t	6.55340	7,500.00	49,150.50
43 Allowance of concrete suspended bondeck slab to warehouse office	m <sup>2</sup>	504.110	240.00	120,986.40
54 Allowance of slab over warehouse toilets for first floor office	m <sup>2</sup>	92.580	240.00	22,219.20
<b>UPPER FLOORS</b>			<b>\$191/m<sup>2</sup></b>	<b>\$192,356.10</b>
<b>SC STAIRCASES</b>				
8 Allowance for 1400mm wide structural steel stair including balustrade and finishes to office	M/R	3.600	5,500.00	19,800.00
<b>STAIRCASES</b>			<b>\$20/m<sup>2</sup></b>	<b>\$19,800.00</b>
<b>RF ROOF</b>				
11 Allowance of metal deck pitched roof including safety mesh, sarking, insulation, gutter, fascia, capping and flashing., etc to office and cafe	m <sup>2</sup>	504.110	40.00	20,164.40
13 Allowance of structural steel roof frame to office and cafe	t	12.60270	7,500.00	94,520.25
19 Allowance of roof drainage system to office and cafe	m <sup>2</sup>	504.110	8.00	4,032.88
41 Allowance of fall arrest system to office	No	1.000	4,000.00	4,000.00
<b>ROOF</b>			<b>\$122/m<sup>2</sup></b>	<b>\$122,717.53</b>
<b>EW EXTERNAL WALLS</b>				
15 Allowance of curtain wall system to office and cafe	m <sup>2</sup>	600.160	400.00	240,064.00
114 Vertical sun shade	m	381.570	375.00	143,088.75
<b>EXTERNAL WALLS</b>			<b>\$380/m<sup>2</sup></b>	<b>\$383,152.75</b>
<b>ED EXTERNAL DOORS</b>				
22 Allowance of double leaf glazed door to office	No	1.000	2,750.00	2,750.00
<b>EXTERNAL DOORS</b>			<b>\$3/m<sup>2</sup></b>	<b>\$2,750.00</b>
<b>NW INTERNAL WALLS</b>				
28 Allowance of steel stud plasterboard partition wall with lining to both sides	m <sup>2</sup>	194.996	100.00	19,499.60

# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Element Item

### C STAGE 2

C3 LOT 3

C3B Office (continued)

GFA: 1,009 m<sup>2</sup> Cost/m<sup>2</sup>: \$1,657

Rates Current At December 2020

Description	Unit	Qty	Rate	Total
29 Extra over plasterboard lining to wet area	m <sup>2</sup>	206.810	5.00	1,034.05
37 Allowance of plasterboard wall lining on furring channel fixed on precast wall panel	m <sup>2</sup>	52.930	35.00	1,852.55
117 Allowance of lift shaft wall	m <sup>2</sup>	68.190	232.00	15,820.08
<b>INTERNAL WALLS</b>			<b>\$38/m<sup>2</sup></b>	<b>\$38,206.28</b>
<b>NS INTERNAL SCREENS AND BORROWED LIGHTS</b>				
46 Ambulant toilet partitions to office area	No	4.000	1,800.00	7,200.00
48 Shower screens	No	1.000	1,350.00	1,350.00
<b>INTERNAL SCREENS AND BORROWED LIGHTS</b>			<b>\$8/m<sup>2</sup></b>	<b>\$8,550.00</b>
<b>ND INTERNAL DOORS</b>				
35 Painted single leaf door including frame and hardware	No	11.000	750.00	8,250.00
<b>INTERNAL DOORS</b>			<b>\$8/m<sup>2</sup></b>	<b>\$8,250.00</b>
<b>WF WALL FINISHES</b>				
59 Allowance of ceramic wall tile to wet area	m <sup>2</sup>	206.804	90.00	18,612.36
60 Painting to plasterboard wall lining and wall	m <sup>2</sup>	442.923	12.00	5,315.07
<b>WALL FINISHES</b>			<b>\$24/m<sup>2</sup></b>	<b>\$23,927.43</b>
<b>FF FLOOR FINISHES</b>				
17 Allowance of pavers to recreational area	m <sup>2</sup>	69.490	250.00	17,372.50
30 Allowance of ceramic tile including waterproofing to toilet and cleaner area to office area	m <sup>2</sup>	49.750	145.00	7,213.75
49 Allowance of carpet to office	m <sup>2</sup>	958.470	47.00	45,048.09
55 Allowance of floor finishes over slab over toilet to warehouse	m <sup>2</sup>	92.580	47.00	4,351.26
<b>FLOOR FINISHES</b>			<b>\$73/m<sup>2</sup></b>	<b>\$73,985.60</b>
<b>CF CEILING FINISHES</b>				
57 Allowance of suspended plasterboard ceiling including to office and cafe	m <sup>2</sup>	958.470	72.00	69,009.84
58 Allowance of MR suspended plasterboard ceiling including painting to wet area	m <sup>2</sup>	49.747	75.00	3,731.03
<b>CEILING FINISHES</b>			<b>\$72/m<sup>2</sup></b>	<b>\$72,740.87</b>
<b>FT FITMENTS</b>				
38 Kitchenette cupboard including overhead cabinet	m	6.950	1,500.00	10,425.00
61 Allowance for vanity joinery	m	4.977	750.00	3,732.75
62 Soap dispenser	No	6.000	88.00	528.00
63 Hand Dryer	No	6.000	1,010.00	6,060.00
64 Paper towel dispenser	No	6.000	1,620.00	9,720.00
65 Grab rail set	No	6.000	202.00	1,212.00
66 Toilet roll holder	No	7.000	75.00	525.00
67 Shower seat to accessible toilet	No	1.000	200.00	200.00
68 Allowance of reception desk to office	No	1.000	13,000.00	13,000.00

# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Element Item

### C STAGE 2

C3 LOT 3

C3B Office (continued)

GFA: 1,009 m<sup>2</sup> Cost/m<sup>2</sup>: \$1,657

Rates Current At December 2020

Description	Unit	Qty	Rate	Total
69 Mirror, 1200mm high	m <sup>2</sup>	5.973	400.00	2,389.20
<b>FITMENTS</b>			<b>\$47/m<sup>2</sup></b>	<b>\$47,791.95</b>
<b>HS HYDRAULIC SERVICES</b>				
74 Allowance of hydraulic service installation to office	m <sup>2</sup>	958.470	100.00	95,847.00
76 Allowance of hydraulic service installation to wet area	m <sup>2</sup>	49.747	100.00	4,974.70
<b>HYDRAULIC SERVICES</b>			<b>\$100/m<sup>2</sup></b>	<b>\$100,821.70</b>
<b>SF SANITARY FIXTURES</b>				
31 WC	No	7.000	2,500.00	17,500.00
32 Urinal	No	2.000	4,000.00	8,000.00
33 Wash basin	No	6.000	700.00	4,200.00
34 Cleaner sink	No	1.000	1,500.00	1,500.00
36 Kitchenette sink	No	2.000	700.00	1,400.00
47 Shower to accesble toilet	No	1.000	800.00	800.00
<b>SANITARY FIXTURES</b>			<b>\$33/m<sup>2</sup></b>	<b>\$33,400.00</b>
<b>MS MECHANICAL SERVICES</b>				
78 Allowance of mechanical service installation to office	m <sup>2</sup>	958.470	180.00	172,524.60
80 Allowance of mechanical service installation to wet area	m <sup>2</sup>	49.747	180.00	8,954.46
<b>MECHANICAL SERVICES</b>			<b>\$180/m<sup>2</sup></b>	<b>\$181,479.06</b>
<b>FP FIRE PROTECTION</b>				
82 Allowance of fire service installation to office	m <sup>2</sup>	958.470	60.00	57,508.20
84 Allowance of fire service installation to wet areas	m <sup>2</sup>	49.747	60.00	2,984.82
<b>FIRE PROTECTION</b>			<b>\$60/m<sup>2</sup></b>	<b>\$60,493.02</b>
<b>LP ELECTRIC LIGHT AND POWER</b>				
86 Allowance of lighting and power service installation to office	m <sup>2</sup>	958.470	100.00	95,847.00
88 Allowance of lighting and power service installation to wet area	m <sup>2</sup>	49.747	100.00	4,974.70
<b>ELECTRIC LIGHT AND POWER</b>			<b>\$100/m<sup>2</sup></b>	<b>\$100,821.70</b>
<b>TS TRANSPORTATION SYSTEMS</b>				
26 Allowance of lift to office, servicing 2 levels	No	1.000	72,000.00	72,000.00
<b>TRANSPORTATION SYSTEMS</b>			<b>\$71/m<sup>2</sup></b>	<b>\$72,000.00</b>
<b>OFFICE</b>			<b>\$1,657/m<sup>2</sup></b>	<b>\$1,671,668.44</b>

# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Element Item

### C STAGE 2

C3 LOT 3

C3C External Works

Rates Current At December 2020

Description	Unit	Qty	Rate	Total
<b>FP FIRE PROTECTION</b>				
96 Allowance of sprinkler tank slab	m <sup>2</sup>	110.230	140.00	15,432.20
<b>FIRE PROTECTION</b>				<b>\$15,432.20</b>
<b>XR ROADS, FOOTPATHS AND PAVED AREAS</b>				
98 Allowance of heavy duty hardstand to truck loading area	m <sup>2</sup>	14,578.220	100.00	1,457,822.00
101 Allowance of bitumen and subbase to carpark area	m <sup>2</sup>	3,620.610	60.00	217,236.60
103 Footpath	m <sup>2</sup>	769.180	85.00	65,380.30
104 Kerb and gutter and subsoil drainage	m	1,725.570	90.00	155,301.30
105 Carpark space including line marking and wheel stop	No	132.000	70.00	9,240.00
119 Armco crash barrier	m	48.780	240.00	11,707.20
<b>ROADS, FOOTPATHS AND PAVED AREAS</b>				<b>\$1,916,687.40</b>
<b>XN BOUNDARY WALLS, FENCING AND GATES</b>				
93 Allowance for 8m wide entrance gate	No	2.000	8,000.00	16,000.00
94 Allowance of 2100mm high Black powdercoated chain link fence including post stage 2	m	610.220	41.00	25,019.02
95 Allowance for 8m wide entrance gate for stage 2	No	1.000	8,000.00	8,000.00
116 Allowance of 2100mm high palisade including post for stage 2	m	108.300	170.00	18,411.00
<b>BOUNDARY WALLS, FENCING AND GATES</b>				<b>\$67,430.02</b>
<b>XB OUTBUILDINGS AND COVERED WAYS</b>				
97 Allowance of pump room	m <sup>2</sup>	40.050	500.00	20,025.00
<b>OUTBUILDINGS AND COVERED WAYS</b>				<b>\$20,025.00</b>
<b>XL LANDSCAPING AND IMPROVEMENTS</b>				
100 Landscaping	m <sup>2</sup>	5,700.260	40.00	228,010.40
<b>LANDSCAPING AND IMPROVEMENTS</b>				<b>\$228,010.40</b>
<b>XK EXTERNAL STORMWATER DRAINAGE</b>				
106 Allowance of external stormwater for carpark	m <sup>2</sup>	3,620.610	11.00	39,826.71
107 Allowance of external stormwater for landscaping	m <sup>2</sup>	5,700.260	11.00	62,702.86
108 Allowance of external stormwater for hardstand area	m <sup>2</sup>	14,578.220	11.00	160,360.42
<b>EXTERNAL STORMWATER DRAINAGE</b>				<b>\$262,889.99</b>
<b>XE EXTERNAL ELECTRIC LIGHT AND POWER</b>				
110 Allowance of external electrical lighting for carpark	m <sup>2</sup>	3,620.610	5.00	18,103.05
111 Allowance of external electrical lighting for landscaping	m <sup>2</sup>	5,700.260	5.00	28,501.30
112 Allowance of external electrical lighting for hardstand area	m <sup>2</sup>	14,578.220	5.00	72,891.10
<b>EXTERNAL ELECTRIC LIGHT AND POWER</b>				<b>\$119,495.45</b>

**Kemps Creek Industrial Estate**  
Initial Cost Estimate for Warehouse

Location Element Item

**C STAGE 2**

C3 LOT 3

C3C External Works (continued)

Rates Current At December 2020

Description	Unit	Qty	Rate	Total
<b>CV CIVIL WORKS</b>				
121 Allowance for civil works within site boundary	m <sup>2</sup>	58,183.000	87.00	5,061,921.00
				<b>CIVIL WORKS</b>
				<b>\$5,061,921.00</b>
				<b>EXTERNAL WORKS</b>
				<b>\$7,691,891.46</b>

# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Element Item

### C STAGE 2

C4 LOT 4

C4A Warehouse

GFA: 30,725 m<sup>2</sup> Cost/m<sup>2</sup>: \$544

Rates Current At December 2020

Description	Unit	Qty	Rate	Total
<b>SB SUBSTRUCTURE</b>				
1 Allowance for pad footing including excavation for column to warehouse	m <sup>2</sup>	30,724.880	25.00	768,122.00
2 Allowance of Reinforced concrete slab on ground including ground beams, waterproofing, subgrade and blinding to warehouse	m <sup>2</sup>	30,724.880	100.00	3,072,488.00
<b>SUBSTRUCTURE</b>			<b>\$125/m<sup>2</sup></b>	<b>\$3,840,610.00</b>
<b>CL COLUMNS</b>				
6 Allowance of structural steel column to warehouse	t	215.07420	5,800.00	1,247,430.36
<b>COLUMNS</b>			<b>\$41/m<sup>2</sup></b>	<b>\$1,247,430.36</b>
<b>SC STAIRCASES</b>				
27 Allowance for 1300mm wide structural steel stair including balustrade and finishes to warehouse	M/R	3.600	5,000.00	18,000.00
<b>STAIRCASES</b>			<b>\$1/m<sup>2</sup></b>	<b>\$18,000.00</b>
<b>RF ROOF</b>				
10 Allowance of metal deck pitched roof including safety mesh, sarking, insulation, gutter, fascia, capping and flashing., etc to warehouse	m <sup>2</sup>	30,724.880	40.00	1,228,995.20
12 Allowance of structural steel roof frame to warehouse	t	399.42350	5,800.00	2,316,656.30
16 Allowance of awning to warehouse including fire services, roof plumbing, sheeting and structural steel	m <sup>2</sup>	3,429.700	210.00	720,237.00
18 Allowance of roof drainage system to warehouse	m <sup>2</sup>	30,724.880	5.00	153,624.40
39 Allowance of fall arrest system to warehouse roof, permanent anchor points to roof as required to comply to code	No	1.000	40,000.00	40,000.00
<b>ROOF</b>			<b>\$145/m<sup>2</sup></b>	<b>\$4,459,512.90</b>
<b>EW EXTERNAL WALLS</b>				
14 Allowance of profiled metal wall cladding including insulation and structural steel wall frame to warehouse	m <sup>2</sup>	8,491.640	38.00	322,682.32
40 Allowance of precast wall panel, 2400mm high	m <sup>2</sup>	1,781.140	175.00	311,699.50
<b>EXTERNAL WALLS</b>			<b>\$21/m<sup>2</sup></b>	<b>\$634,381.82</b>
<b>ED EXTERNAL DOORS</b>				
20 Allowance of auto roller shutter to warehouse, 6800mm wide x 5800mm high	No	20.000	10,000.00	200,000.00
21 Allowance of auto roller shutter to warehouse, 2800mm wide x 3600mm high	No	6.000	4,000.00	24,000.00
23 Painted fire-rated single leaf door	No	3.000	800.00	2,400.00
<b>EXTERNAL DOORS</b>			<b>\$7/m<sup>2</sup></b>	<b>\$226,400.00</b>
<b>NW INTERNAL WALLS</b>				
28 Allowance of steel stud plasterboard partition wall with lining to both sides	m <sup>2</sup>	86.654	100.00	8,665.40
50 Allowance of precast to warehouse toilets	m <sup>2</sup>	98.610	175.00	17,256.75
<b>INTERNAL WALLS</b>			<b>\$1/m<sup>2</sup></b>	<b>\$25,922.15</b>



# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Element Item

### C STAGE 2

C4 LOT 4

C4A Warehouse (continued)

GFA: 30,725 m<sup>2</sup> Cost/m<sup>2</sup>: \$544  
Rates Current At December 2020

Description	Unit	Qty	Rate	Total
<b>NS INTERNAL SCREENS AND BORROWED LIGHTS</b>				
48 Shower screens	No	4.000	1,350.00	5,400.00
51 Toilet cubicle to warehouse	No	10.000	1,100.00	11,000.00
52 Urinal partition	No	3.000	350.00	1,050.00
<b>INTERNAL SCREENS AND BORROWED LIGHTS</b>			<b>\$1/m<sup>2</sup></b>	<b>\$17,450.00</b>
<b>ND INTERNAL DOORS</b>				
35 Painted single leaf door including frame and hardware	No	2.000	750.00	1,500.00
<b>INTERNAL DOORS</b>			<b>\$1/m<sup>2</sup></b>	<b>\$1,500.00</b>
<b>WF WALL FINISHES</b>				
59 Allowance of ceramic wall tile to wet area	m <sup>2</sup>	168.127	90.00	15,131.43
60 Painting to plasterboard wall lining and wall	m <sup>2</sup>	370.526	12.00	4,446.32
<b>WALL FINISHES</b>			<b>\$1/m<sup>2</sup></b>	<b>\$19,577.75</b>
<b>FF FLOOR FINISHES</b>				
44 Allowance of ceramic tile including waterproofing to toilet and cleaner area to warehouse	m <sup>2</sup>	68.000	135.00	9,180.00
70 Allowance of tactile	m <sup>2</sup>	1.600	560.00	896.00
<b>FLOOR FINISHES</b>			<b>\$1/m<sup>2</sup></b>	<b>\$10,076.00</b>
<b>CF CEILING FINISHES</b>				
58 Allowance of MR suspended plasterboard ceiling including painting to wet area	m <sup>2</sup>	67.992	75.00	5,099.40
<b>CEILING FINISHES</b>			<b>\$1/m<sup>2</sup></b>	<b>\$5,099.40</b>
<b>FT FITMENTS</b>				
53 Allowance of lockers	No	13.000	550.00	7,150.00
61 Allowance for vanity joinery	m	9.066	750.00	6,799.50
62 Soap dispenser	No	8.000	88.00	704.00
63 Hand Dryer	No	2.000	1,010.00	2,020.00
64 Paper towel dispenser	No	2.000	1,620.00	3,240.00
65 Grab rail set	No	2.000	202.00	404.00
66 Toilet roll holder	No	10.000	75.00	750.00
69 Mirror, 1200mm high	m <sup>2</sup>	10.877	400.00	4,350.80
<b>FITMENTS</b>			<b>\$1/m<sup>2</sup></b>	<b>\$25,418.30</b>
<b>SE SPECIAL EQUIPMENT</b>				
71 On grade dock leveller including frame, wall protection bumpers and bollards	Set	20.000	12,500.00	250,000.00
72 Recessed dock leveller including frame, wall protection bumpers and bollards	Set	4.000	10,000.00	40,000.00
<b>SPECIAL EQUIPMENT</b>			<b>\$9/m<sup>2</sup></b>	<b>\$290,000.00</b>
<b>HS HYDRAULIC SERVICES</b>				
73 Allowance of hydraulic service installation to warehouse	m <sup>2</sup>	30,656.890	50.00	1,532,844.50

# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Element Item

### C STAGE 2

C4 LOT 4

C4A Warehouse (continued)

GFA: 30,725 m<sup>2</sup> Cost/m<sup>2</sup>: \$544

Rates Current At December 2020

Description	Unit	Qty	Rate	Total
76 Allowance of hydraulic service installation to wet area	m <sup>2</sup>	67.992	100.00	6,799.20
<b>HYDRAULIC SERVICES</b>			<b>\$50/m<sup>2</sup></b>	<b>\$1,539,643.70</b>
<b>SF SANITARY FIXTURES</b>				
31 WC	No	10.000	2,500.00	25,000.00
32 Urinal	No	4.000	4,000.00	16,000.00
33 Wash basin	No	8.000	700.00	5,600.00
47 Shower to accesble toilet	No	4.000	800.00	3,200.00
<b>SANITARY FIXTURES</b>			<b>\$2/m<sup>2</sup></b>	<b>\$49,800.00</b>
<b>MS MECHANICAL SERVICES</b>				
80 Allowance of mechanical service installation to wet area	m <sup>2</sup>	67.992	180.00	12,238.56
<b>MECHANICAL SERVICES</b>			<b>\$1/m<sup>2</sup></b>	<b>\$12,238.56</b>
<b>FP FIRE PROTECTION</b>				
81 Allowance of fire service installation to warehouse	m <sup>2</sup>	30,656.890	50.00	1,532,844.50
84 Allowance of fire service installation to wet areas	m <sup>2</sup>	67.992	60.00	4,079.52
<b>FIRE PROTECTION</b>			<b>\$50/m<sup>2</sup></b>	<b>\$1,536,924.02</b>
<b>LP ELECTRIC LIGHT AND POWER</b>				
85 Allowance of lighting and power service and security installation to warehouse	m <sup>2</sup>	30,656.890	70.00	2,145,982.30
88 Allowance of lighting and power service installation to wet area	m <sup>2</sup>	67.992	100.00	6,799.20
<b>ELECTRIC LIGHT AND POWER</b>			<b>\$70/m<sup>2</sup></b>	<b>\$2,152,781.50</b>
<b>XR ROADS, FOOTPATHS AND PAVED AREAS</b>				
118 Bollard	No	26.000	500.00	13,000.00
<b>ROADS, FOOTPATHS AND PAVED AREAS</b>			<b>\$1/m<sup>2</sup></b>	<b>\$13,000.00</b>
<b>XL LANDSCAPING AND IMPROVEMENTS</b>				
100 Landscaping	m <sup>2</sup>	10,636.745	40.00	425,469.80
<b>LANDSCAPING AND IMPROVEMENTS</b>			<b>\$14/m<sup>2</sup></b>	<b>\$425,469.80</b>
<b>XK EXTERNAL STORMWATER DRAINAGE</b>				
107 Allowance of external stormwater for landscaping	m <sup>2</sup>	10,636.745	11.00	117,004.19
<b>EXTERNAL STORMWATER DRAINAGE</b>			<b>\$4/m<sup>2</sup></b>	<b>\$117,004.19</b>
<b>XE EXTERNAL ELECTRIC LIGHT AND POWER</b>				
111 Allowance of external electrical lighting for landscaping	m <sup>2</sup>	10,636.745	5.00	53,183.72
<b>EXTERNAL ELECTRIC LIGHT AND POWER</b>			<b>\$2/m<sup>2</sup></b>	<b>\$53,183.72</b>
<b>WAREHOUSE</b>			<b>\$544/m<sup>2</sup></b>	<b>\$16,721,424.17</b>

# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Element Item

### C STAGE 2

C4 LOT 4

C4B Office

GFA: 1,394 m<sup>2</sup> Cost/m<sup>2</sup>: \$1,836

Rates Current At December 2020

Description	Unit	Qty	Rate	Total
<b>SB SUBSTRUCTURE</b>				
3 Allowance for pad footing including excavation for column to office and cafe	m <sup>2</sup>	696.580	20.00	13,931.60
4 Allowance of Reinforced concrete slab on ground including ground beams, waterproofing, subgrade and blinding to office and cafe	m <sup>2</sup>	696.580	100.00	69,658.00
25 Allowance of lift pit for office	No	2.000	15,000.00	30,000.00
<b>SUBSTRUCTURE</b>			<b>\$81/m<sup>2</sup></b>	<b>\$113,589.60</b>
<b>CL COLUMNS</b>				
7 Allowance of structural steel columns to office and cafe	t	9.75210	7,500.00	73,140.75
<b>COLUMNS</b>			<b>\$52/m<sup>2</sup></b>	<b>\$73,140.75</b>
<b>UF UPPER FLOORS</b>				
9 Allowance of structural steel floor frame to office	t	9.05550	7,500.00	67,916.25
43 Allowance of concrete suspended bondeck slab to warehouse office	m <sup>2</sup>	696.580	240.00	167,179.20
54 Allowance of slab over warehouse toilets for first floor office	m <sup>2</sup>	185.150	240.00	44,436.00
<b>UPPER FLOORS</b>			<b>\$201/m<sup>2</sup></b>	<b>\$279,531.45</b>
<b>SC STAIRCASES</b>				
8 Allowance for 1400mm wide structural steel stair including balustrade and finishes to office	M/R	7.200	5,500.00	39,600.00
<b>STAIRCASES</b>			<b>\$28/m<sup>2</sup></b>	<b>\$39,600.00</b>
<b>RF ROOF</b>				
11 Allowance of metal deck pitched roof including safety mesh, sarking, insulation, gutter, fascia, capping and flashing., etc to office and cafe	m <sup>2</sup>	696.580	40.00	27,863.20
13 Allowance of structural steel roof frame to office and cafe	t	17.41440	7,500.00	130,608.00
19 Allowance of roof drainage system to office and cafe	m <sup>2</sup>	696.580	8.00	5,572.64
41 Allowance of fall arrest system to office	No	2.000	4,000.00	8,000.00
<b>ROOF</b>			<b>\$123/m<sup>2</sup></b>	<b>\$172,043.84</b>
<b>EW EXTERNAL WALLS</b>				
15 Allowance of curtain wall system to office and cafe	m <sup>2</sup>	898.320	400.00	359,328.00
114 Vertical sun shade	m	625.490	375.00	234,558.75
<b>EXTERNAL WALLS</b>			<b>\$426/m<sup>2</sup></b>	<b>\$593,886.75</b>
<b>ED EXTERNAL DOORS</b>				
22 Allowance of double leaf glazed door to office	No	2.000	2,750.00	5,500.00
<b>EXTERNAL DOORS</b>			<b>\$4/m<sup>2</sup></b>	<b>\$5,500.00</b>
<b>NW INTERNAL WALLS</b>				
28 Allowance of steel stud plasterboard partition wall with lining to both sides	m <sup>2</sup>	389.996	100.00	38,999.60

# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Element Item

### C STAGE 2

C4 LOT 4

C4B Office (continued)

GFA: 1,394 m<sup>2</sup> Cost/m<sup>2</sup>: \$1,836

Rates Current At December 2020

Description	Unit	Qty	Rate	Total
29 Extra over plasterboard lining to wet area	m <sup>2</sup>	413.610	5.00	2,068.05
37 Allowance of plasterboard wall lining on furring channel fixed on precast wall panel	m <sup>2</sup>	105.860	35.00	3,705.10
117 Allowance of lift shaft wall	m <sup>2</sup>	68.190	232.00	15,820.08
<b>INTERNAL WALLS</b>			<b>\$43/m<sup>2</sup></b>	<b>\$60,592.83</b>
<b>NS INTERNAL SCREENS AND BORROWED LIGHTS</b>				
46 Ambulant toilet partitions to office area	No	8.000	1,800.00	14,400.00
48 Shower screens	No	2.000	1,350.00	2,700.00
<b>INTERNAL SCREENS AND BORROWED LIGHTS</b>			<b>\$12/m<sup>2</sup></b>	<b>\$17,100.00</b>
<b>ND INTERNAL DOORS</b>				
35 Painted single leaf door including frame and hardware	No	22.000	750.00	16,500.00
<b>INTERNAL DOORS</b>			<b>\$12/m<sup>2</sup></b>	<b>\$16,500.00</b>
<b>WF WALL FINISHES</b>				
59 Allowance of ceramic wall tile to wet area	m <sup>2</sup>	413.613	90.00	37,225.17
60 Painting to plasterboard wall lining and wall	m <sup>2</sup>	885.844	12.00	10,630.12
<b>WALL FINISHES</b>			<b>\$34/m<sup>2</sup></b>	<b>\$47,855.29</b>
<b>FF FLOOR FINISHES</b>				
17 Allowance of pavers to recreational area	m <sup>2</sup>	147.370	250.00	36,842.50
30 Allowance of ceramic tile including waterproofing to toilet and cleaner area to office area	m <sup>2</sup>	99.490	145.00	14,426.05
49 Allowance of carpet to office	m <sup>2</sup>	1,293.660	47.00	60,802.02
55 Allowance of floor finishes over slab over toilet to warehouse	m <sup>2</sup>	185.150	47.00	8,702.05
<b>FLOOR FINISHES</b>			<b>\$87/m<sup>2</sup></b>	<b>\$120,772.62</b>
<b>CF CEILING FINISHES</b>				
57 Allowance of suspended plasterboard ceiling including to office and cafe	m <sup>2</sup>	1,293.660	72.00	93,143.52
58 Allowance of MR suspended plasterboard ceiling including painting to wet area	m <sup>2</sup>	99.488	75.00	7,461.60
<b>CEILING FINISHES</b>			<b>\$72/m<sup>2</sup></b>	<b>\$100,605.12</b>
<b>FT FITMENTS</b>				
38 Kitchenette cupboard including overhead cabinet	m	13.890	1,500.00	20,835.00
61 Allowance for vanity joinery	m	9.954	750.00	7,465.50
62 Soap dispenser	No	12.000	88.00	1,056.00
63 Hand Dryer	No	12.000	1,010.00	12,120.00
64 Paper towel dispenser	No	12.000	1,620.00	19,440.00
65 Grab rail set	No	12.000	202.00	2,424.00
66 Toilet roll holder	No	14.000	75.00	1,050.00
67 Shower seat to accessible toilet	No	2.000	200.00	400.00
68 Allowance of reception desk to office	No	2.000	13,000.00	26,000.00

# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Element Item

### C STAGE 2

C4 LOT 4

C4B Office (continued)

GFA: 1,394 m<sup>2</sup> Cost/m<sup>2</sup>: \$1,836

Rates Current At December 2020

Description	Unit	Qty	Rate	Total
69 Mirror, 1200mm high	m <sup>2</sup>	11.943	400.00	4,777.20
<b>FITMENTS</b>			<b>\$69/m<sup>2</sup></b>	<b>\$95,567.70</b>
<b>HS HYDRAULIC SERVICES</b>				
74 Allowance of hydraulic service installation to office	m <sup>2</sup>	1,293.660	100.00	129,366.00
76 Allowance of hydraulic service installation to wet area	m <sup>2</sup>	99.488	100.00	9,948.80
<b>HYDRAULIC SERVICES</b>			<b>\$100/m<sup>2</sup></b>	<b>\$139,314.80</b>
<b>SF SANITARY FIXTURES</b>				
31 WC	No	14.000	2,500.00	35,000.00
32 Urinal	No	4.000	4,000.00	16,000.00
33 Wash basin	No	12.000	700.00	8,400.00
34 Cleaner sink	No	2.000	1,500.00	3,000.00
36 Kitchenette sink	No	4.000	700.00	2,800.00
47 Shower to accesble toilet	No	2.000	800.00	1,600.00
<b>SANITARY FIXTURES</b>			<b>\$48/m<sup>2</sup></b>	<b>\$66,800.00</b>
<b>MS MECHANICAL SERVICES</b>				
78 Allowance of mechanical service installation to office	m <sup>2</sup>	1,293.660	180.00	232,858.80
80 Allowance of mechanical service installation to wet area	m <sup>2</sup>	99.488	180.00	17,907.84
<b>MECHANICAL SERVICES</b>			<b>\$180/m<sup>2</sup></b>	<b>\$250,766.64</b>
<b>FP FIRE PROTECTION</b>				
82 Allowance of fire service installation to office	m <sup>2</sup>	1,293.660	60.00	77,619.60
84 Allowance of fire service installation to wet areas	m <sup>2</sup>	99.488	60.00	5,969.28
<b>FIRE PROTECTION</b>			<b>\$60/m<sup>2</sup></b>	<b>\$83,588.88</b>
<b>LP ELECTRIC LIGHT AND POWER</b>				
86 Allowance of lighting and power service installation to office	m <sup>2</sup>	1,293.660	100.00	129,366.00
88 Allowance of lighting and power service installation to wet area	m <sup>2</sup>	99.488	100.00	9,948.80
<b>ELECTRIC LIGHT AND POWER</b>			<b>\$100/m<sup>2</sup></b>	<b>\$139,314.80</b>
<b>TS TRANSPORTATION SYSTEMS</b>				
26 Allowance of lift to office, servicing 2 levels	No	2.000	72,000.00	144,000.00
<b>TRANSPORTATION SYSTEMS</b>			<b>\$103/m<sup>2</sup></b>	<b>\$144,000.00</b>
<b>OFFICE</b>			<b>\$1,836/m<sup>2</sup></b>	<b>\$2,560,071.07</b>

# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Element Item

### C STAGE 2

C4 LOT 4

C4C External Works

Rates Current At December 2020

Description	Unit	Qty	Rate	Total
<b>FP FIRE PROTECTION</b>				
96 Allowance of sprinkler tank slab	m <sup>2</sup>	110.230	140.00	15,432.20
<b>FIRE PROTECTION</b>				<b>\$15,432.20</b>
<b>XR ROADS, FOOTPATHS AND PAVED AREAS</b>				
98 Allowance of heavy duty hardstand to truck loading area	m <sup>2</sup>	11,303.930	100.00	1,130,393.00
101 Allowance of bitumen and subbase to carpark area	m <sup>2</sup>	4,263.240	60.00	255,794.40
103 Footpath	m <sup>2</sup>	812.330	85.00	69,048.05
104 Kerb and gutter and subsoil drainage	m	1,679.630	90.00	151,166.70
105 Carpark space including line marking and wheel stop	No	132.000	70.00	9,240.00
119 Armco crash barrier	m	49.810	240.00	11,954.40
<b>ROADS, FOOTPATHS AND PAVED AREAS</b>				<b>\$1,627,596.55</b>
<b>XN BOUNDARY WALLS, FENCING AND GATES</b>				
93 Allowance for 8m wide entrance gate	No	2.000	8,000.00	16,000.00
94 Allowance of 2100mm high Black powdercoated chain link fence including post stage 2	m	717.920	41.00	29,434.72
95 Allowance for 8m wide entrance gate for stage 2	No	1.000	8,000.00	8,000.00
116 Allowance of 2100mm high palisade including post for stage 2	m	362.450	170.00	61,616.50
<b>BOUNDARY WALLS, FENCING AND GATES</b>				<b>\$115,051.22</b>
<b>XB OUTBUILDINGS AND COVERED WAYS</b>				
97 Allowance of pump room	m <sup>2</sup>	40.050	500.00	20,025.00
<b>OUTBUILDINGS AND COVERED WAYS</b>				<b>\$20,025.00</b>
<b>XL LANDSCAPING AND IMPROVEMENTS</b>				
100 Landscaping	m <sup>2</sup>	976.955	40.00	39,078.20
<b>LANDSCAPING AND IMPROVEMENTS</b>				<b>\$39,078.20</b>
<b>XK EXTERNAL STORMWATER DRAINAGE</b>				
106 Allowance of external stormwater for carpark	m <sup>2</sup>	4,263.240	11.00	46,895.64
107 Allowance of external stormwater for landscaping	m <sup>2</sup>	976.955	11.00	10,746.51
108 Allowance of external stormwater for hardstand area	m <sup>2</sup>	11,303.930	11.00	124,343.23
<b>EXTERNAL STORMWATER DRAINAGE</b>				<b>\$181,985.38</b>
<b>XE EXTERNAL ELECTRIC LIGHT AND POWER</b>				
110 Allowance of external electrical lighting for carpark	m <sup>2</sup>	4,263.240	5.00	21,316.20
111 Allowance of external electrical lighting for landscaping	m <sup>2</sup>	976.955	5.00	4,884.78
112 Allowance of external electrical lighting for hardstand area	m <sup>2</sup>	11,303.930	5.00	56,519.65
<b>EXTERNAL ELECTRIC LIGHT AND POWER</b>				<b>\$82,720.63</b>

**Kemps Creek Industrial Estate**  
Initial Cost Estimate for Warehouse

Location Element Item

**C STAGE 2**

C4 LOT 4

C4C External Works (continued)

Rates Current At December 2020

Description	Unit	Qty	Rate	Total
<b>CV CIVIL WORKS</b>				
121 Allowance for civil works within site boundary	m <sup>2</sup>	59,344.000	87.00	5,162,928.00
				<b>CIVIL WORKS</b>
				<b>\$5,162,928.00</b>
				<b>EXTERNAL WORKS</b>
				<b>\$7,244,817.18</b>

# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Element Item

### C STAGE 2

C5 LOT 5

C5A Warehouse

GFA: 23,066 m<sup>2</sup> Cost/m<sup>2</sup>: \$562

Rates Current At December 2020

Description	Unit	Qty	Rate	Total
<b>SB SUBSTRUCTURE</b>				
1 Allowance for pad footing including excavation for column to warehouse	m <sup>2</sup>	23,065.960	25.00	576,649.00
2 Allowance of Reinforced concrete slab on ground including ground beams, waterproofing, subgrade and blinding to warehouse	m <sup>2</sup>	23,065.960	100.00	2,306,596.00
<b>SUBSTRUCTURE</b>			<b>\$125/m<sup>2</sup></b>	<b>\$2,883,245.00</b>
<b>CL COLUMNS</b>				
6 Allowance of structural steel column to warehouse	t	161.46180	5,800.00	936,478.44
<b>COLUMNS</b>			<b>\$41/m<sup>2</sup></b>	<b>\$936,478.44</b>
<b>SC STAIRCASES</b>				
27 Allowance for 1300mm wide structural steel stair including balustrade and finishes to warehouse	M/R	14.400	5,000.00	72,000.00
<b>STAIRCASES</b>			<b>\$3/m<sup>2</sup></b>	<b>\$72,000.00</b>
<b>RF ROOF</b>				
10 Allowance of metal deck pitched roof including safety mesh, sarking, insulation, gutter, fascia, capping and flashing., etc to warehouse	m <sup>2</sup>	23,065.960	40.00	922,638.40
12 Allowance of structural steel roof frame to warehouse	t	299.85750	5,800.00	1,739,173.50
16 Allowance of awning to warehouse including fire services, roof plumbing, sheeting and structural steel	m <sup>2</sup>	2,986.140	210.00	627,089.40
18 Allowance of roof drainage system to warehouse	m <sup>2</sup>	23,065.960	5.00	115,329.80
39 Allowance of fall arrest system to warehouse roof, permanent anchor points to roof as required to comply to code	No	1.000	40,000.00	40,000.00
<b>ROOF</b>			<b>\$149/m<sup>2</sup></b>	<b>\$3,444,231.10</b>
<b>EW EXTERNAL WALLS</b>				
14 Allowance of profiled metal wall cladding including insulation and structural steel wall frame to warehouse	m <sup>2</sup>	7,954.720	38.00	302,279.36
40 Allowance of precast wall panel, 2400mm high	m <sup>2</sup>	1,668.520	175.00	291,991.00
<b>EXTERNAL WALLS</b>			<b>\$26/m<sup>2</sup></b>	<b>\$594,270.36</b>
<b>ED EXTERNAL DOORS</b>				
20 Allowance of auto roller shutter to warehouse, 6800mm wide x 5800mm high	No	14.000	10,000.00	140,000.00
21 Allowance of auto roller shutter to warehouse, 2800mm wide x 3600mm high	No	4.000	4,000.00	16,000.00
23 Painted fire-rated single leaf door	No	8.000	800.00	6,400.00
<b>EXTERNAL DOORS</b>			<b>\$7/m<sup>2</sup></b>	<b>\$162,400.00</b>
<b>NW INTERNAL WALLS</b>				
28 Allowance of steel stud plasterboard partition wall with lining to both sides	m <sup>2</sup>	346.614	100.00	34,661.40
50 Allowance of precast to warehouse toilets	m <sup>2</sup>	394.440	175.00	69,027.00
<b>INTERNAL WALLS</b>			<b>\$4/m<sup>2</sup></b>	<b>\$103,688.40</b>



# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Element Item

### C STAGE 2

C5 LOT 5

C5A Warehouse (continued)

GFA: 23,066 m<sup>2</sup> Cost/m<sup>2</sup>: \$562

Rates Current At December 2020

Description	Unit	Qty	Rate	Total
<b>NS INTERNAL SCREENS AND BORROWED LIGHTS</b>				
48 Shower screens	No	16.000	1,350.00	21,600.00
51 Toilet cubicle to warehouse	No	40.000	1,100.00	44,000.00
52 Urinal partition	No	12.000	350.00	4,200.00
<b>INTERNAL SCREENS AND BORROWED LIGHTS</b>			<b>\$3/m<sup>2</sup></b>	<b>\$69,800.00</b>
<b>ND INTERNAL DOORS</b>				
35 Painted single leaf door including frame and hardware	No	8.000	750.00	6,000.00
<b>INTERNAL DOORS</b>			<b>\$1/m<sup>2</sup></b>	<b>\$6,000.00</b>
<b>WF WALL FINISHES</b>				
59 Allowance of ceramic wall tile to wet area	m <sup>2</sup>	672.501	90.00	60,525.09
60 Painting to plasterboard wall lining and wall	m <sup>2</sup>	1,482.100	12.00	17,785.20
<b>WALL FINISHES</b>			<b>\$3/m<sup>2</sup></b>	<b>\$78,310.29</b>
<b>FF FLOOR FINISHES</b>				
44 Allowance of ceramic tile including waterproofing to toilet and cleaner area to warehouse	m <sup>2</sup>	271.970	135.00	36,715.95
70 Allowance of tactile	m <sup>2</sup>	6.400	560.00	3,584.00
<b>FLOOR FINISHES</b>			<b>\$2/m<sup>2</sup></b>	<b>\$40,299.95</b>
<b>CF CEILING FINISHES</b>				
58 Allowance of MR suspended plasterboard ceiling including painting to wet area	m <sup>2</sup>	271.964	75.00	20,397.30
<b>CEILING FINISHES</b>			<b>\$1/m<sup>2</sup></b>	<b>\$20,397.30</b>
<b>FT FITMENTS</b>				
53 Allowance of lockers	No	52.000	550.00	28,600.00
61 Allowance for vanity joinery	m	36.247	750.00	27,185.25
62 Soap dispenser	No	32.000	88.00	2,816.00
63 Hand Dryer	No	8.000	1,010.00	8,080.00
64 Paper towel dispenser	No	8.000	1,620.00	12,960.00
65 Grab rail set	No	8.000	202.00	1,616.00
66 Toilet roll holder	No	40.000	75.00	3,000.00
69 Mirror, 1200mm high	m <sup>2</sup>	43.497	400.00	17,398.80
<b>FITMENTS</b>			<b>\$4/m<sup>2</sup></b>	<b>\$101,656.05</b>
<b>SE SPECIAL EQUIPMENT</b>				
71 On grade dock leveller including frame, wall protection bumpers and bollards	Set	14.000	12,500.00	175,000.00
72 Recessed dock leveller including frame, wall protection bumpers and bollards	Set	8.000	10,000.00	80,000.00
<b>SPECIAL EQUIPMENT</b>			<b>\$11/m<sup>2</sup></b>	<b>\$255,000.00</b>
<b>HS HYDRAULIC SERVICES</b>				
73 Allowance of hydraulic service installation to warehouse	m <sup>2</sup>	22,794.000	50.00	1,139,700.00

# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Element Item

### C STAGE 2

C5 LOT 5

C5A Warehouse (continued)

GFA: 23,066 m<sup>2</sup> Cost/m<sup>2</sup>: \$562

Rates Current At December 2020

Description	Unit	Qty	Rate	Total
76 Allowance of hydraulic service installation to wet area	m <sup>2</sup>	271.964	100.00	27,196.40
<b>HYDRAULIC SERVICES</b>			<b>\$51/m<sup>2</sup></b>	<b>\$1,166,896.40</b>
<b>SF SANITARY FIXTURES</b>				
31 WC	No	40.000	2,500.00	100,000.00
32 Urinal	No	16.000	4,000.00	64,000.00
33 Wash basin	No	32.000	700.00	22,400.00
47 Shower to accesble toilet	No	16.000	800.00	12,800.00
<b>SANITARY FIXTURES</b>			<b>\$9/m<sup>2</sup></b>	<b>\$199,200.00</b>
<b>MS MECHANICAL SERVICES</b>				
80 Allowance of mechanical service installation to wet area	m <sup>2</sup>	271.964	180.00	48,953.52
<b>MECHANICAL SERVICES</b>			<b>\$2/m<sup>2</sup></b>	<b>\$48,953.52</b>
<b>FP FIRE PROTECTION</b>				
81 Allowance of fire service installation to warehouse	m <sup>2</sup>	22,794.000	50.00	1,139,700.00
84 Allowance of fire service installation to wet areas	m <sup>2</sup>	271.964	60.00	16,317.84
<b>FIRE PROTECTION</b>			<b>\$50/m<sup>2</sup></b>	<b>\$1,156,017.84</b>
<b>LP ELECTRIC LIGHT AND POWER</b>				
85 Allowance of lighting and power service and security installation to warehouse	m <sup>2</sup>	22,794.000	70.00	1,595,580.00
88 Allowance of lighting and power service installation to wet area	m <sup>2</sup>	271.964	100.00	27,196.40
<b>ELECTRIC LIGHT AND POWER</b>			<b>\$70/m<sup>2</sup></b>	<b>\$1,622,776.40</b>
<b>XR ROADS, FOOTPATHS AND PAVED AREAS</b>				
118 Bollard	No	25.000	500.00	12,500.00
<b>ROADS, FOOTPATHS AND PAVED AREAS</b>			<b>\$1/m<sup>2</sup></b>	<b>\$12,500.00</b>
<b>WAREHOUSE</b>			<b>\$562/m<sup>2</sup></b>	<b>\$12,974,121.05</b>

# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Element Item

### C STAGE 2

C5 LOT 5

C5B Office

GFA: 1,584 m<sup>2</sup> Cost/m<sup>2</sup>: \$2,163

Rates Current At December 2020

Description	Unit	Qty	Rate	Total
<b>SB SUBSTRUCTURE</b>				
3 Allowance for pad footing including excavation for column to office and cafe	m <sup>2</sup>	791.780	20.00	15,835.60
4 Allowance of Reinforced concrete slab on ground including ground beams, waterproofing, subgrade and blinding to office and cafe	m <sup>2</sup>	791.780	100.00	79,178.00
25 Allowance of lift pit for office	No	4.000	15,000.00	60,000.00
<b>SUBSTRUCTURE</b>			<b>\$98/m<sup>2</sup></b>	<b>\$155,013.60</b>
<b>CL COLUMNS</b>				
7 Allowance of structural steel columns to office and cafe	t	11.08490	7,500.00	83,136.75
<b>COLUMNS</b>			<b>\$52/m<sup>2</sup></b>	<b>\$83,136.75</b>
<b>UF UPPER FLOORS</b>				
9 Allowance of structural steel floor frame to office	t	10.29320	7,500.00	77,199.00
43 Allowance of concrete suspended bondeck slab to warehouse office	m <sup>2</sup>	791.780	240.00	190,027.20
54 Allowance of slab over warehouse toilets for first floor office	m <sup>2</sup>	370.290	240.00	88,869.60
<b>UPPER FLOORS</b>			<b>\$225/m<sup>2</sup></b>	<b>\$356,095.80</b>
<b>SC STAIRCASES</b>				
8 Allowance for 1400mm wide structural steel stair including balustrade and finishes to office	M/R	14.400	5,500.00	79,200.00
<b>STAIRCASES</b>			<b>\$50/m<sup>2</sup></b>	<b>\$79,200.00</b>
<b>RF ROOF</b>				
11 Allowance of metal deck pitched roof including safety mesh, sarking, insulation, gutter, fascia, capping and flashing., etc to office and cafe	m <sup>2</sup>	791.780	40.00	31,671.20
13 Allowance of structural steel roof frame to office and cafe	t	19.79450	7,500.00	148,458.75
19 Allowance of roof drainage system to office and cafe	m <sup>2</sup>	791.780	8.00	6,334.24
41 Allowance of fall arrest system to office	No	4.000	4,000.00	16,000.00
<b>ROOF</b>			<b>\$128/m<sup>2</sup></b>	<b>\$202,464.19</b>
<b>EW EXTERNAL WALLS</b>				
15 Allowance of curtain wall system to office and cafe	m <sup>2</sup>	1,045.010	400.00	418,004.00
114 Vertical sun shade	m	816.270	375.00	306,101.25
<b>EXTERNAL WALLS</b>			<b>\$457/m<sup>2</sup></b>	<b>\$724,105.25</b>
<b>ED EXTERNAL DOORS</b>				
22 Allowance of double leaf glazed door to office	No	4.000	2,750.00	11,000.00
<b>EXTERNAL DOORS</b>			<b>\$7/m<sup>2</sup></b>	<b>\$11,000.00</b>
<b>NW INTERNAL WALLS</b>				
28 Allowance of steel stud plasterboard partition wall with lining to both sides	m <sup>2</sup>	872.456	100.00	87,245.60

# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Element Item

### C STAGE 2

C5 LOT 5

C5B Office (continued)

GFA: 1,584 m<sup>2</sup> Cost/m<sup>2</sup>: \$2,163

Rates Current At December 2020

Description	Unit	Qty	Rate	Total
29 Extra over plasterboard lining to wet area	m <sup>2</sup>	827.220	5.00	4,136.10
37 Allowance of plasterboard wall lining on furring channel fixed on precast wall panel	m <sup>2</sup>	211.720	35.00	7,410.20
117 Allowance of lift shaft wall	m <sup>2</sup>	68.190	232.00	15,820.08
<b>INTERNAL WALLS</b>			<b>\$72/m<sup>2</sup></b>	<b>\$114,611.98</b>
<b>NS INTERNAL SCREENS AND BORROWED LIGHTS</b>				
46 Ambulant toilet partitions to office area	No	16.000	1,800.00	28,800.00
48 Shower screens	No	4.000	1,350.00	5,400.00
<b>INTERNAL SCREENS AND BORROWED LIGHTS</b>			<b>\$22/m<sup>2</sup></b>	<b>\$34,200.00</b>
<b>ND INTERNAL DOORS</b>				
35 Painted single leaf door including frame and hardwares	No	44.000	750.00	33,000.00
<b>INTERNAL DOORS</b>			<b>\$21/m<sup>2</sup></b>	<b>\$33,000.00</b>
<b>WF WALL FINISHES</b>				
59 Allowance of ceramic wall tile to wet area	m <sup>2</sup>	827.219	90.00	74,449.71
60 Painting to plasterboard wall lining and wall	m <sup>2</sup>	1,956.630	12.00	23,479.56
<b>WALL FINISHES</b>			<b>\$62/m<sup>2</sup></b>	<b>\$97,929.27</b>
<b>FF FLOOR FINISHES</b>				
30 Allowance of ceramic tile including waterproofing to toilet and cleaner area to office area	m <sup>2</sup>	198.980	145.00	28,852.10
49 Allowance of carpet to office	m <sup>2</sup>	1,384.580	47.00	65,075.26
55 Allowance of floor finishes over slab over toilet to warehouse	m <sup>2</sup>	370.290	47.00	17,403.63
<b>FLOOR FINISHES</b>			<b>\$70/m<sup>2</sup></b>	<b>\$111,330.99</b>
<b>CF CEILING FINISHES</b>				
57 Allowance of suspended plasterboard ceiling including to office and cafe	m <sup>2</sup>	1,384.580	72.00	99,689.76
58 Allowance of MR suspended plasterboard ceiling including painting to wet area	m <sup>2</sup>	198.976	75.00	14,923.20
<b>CEILING FINISHES</b>			<b>\$72/m<sup>2</sup></b>	<b>\$114,612.96</b>
<b>FT FITMENTS</b>				
38 Kitchenette cupboard including overhead cabinet	m	27.780	1,500.00	41,670.00
61 Allowance for vanity joinery	m	19.903	750.00	14,927.25
62 Soap dispenser	No	24.000	88.00	2,112.00
63 Hand Dryer	No	24.000	1,010.00	24,240.00
64 Paper towel dispenser	No	24.000	1,620.00	38,880.00
65 Grab rail set	No	24.000	202.00	4,848.00
66 Toilet roll holder	No	28.000	75.00	2,100.00
67 Shower seat to accessible toilet	No	4.000	200.00	800.00
68 Allowance of reception desk to office	No	4.000	13,000.00	52,000.00

# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Element Item

### C STAGE 2

C5 LOT 5

C5B Office (continued)

GFA: 1,584 m<sup>2</sup> Cost/m<sup>2</sup>: \$2,163

Rates Current At December 2020

Description	Unit	Qty	Rate	Total
69 Mirror, 1200mm high	m <sup>2</sup>	23.883	400.00	9,553.20
<b>FITMENTS</b>			<b>\$121/m<sup>2</sup></b>	<b>\$191,130.45</b>
<b>HS HYDRAULIC SERVICES</b>				
74 Allowance of hydraulic service installation to office	m <sup>2</sup>	1,384.580	100.00	138,458.00
76 Allowance of hydraulic service installation to wet area	m <sup>2</sup>	198.976	100.00	19,897.60
<b>HYDRAULIC SERVICES</b>			<b>\$100/m<sup>2</sup></b>	<b>\$158,355.60</b>
<b>SF SANITARY FIXTURES</b>				
31 WC	No	28.000	2,500.00	70,000.00
32 Urinal	No	8.000	4,000.00	32,000.00
33 Wash basin	No	24.000	700.00	16,800.00
34 Cleaner sink	No	4.000	1,500.00	6,000.00
36 Kitchenette sink	No	8.000	700.00	5,600.00
47 Shower to accesble toilet	No	4.000	800.00	3,200.00
<b>SANITARY FIXTURES</b>			<b>\$84/m<sup>2</sup></b>	<b>\$133,600.00</b>
<b>MS MECHANICAL SERVICES</b>				
78 Allowance of mechanical service installation to office	m <sup>2</sup>	1,384.580	180.00	249,224.40
80 Allowance of mechanical service installation to wet area	m <sup>2</sup>	198.976	180.00	35,815.68
<b>MECHANICAL SERVICES</b>			<b>\$180/m<sup>2</sup></b>	<b>\$285,040.08</b>
<b>FP FIRE PROTECTION</b>				
82 Allowance of fire service installation to office	m <sup>2</sup>	1,384.580	60.00	83,074.80
84 Allowance of fire service installation to wet areas	m <sup>2</sup>	198.976	60.00	11,938.56
<b>FIRE PROTECTION</b>			<b>\$60/m<sup>2</sup></b>	<b>\$95,013.36</b>
<b>LP ELECTRIC LIGHT AND POWER</b>				
86 Allowance of lighting and power service installation to office	m <sup>2</sup>	1,384.580	100.00	138,458.00
88 Allowance of lighting and power service installation to wet area	m <sup>2</sup>	198.976	100.00	19,897.60
<b>ELECTRIC LIGHT AND POWER</b>			<b>\$100/m<sup>2</sup></b>	<b>\$158,355.60</b>
<b>TS TRANSPORTATION SYSTEMS</b>				
26 Allowance of lift to office, servicing 2 levels	No	4.000	72,000.00	288,000.00
<b>TRANSPORTATION SYSTEMS</b>			<b>\$182/m<sup>2</sup></b>	<b>\$288,000.00</b>
<b>OFFICE</b>			<b>\$2,163/m<sup>2</sup></b>	<b>\$3,426,195.88</b>

# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Element Item

### C STAGE 2

C5 LOT 5

C5C External Works

Rates Current At December 2020

Description	Unit	Qty	Rate	Total
<b>FP FIRE PROTECTION</b>				
96 Allowance of sprinkler tank slab	m <sup>2</sup>	110.230	140.00	15,432.20
<b>FIRE PROTECTION</b>				<b>\$15,432.20</b>
<b>XR ROADS, FOOTPATHS AND PAVED AREAS</b>				
98 Allowance of heavy duty hardstand to truck loading area	m <sup>2</sup>	9,271.550	100.00	927,155.00
101 Allowance of bitumen and subbase to carpark area	m <sup>2</sup>	4,107.790	60.00	246,467.40
103 Footpath	m <sup>2</sup>	717.710	85.00	61,005.35
104 Kerb and gutter and subsoil drainage	m	1,786.310	90.00	160,767.90
105 Carpark space including line marking and wheel stop	No	181.000	70.00	12,670.00
119 Armco crash barrier	m	98.260	240.00	23,582.40
120 Allowance of RC retaining wall to access tunnel	m <sup>2</sup>	996.950	600.00	598,170.00
<b>ROADS, FOOTPATHS AND PAVED AREAS</b>				<b>\$2,029,818.05</b>
<b>XN BOUNDARY WALLS, FENCING AND GATES</b>				
94 Allowance of 2100mm high Black powdercoated chain link fence including post stage 2	m	414.690	41.00	17,002.29
116 Allowance of 2100mm high palisade including post for stage 2	m	481.800	170.00	81,906.00
<b>BOUNDARY WALLS, FENCING AND GATES</b>				<b>\$98,908.29</b>
<b>XB OUTBUILDINGS AND COVERED WAYS</b>				
97 Allowance of pump room	m <sup>2</sup>	40.050	500.00	20,025.00
<b>OUTBUILDINGS AND COVERED WAYS</b>				<b>\$20,025.00</b>
<b>XL LANDSCAPING AND IMPROVEMENTS</b>				
100 Landscaping	m <sup>2</sup>	5,694.600	40.00	227,784.00
<b>LANDSCAPING AND IMPROVEMENTS</b>				<b>\$227,784.00</b>
<b>XK EXTERNAL STORMWATER DRAINAGE</b>				
106 Allowance of external stormwater for carpark	m <sup>2</sup>	4,107.790	11.00	45,185.69
107 Allowance of external stormwater for landscaping	m <sup>2</sup>	5,694.600	11.00	62,640.60
108 Allowance of external stormwater for hardstand area	m <sup>2</sup>	9,271.550	11.00	101,987.05
<b>EXTERNAL STORMWATER DRAINAGE</b>				<b>\$209,813.34</b>
<b>XE EXTERNAL ELECTRIC LIGHT AND POWER</b>				
110 Allowance of external electrical lighting for carpark	m <sup>2</sup>	4,107.790	5.00	20,538.95
111 Allowance of external electrical lighting for landscaping	m <sup>2</sup>	5,694.600	5.00	28,473.00
112 Allowance of external electrical lighting for hardstand area	m <sup>2</sup>	9,271.550	5.00	46,357.75
<b>EXTERNAL ELECTRIC LIGHT AND POWER</b>				<b>\$95,369.70</b>

**Kemps Creek Industrial Estate**  
Initial Cost Estimate for Warehouse

Location Element Item

**C STAGE 2**

C5 LOT 5

C5C External Works (continued)

Rates Current At December 2020

Description	Unit	Qty	Rate	Total
<b>CV CIVIL WORKS</b>				
121 Allowance for civil works within site boundary	m <sup>2</sup>	43,689.000	87.00	3,800,943.00
				<b>CIVIL WORKS</b>
				<b>\$3,800,943.00</b>
				<b>EXTERNAL WORKS</b>
				<b>\$6,498,093.58</b>

# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Element Item

### C STAGE 2

C6 LOT 6

C6A Warehouse

GFA: 14,027 m<sup>2</sup> Cost/m<sup>2</sup>: \$560

Rates Current At December 2020

Description	Unit	Qty	Rate	Total
<b>SB SUBSTRUCTURE</b>				
1 Allowance for pad footing including excavation for column to warehouse	m <sup>2</sup>	14,026.450	25.00	350,661.25
2 Allowance of Reinforced concrete slab on ground including ground beams, waterproofing, subgrade and blinding to warehouse	m <sup>2</sup>	14,026.450	100.00	1,402,645.00
<b>SUBSTRUCTURE</b>			<b>\$125/m<sup>2</sup></b>	<b>\$1,753,306.25</b>
<b>CL COLUMNS</b>				
6 Allowance of structural steel column to warehouse	t	98.18520	5,800.00	569,474.16
<b>COLUMNS</b>			<b>\$41/m<sup>2</sup></b>	<b>\$569,474.16</b>
<b>SC STAIRCASES</b>				
8 Allowance for 1400mm wide structural steel stair including balustrade and finishes to office	M/R	3.600	5,500.00	19,800.00
27 Allowance for 1300mm wide structural steel stair including balustrade and finishes to warehouse	M/R	3.600	5,000.00	18,000.00
<b>STAIRCASES</b>			<b>\$3/m<sup>2</sup></b>	<b>\$37,800.00</b>
<b>RF ROOF</b>				
10 Allowance of metal deck pitched roof including safety mesh, sarking, insulation, gutter, fascia, capping and flashing., etc to warehouse	m <sup>2</sup>	14,026.450	40.00	561,058.00
12 Allowance of structural steel roof frame to warehouse	t	182.34380	5,800.00	1,057,594.04
16 Allowance of awning to warehouse including fire services, roof plumbing, sheeting and structural steel	m <sup>2</sup>	2,187.180	210.00	459,307.80
18 Allowance of roof drainage system to warehouse	m <sup>2</sup>	14,026.450	5.00	70,132.25
39 Allowance of fall arrest system to warehouse roof, permanent anchor points to roof as required to comply to code	No	1.000	40,000.00	40,000.00
<b>ROOF</b>			<b>\$156/m<sup>2</sup></b>	<b>\$2,188,092.09</b>
<b>EW EXTERNAL WALLS</b>				
14 Allowance of profiled metal wall cladding including insulation and structural steel wall frame to warehouse	m <sup>2</sup>	5,535.130	38.00	210,334.94
40 Allowance of precast wall panel, 2400mm high	m <sup>2</sup>	1,161.010	175.00	203,176.75
<b>EXTERNAL WALLS</b>			<b>\$29/m<sup>2</sup></b>	<b>\$413,511.69</b>
<b>ED EXTERNAL DOORS</b>				
20 Allowance of auto roller shutter to warehouse, 6800mm wide x 5800mm high	No	12.000	10,000.00	120,000.00
21 Allowance of auto roller shutter to warehouse, 2800mm wide x 3600mm high	No	4.000	4,000.00	16,000.00
23 Painted fire-rated single leaf door	No	3.000	800.00	2,400.00
<b>EXTERNAL DOORS</b>			<b>\$10/m<sup>2</sup></b>	<b>\$138,400.00</b>
<b>NW INTERNAL WALLS</b>				
28 Allowance of steel stud plasterboard partition wall with lining to both sides	m <sup>2</sup>	86.654	100.00	8,665.40



# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Element Item

### C STAGE 2

C6 LOT 6

C6A Warehouse (continued)

GFA: 14,027 m<sup>2</sup> Cost/m<sup>2</sup>: \$560

Rates Current At December 2020

Description	Unit	Qty	Rate	Total
50 Allowance of precast to warehouse toilets	m <sup>2</sup>	98.610	175.00	17,256.75
<b>INTERNAL WALLS</b>			<b>\$2/m<sup>2</sup></b>	<b>\$25,922.15</b>
<b>NS INTERNAL SCREENS AND BORROWED LIGHTS</b>				
48 Shower screens	No	4.000	1,350.00	5,400.00
51 Toilet cubicle to warehouse	No	10.000	1,100.00	11,000.00
52 Urinal partition	No	3.000	350.00	1,050.00
<b>INTERNAL SCREENS AND BORROWED LIGHTS</b>			<b>\$1/m<sup>2</sup></b>	<b>\$17,450.00</b>
<b>ND INTERNAL DOORS</b>				
35 Painted single leaf door including frame and hardwares	No	2.000	750.00	1,500.00
<b>INTERNAL DOORS</b>			<b>\$1/m<sup>2</sup></b>	<b>\$1,500.00</b>
<b>WF WALL FINISHES</b>				
59 Allowance of ceramic wall tile to wet area	m <sup>2</sup>	168.126	90.00	15,131.34
60 Painting to plasterboard wall lining and wall	m <sup>2</sup>	370.527	12.00	4,446.33
<b>WALL FINISHES</b>			<b>\$1/m<sup>2</sup></b>	<b>\$19,577.67</b>
<b>FF FLOOR FINISHES</b>				
44 Allowance of ceramic tile including waterproofing to toilet and cleaner area to warehouse	m <sup>2</sup>	68.000	135.00	9,180.00
70 Allowance of tactile	m <sup>2</sup>	1.600	560.00	896.00
<b>FLOOR FINISHES</b>			<b>\$1/m<sup>2</sup></b>	<b>\$10,076.00</b>
<b>CF CEILING FINISHES</b>				
58 Allowance of MR suspended plasterboard ceiling including painting to wet area	m <sup>2</sup>	67.993	75.00	5,099.47
<b>CEILING FINISHES</b>			<b>\$1/m<sup>2</sup></b>	<b>\$5,099.47</b>
<b>FT FITMENTS</b>				
53 Allowance of lockers	No	13.000	550.00	7,150.00
61 Allowance for vanity joinery	m	9.063	750.00	6,797.25
62 Soap dispenser	No	8.000	88.00	704.00
63 Hand Dryer	No	2.000	1,010.00	2,020.00
64 Paper towel dispenser	No	2.000	1,620.00	3,240.00
65 Grab rail set	No	2.000	202.00	404.00
66 Toilet roll holder	No	10.000	75.00	750.00
69 Mirror, 1200mm high	m <sup>2</sup>	10.877	400.00	4,350.80
<b>FITMENTS</b>			<b>\$2/m<sup>2</sup></b>	<b>\$25,416.05</b>
<b>SE SPECIAL EQUIPMENT</b>				
71 On grade dock leveller including frame, wall protection bumpers and bollards	Set	12.000	12,500.00	150,000.00
72 Recessed dock leveller including frame, wall protection bumpers and bollards	Set	4.000	10,000.00	40,000.00
<b>SPECIAL EQUIPMENT</b>			<b>\$14/m<sup>2</sup></b>	<b>\$190,000.00</b>

# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Element Item

### C STAGE 2

C6 LOT 6

C6A Warehouse (continued)

GFA: 14,027 m<sup>2</sup> Cost/m<sup>2</sup>: \$560

Rates Current At December 2020

Description	Unit	Qty	Rate	Total
<b>HS HYDRAULIC SERVICES</b>				
73 Allowance of hydraulic service installation to warehouse	m <sup>2</sup>	13,958.460	50.00	697,923.00
76 Allowance of hydraulic service installation to wet area	m <sup>2</sup>	67.993	100.00	6,799.30
<b>HYDRAULIC SERVICES</b>			<b>\$50/m<sup>2</sup></b>	<b>\$704,722.30</b>
<b>SF SANITARY FIXTURES</b>				
31 WC	No	10.000	2,500.00	25,000.00
32 Urinal	No	4.000	4,000.00	16,000.00
33 Wash basin	No	8.000	700.00	5,600.00
47 Shower to accesble toilet	No	4.000	800.00	3,200.00
<b>SANITARY FIXTURES</b>			<b>\$4/m<sup>2</sup></b>	<b>\$49,800.00</b>
<b>MS MECHANICAL SERVICES</b>				
80 Allowance of mechanical service installation to wet area	m <sup>2</sup>	67.993	180.00	12,238.74
<b>MECHANICAL SERVICES</b>			<b>\$1/m<sup>2</sup></b>	<b>\$12,238.74</b>
<b>FP FIRE PROTECTION</b>				
81 Allowance of fire service installation to warehouse	m <sup>2</sup>	13,958.460	50.00	697,923.00
84 Allowance of fire service installation to wet areas	m <sup>2</sup>	67.993	60.00	4,079.58
<b>FIRE PROTECTION</b>			<b>\$50/m<sup>2</sup></b>	<b>\$702,002.58</b>
<b>LP ELECTRIC LIGHT AND POWER</b>				
85 Allowance of lighting and power service and security installation to warehouse	m <sup>2</sup>	13,958.460	70.00	977,092.20
88 Allowance of lighting and power service installation to wet area	m <sup>2</sup>	67.993	100.00	6,799.30
<b>ELECTRIC LIGHT AND POWER</b>			<b>\$70/m<sup>2</sup></b>	<b>\$983,891.50</b>
<b>XR ROADS, FOOTPATHS AND PAVED AREAS</b>				
118 Bollard	No	12.000	500.00	6,000.00
<b>ROADS, FOOTPATHS AND PAVED AREAS</b>			<b>\$1/m<sup>2</sup></b>	<b>\$6,000.00</b>
<b>WAREHOUSE</b>			<b>\$560/m<sup>2</sup></b>	<b>\$7,854,280.65</b>

# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Element Item

### C STAGE 2

C6 LOT 6

C6B Office

GFA: 493 m<sup>2</sup> Cost/m<sup>2</sup>: \$1,963  
Rates Current At December 2020

Description	Unit	Qty	Rate	Total
<b>SB SUBSTRUCTURE</b>				
3 Allowance for pad footing including excavation for column to office and cafe	m <sup>2</sup>	246.460	20.00	4,929.20
4 Allowance of Reinforced concrete slab on ground including ground beams, waterproofing, subgrade and blinding to office and cafe	m <sup>2</sup>	246.460	100.00	24,646.00
25 Allowance of lift pit for office	No	1.000	15,000.00	15,000.00
<b>SUBSTRUCTURE</b>			<b>\$90/m<sup>2</sup></b>	<b>\$44,575.20</b>
<b>CL COLUMNS</b>				
7 Allowance of structural steel columns to office and cafe	t	3.45040	7,500.00	25,878.00
<b>COLUMNS</b>			<b>\$52/m<sup>2</sup></b>	<b>\$25,878.00</b>
<b>UF UPPER FLOORS</b>				
9 Allowance of structural steel floor frame to office	t	3.20390	7,500.00	24,029.25
43 Allowance of concrete suspended bondeck slab to warehouse office	m <sup>2</sup>	246.460	240.00	59,150.40
54 Allowance of slab over warehouse toilets for first floor office	m <sup>2</sup>	92.580	240.00	22,219.20
<b>UPPER FLOORS</b>			<b>\$214/m<sup>2</sup></b>	<b>\$105,398.85</b>
<b>RF ROOF</b>				
11 Allowance of metal deck pitched roof including safety mesh, sarking, insulation, gutter, fascia, capping and flashing., etc to office and cafe	m <sup>2</sup>	246.460	40.00	9,858.40
13 Allowance of structural steel roof frame to office and cafe	t	6.16130	7,500.00	46,209.75
19 Allowance of roof drainage system to office and cafe	m <sup>2</sup>	246.460	8.00	1,971.68
41 Allowance of fall arrest system to office	No	1.000	4,000.00	4,000.00
<b>ROOF</b>			<b>\$126/m<sup>2</sup></b>	<b>\$62,039.83</b>
<b>EW EXTERNAL WALLS</b>				
15 Allowance of curtain wall system to office and cafe	m <sup>2</sup>	278.490	400.00	111,396.00
114 Vertical sun shade	m	263.240	375.00	98,715.00
<b>EXTERNAL WALLS</b>			<b>\$426/m<sup>2</sup></b>	<b>\$210,111.00</b>
<b>ED EXTERNAL DOORS</b>				
22 Allowance of double leaf glazed door to office	No	1.000	2,750.00	2,750.00
<b>EXTERNAL DOORS</b>			<b>\$6/m<sup>2</sup></b>	<b>\$2,750.00</b>
<b>NW INTERNAL WALLS</b>				
28 Allowance of steel stud plasterboard partition wall with lining to both sides	m <sup>2</sup>	194.996	100.00	19,499.60
29 Extra over plasterboard lining to wet area	m <sup>2</sup>	206.810	5.00	1,034.05
37 Allowance of plasterboard wall lining on furring channel fixed on precast wall panel	m <sup>2</sup>	52.930	35.00	1,852.55

# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Element Item

### C STAGE 2

C6 LOT 6

C6B Office (continued)

GFA: 493 m<sup>2</sup> Cost/m<sup>2</sup>: \$1,963  
Rates Current At December 2020

Description	Unit	Qty	Rate	Total
117 Allowance of lift shaft wall	m <sup>2</sup>	68.190	232.00	15,820.08
<b>INTERNAL WALLS</b>			<b>\$77/m<sup>2</sup></b>	<b>\$38,206.28</b>
<b>NS INTERNAL SCREENS AND BORROWED LIGHTS</b>				
46 Ambulant toilet partitions to office area	No	4.000	1,800.00	7,200.00
48 Shower screens	No	1.000	1,350.00	1,350.00
<b>INTERNAL SCREENS AND BORROWED LIGHTS</b>			<b>\$17/m<sup>2</sup></b>	<b>\$8,550.00</b>
<b>ND INTERNAL DOORS</b>				
35 Painted single leaf door including frame and hardware	No	11.000	750.00	8,250.00
<b>INTERNAL DOORS</b>			<b>\$17/m<sup>2</sup></b>	<b>\$8,250.00</b>
<b>WF WALL FINISHES</b>				
59 Allowance of ceramic wall tile to wet area	m <sup>2</sup>	206.804	90.00	18,612.36
60 Painting to plasterboard wall lining and wall	m <sup>2</sup>	442.923	12.00	5,315.08
<b>WALL FINISHES</b>			<b>\$49/m<sup>2</sup></b>	<b>\$23,927.44</b>
<b>FF FLOOR FINISHES</b>				
30 Allowance of ceramic tile including waterproofing to toilet and cleaner area to office area	m <sup>2</sup>	49.750	145.00	7,213.75
49 Allowance of carpet to office	m <sup>2</sup>	443.160	47.00	20,828.52
55 Allowance of floor finishes over slab over toilet to warehouse	m <sup>2</sup>	92.580	47.00	4,351.26
<b>FLOOR FINISHES</b>			<b>\$66/m<sup>2</sup></b>	<b>\$32,393.53</b>
<b>CF CEILING FINISHES</b>				
57 Allowance of suspended plasterboard ceiling including to office and cafe	m <sup>2</sup>	443.160	72.00	31,907.52
58 Allowance of MR suspended plasterboard ceiling including painting to wet area	m <sup>2</sup>	49.747	75.00	3,731.03
<b>CEILING FINISHES</b>			<b>\$72/m<sup>2</sup></b>	<b>\$35,638.55</b>
<b>FT FITMENTS</b>				
38 Kitchenette cupboard including overhead cabinet	m	6.950	1,500.00	10,425.00
61 Allowance for vanity joinery	m	4.977	750.00	3,732.75
62 Soap dispenser	No	6.000	88.00	528.00
63 Hand Dryer	No	6.000	1,010.00	6,060.00
64 Paper towel dispenser	No	6.000	1,620.00	9,720.00
65 Grab rail set	No	6.000	202.00	1,212.00
66 Toilet roll holder	No	7.000	75.00	525.00
67 Shower seat to accessible toilet	No	1.000	200.00	200.00
68 Allowance of reception desk to office	No	1.000	13,000.00	13,000.00
69 Mirror, 1200mm high	m <sup>2</sup>	5.973	400.00	2,389.20
<b>FITMENTS</b>			<b>\$97/m<sup>2</sup></b>	<b>\$47,791.95</b>

# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Element Item

### C STAGE 2

C6 LOT 6

C6B Office (continued)

GFA: 493 m<sup>2</sup> Cost/m<sup>2</sup>: \$1,963  
Rates Current At December 2020

Description	Unit	Qty	Rate	Total
<b>HS HYDRAULIC SERVICES</b>				
74 Allowance of hydraulic service installation to office	m <sup>2</sup>	443.160	100.00	44,316.00
76 Allowance of hydraulic service installation to wet area	m <sup>2</sup>	49.747	100.00	4,974.70
<b>HYDRAULIC SERVICES</b>			<b>\$100/m<sup>2</sup></b>	<b>\$49,290.70</b>
<b>SF SANITARY FIXTURES</b>				
31 WC	No	7.000	2,500.00	17,500.00
32 Urinal	No	2.000	4,000.00	8,000.00
33 Wash basin	No	6.000	700.00	4,200.00
34 Cleaner sink	No	1.000	1,500.00	1,500.00
36 Kitchenette sink	No	2.000	700.00	1,400.00
47 Shower to accesble toilet	No	1.000	800.00	800.00
<b>SANITARY FIXTURES</b>			<b>\$68/m<sup>2</sup></b>	<b>\$33,400.00</b>
<b>MS MECHANICAL SERVICES</b>				
78 Allowance of mechanical service installation to office	m <sup>2</sup>	443.160	180.00	79,768.80
80 Allowance of mechanical service installation to wet area	m <sup>2</sup>	49.747	180.00	8,954.46
<b>MECHANICAL SERVICES</b>			<b>\$180/m<sup>2</sup></b>	<b>\$88,723.26</b>
<b>FP FIRE PROTECTION</b>				
82 Allowance of fire service installation to office	m <sup>2</sup>	443.160	60.00	26,589.60
84 Allowance of fire service installation to wet areas	m <sup>2</sup>	49.747	60.00	2,984.82
<b>FIRE PROTECTION</b>			<b>\$60/m<sup>2</sup></b>	<b>\$29,574.42</b>
<b>LP ELECTRIC LIGHT AND POWER</b>				
86 Allowance of lighting and power service installation to office	m <sup>2</sup>	443.160	100.00	44,316.00
88 Allowance of lighting and power service installation to wet area	m <sup>2</sup>	49.747	100.00	4,974.70
<b>ELECTRIC LIGHT AND POWER</b>			<b>\$100/m<sup>2</sup></b>	<b>\$49,290.70</b>
<b>TS TRANSPORTATION SYSTEMS</b>				
26 Allowance of lift to office, servicing 2 levels	No	1.000	72,000.00	72,000.00
<b>TRANSPORTATION SYSTEMS</b>			<b>\$146/m<sup>2</sup></b>	<b>\$72,000.00</b>
<b>OFFICE</b>			<b>\$1,963/m<sup>2</sup></b>	<b>\$967,789.71</b>

# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Element Item

### C STAGE 2

C6 LOT 6

C6C External Works

Rates Current At December 2020

Description	Unit	Qty	Rate	Total
<b>FP FIRE PROTECTION</b>				
96 Allowance of sprinkler tank slab	m <sup>2</sup>	110.230	140.00	15,432.20
<b>FIRE PROTECTION</b>				<b>\$15,432.20</b>
<b>XR ROADS, FOOTPATHS AND PAVED AREAS</b>				
98 Allowance of heavy duty hardstand to truck loading area	m <sup>2</sup>	8,824.530	100.00	882,453.00
101 Allowance of bitumen and subbase to carpark area	m <sup>2</sup>	1,799.090	60.00	107,945.40
103 Footpath	m <sup>2</sup>	251.460	85.00	21,374.10
104 Kerb and gutter and subsoil drainage	m	1,064.060	90.00	95,765.40
105 Carpark space including line marking and wheel stop	No	60.000	70.00	4,200.00
119 Armco crash barrier	m	49.240	240.00	11,817.60
<b>ROADS, FOOTPATHS AND PAVED AREAS</b>				<b>\$1,123,555.50</b>
<b>XN BOUNDARY WALLS, FENCING AND GATES</b>				
93 Allowance for 8m wide entrance gate	No	1.000	8,000.00	8,000.00
94 Allowance of 2100mm high Black powdercoated chain link fence including post stage 2	m	326.950	41.00	13,404.95
95 Allowance for 8m wide entrance gate for stage 2	No	1.000	8,000.00	8,000.00
116 Allowance of 2100mm high palisade including post for stage 2	m	130.120	170.00	22,120.40
<b>BOUNDARY WALLS, FENCING AND GATES</b>				<b>\$51,525.35</b>
<b>XB OUTBUILDINGS AND COVERED WAYS</b>				
97 Allowance of pump room	m <sup>2</sup>	40.050	500.00	20,025.00
<b>OUTBUILDINGS AND COVERED WAYS</b>				<b>\$20,025.00</b>
<b>XL LANDSCAPING AND IMPROVEMENTS</b>				
100 Landscaping	m <sup>2</sup>	2,654.590	40.00	106,183.60
<b>LANDSCAPING AND IMPROVEMENTS</b>				<b>\$106,183.60</b>
<b>XK EXTERNAL STORMWATER DRAINAGE</b>				
106 Allowance of external stormwater for carpark	m <sup>2</sup>	1,799.090	11.00	19,789.99
107 Allowance of external stormwater for landscaping	m <sup>2</sup>	2,654.590	11.00	29,200.49
108 Allowance of external stormwater for hardstand area	m <sup>2</sup>	8,824.530	11.00	97,069.83
<b>EXTERNAL STORMWATER DRAINAGE</b>				<b>\$146,060.31</b>
<b>XE EXTERNAL ELECTRIC LIGHT AND POWER</b>				
110 Allowance of external electrical lighting for carpark	m <sup>2</sup>	1,799.090	5.00	8,995.45
111 Allowance of external electrical lighting for landscaping	m <sup>2</sup>	2,654.590	5.00	13,272.95
112 Allowance of external electrical lighting for hardstand area	m <sup>2</sup>	8,824.530	5.00	44,122.65
<b>EXTERNAL ELECTRIC LIGHT AND POWER</b>				<b>\$66,391.05</b>

**Kemps Creek Industrial Estate**  
Initial Cost Estimate for Warehouse

Location Element Item

**C STAGE 2**

C6 LOT 6

C6C External Works (continued)

Rates Current At December 2020

Description	Unit	Qty	Rate	Total
<b>CV CIVIL WORKS</b>				
121 Allowance for civil works within site boundary	m <sup>2</sup>	27,589.000	87.00	2,400,243.00
				<b>CIVIL WORKS</b>
				<b>\$2,400,243.00</b>
				<b>EXTERNAL WORKS</b>
				<b>\$3,929,416.01</b>

# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Element Item

**D CAFE**  
D1 CAFE

GFA: 200 m<sup>2</sup> Cost/m<sup>2</sup>: \$2,344  
Rates Current At December 2020

Description	Unit	Qty	Rate	Total
<b>SB SUBSTRUCTURE</b>				
3 Allowance for pad footing including excavation for column to office and cafe	m <sup>2</sup>	199.790	20.00	3,995.80
4 Allowance of Reinforced concrete slab on ground including ground beams, waterproofing, subgrade and blinding to office and cafe	m <sup>2</sup>	199.790	100.00	19,979.00
<b>SUBSTRUCTURE</b>			<b>\$120/m<sup>2</sup></b>	<b>\$23,974.80</b>
<b>CL COLUMNS</b>				
7 Allowance of structural steel columns to office and cafe	t	1.39850	7,500.00	10,488.75
<b>COLUMNS</b>			<b>\$52/m<sup>2</sup></b>	<b>\$10,488.75</b>
<b>RF ROOF</b>				
11 Allowance of metal deck pitched roof including safety mesh, sarking, insulation, gutter, fascia, capping and flashing., etc to office and cafe	m <sup>2</sup>	199.790	40.00	7,991.60
13 Allowance of structural steel roof frame to office and cafe	t	4.99460	7,500.00	37,459.50
19 Allowance of roof drainage system to office and cafe	m <sup>2</sup>	199.790	8.00	1,598.32
42 Allowance of fall arrest system to cafe	No	2.000	2,000.00	4,000.00
<b>ROOF</b>			<b>\$255/m<sup>2</sup></b>	<b>\$51,049.42</b>
<b>EW EXTERNAL WALLS</b>				
15 Allowance of curtain wall system to office and cafe	m <sup>2</sup>	239.940	400.00	95,976.00
<b>EXTERNAL WALLS</b>			<b>\$480/m<sup>2</sup></b>	<b>\$95,976.00</b>
<b>ED EXTERNAL DOORS</b>				
24 Allowance of double sliding glazed door to cafe	No	2.000	5,000.00	10,000.00
<b>EXTERNAL DOORS</b>			<b>\$50/m<sup>2</sup></b>	<b>\$10,000.00</b>
<b>NW INTERNAL WALLS</b>				
28 Allowance of steel stud plasterboard partition wall with lining to both sides	m <sup>2</sup>	17.400	100.00	1,740.00
<b>INTERNAL WALLS</b>			<b>\$9/m<sup>2</sup></b>	<b>\$1,740.00</b>
<b>ND INTERNAL DOORS</b>				
35 Painted single leaf door including frame and hardwares	No	2.000	750.00	1,500.00
<b>INTERNAL DOORS</b>			<b>\$8/m<sup>2</sup></b>	<b>\$1,500.00</b>
<b>WF WALL FINISHES</b>				
60 Painting to plasterboard wall lining and wall	m <sup>2</sup>	34.800	12.00	417.60
<b>WALL FINISHES</b>			<b>\$2/m<sup>2</sup></b>	<b>\$417.60</b>
<b>FF FLOOR FINISHES</b>				
45 Allowance of ceramic tile to cafe	m <sup>2</sup>	199.790	155.00	30,967.45
<b>FLOOR FINISHES</b>			<b>\$155/m<sup>2</sup></b>	<b>\$30,967.45</b>



# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Element Item

### D CAFE

D1 CAFE (continued)

GFA: 200 m<sup>2</sup> Cost/m<sup>2</sup>: \$2,344  
Rates Current At December 2020

Description	Unit	Qty	Rate	Total
<b>CF CEILING FINISHES</b>				
57 Allowance of suspended plasterboard ceiling including to office and cafe	m <sup>2</sup>	199.790	72.00	14,384.88
<b>CEILING FINISHES</b>			<b>\$72/m<sup>2</sup></b>	<b>\$14,384.88</b>
<b>FT FITMENTS</b>				
61 Allowance for vanity joinery	m	2.000	750.00	1,500.00
62 Soap dispenser	No	2.000	88.00	176.00
63 Hand Dryer	No	2.000	1,010.00	2,020.00
64 Paper towel dispenser	No	2.000	1,620.00	3,240.00
66 Toilet roll holder	No	2.000	75.00	150.00
69 Mirror, 1200mm high	m <sup>2</sup>	2.400	400.00	960.00
<b>FITMENTS</b>			<b>\$40/m<sup>2</sup></b>	<b>\$8,046.00</b>
<b>HS HYDRAULIC SERVICES</b>				
75 Allowance of hydraulic service installation to cafe	m <sup>2</sup>	199.790	250.00	49,947.50
<b>HYDRAULIC SERVICES</b>			<b>\$250/m<sup>2</sup></b>	<b>\$49,947.50</b>
<b>SF SANITARY FIXTURES</b>				
31 WC	No	2.000	2,500.00	5,000.00
33 Wash basin	No	2.000	700.00	1,400.00
<b>SANITARY FIXTURES</b>			<b>\$32/m<sup>2</sup></b>	<b>\$6,400.00</b>
<b>MS MECHANICAL SERVICES</b>				
79 Allowance of mechanical service installation to cafe	m <sup>2</sup>	199.790	400.00	79,916.00
<b>MECHANICAL SERVICES</b>			<b>\$400/m<sup>2</sup></b>	<b>\$79,916.00</b>
<b>FP FIRE PROTECTION</b>				
83 Allowance of fire service installation to cafe	m <sup>2</sup>	199.790	120.00	23,974.80
<b>FIRE PROTECTION</b>			<b>\$120/m<sup>2</sup></b>	<b>\$23,974.80</b>
<b>LP ELECTRIC LIGHT AND POWER</b>				
87 Allowance of lighting and power service installation to cafe	m <sup>2</sup>	199.790	200.00	39,958.00
<b>ELECTRIC LIGHT AND POWER</b>			<b>\$200/m<sup>2</sup></b>	<b>\$39,958.00</b>
<b>XB OUTBUILDINGS AND COVERED WAYS</b>				
115 Shade sail to cafe	Item			20,000.00
<b>OUTBUILDINGS AND COVERED WAYS</b>			<b>\$100/m<sup>2</sup></b>	<b>\$20,000.00</b>
<b>CAFE</b>			<b>\$2,344/m<sup>2</sup></b>	<b>\$468,741.20</b>

# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Element Item

### D CAFE

#### D2 EXTERNAL WORKS

Rates Current At December 2020

Description	Unit	Qty	Rate	Total
<b>XR ROADS, FOOTPATHS AND PAVED AREAS</b>				
101 Allowance of bitumen and subbase to carpark area	m <sup>2</sup>	402.690	60.00	24,161.40
104 Kerb and gutter and subsoil drainage	m	90.680	90.00	8,161.20
105 Carpark space including line marking and wheel stop	No	13.000	70.00	910.00
<b>ROADS, FOOTPATHS AND PAVED AREAS</b>				<b>\$33,232.60</b>
<b>XN BOUNDARY WALLS, FENCING AND GATES</b>				
94 Allowance of 2100mm high Black powdercoated chain link fence including post stage 2	m	201.490	41.00	8,261.09
116 Allowance of 2100mm high palisade including post for stage 2	m	127.240	170.00	21,630.80
<b>BOUNDARY WALLS, FENCING AND GATES</b>				<b>\$29,891.89</b>
<b>XL LANDSCAPING AND IMPROVEMENTS</b>				
100 Landscaping	m <sup>2</sup>	1,345.890	40.00	53,835.60
128 Allowance of pergola	m <sup>2</sup>	57.670	200.00	11,534.00
<b>LANDSCAPING AND IMPROVEMENTS</b>				<b>\$65,369.60</b>
<b>XK EXTERNAL STORMWATER DRAINAGE</b>				
106 Allowance of external stormwater for carpark	m <sup>2</sup>	402.690	11.00	4,429.59
107 Allowance of external stormwater for landscaping	m <sup>2</sup>	1,345.890	11.00	14,804.79
<b>EXTERNAL STORMWATER DRAINAGE</b>				<b>\$19,234.38</b>
<b>XE EXTERNAL ELECTRIC LIGHT AND POWER</b>				
110 Allowance of external electrical lighting for carpark	m <sup>2</sup>	402.690	5.00	2,013.45
111 Allowance of external electrical lighting for landscaping	m <sup>2</sup>	1,345.890	5.00	6,729.45
<b>EXTERNAL ELECTRIC LIGHT AND POWER</b>				<b>\$8,742.90</b>
<b>CV CIVIL WORKS</b>				
121 Allowance for civil works within site boundary	m <sup>2</sup>	1,720.000	87.00	149,640.00
<b>CIVIL WORKS</b>				<b>\$149,640.00</b>
<b>EXTERNAL WORKS</b>				<b>\$306,111.37</b>

# Kemps Creek Industrial Estate

## Initial Cost Estimate for Warehouse

Location Element Item

### E EXTERNAL WORK AND ROAD

Rates Current At December 2020

Description	Unit	Qty	Rate	Total
<b>XR ROADS, FOOTPATHS AND PAVED AREAS</b>				
99 Allowance of new access road to local council standard	m <sup>2</sup>	18,089.66		Included
<b>ROADS, FOOTPATHS AND PAVED AREAS</b>				<b>Included</b>
<b>XK EXTERNAL STORMWATER DRAINAGE</b>				
5 Allowance for OSD tanks to warehouses	No	1.00	1,100,000.00	1,100,000.00
109 Allowance of external stormwater for new access road	m <sup>2</sup>	18,089.66		Included
<b>EXTERNAL STORMWATER DRAINAGE</b>				<b>\$1,100,000.00</b>
<b>EXTERNAL WORK AND ROAD</b>				<b>\$1,100,000.00</b>

**APPENDIX B:  
DRAWING REGISTER**

## DRAWING REGISTER

### NettletonTribe:

Drawing No.	Drawing Title	Issue
11920_DA002	Estate Plan	P1
11920_DA011	Ground Floor Plan – Lots 1, 2 & 3	P2
11920_DA012	Ground Floor Plan – Lots 4, 5 & 6	P1
11920_DA025	Elevations – Lot 3	P1
11920_DA034	Office Plans & Elevations – Lot 3	P1

### AT&L:

Drawing No.	Drawing Title	Issue
SKC001	Concept	P1
SKC002	Concept	P1
SKC003	Concept	P1
SKC004	Concept	P1
20-748-SKC010	Overall Road Network Plan	P1
20-748-SKC011	Typical Road Sections Sheet 1	P1
20-748-SKC011A	Typical Road Sections Sheet 2	P1
20-748-SKC012	Masterplan General Arrangement Plan Sheet 1	P1
20-748-SKC013	Masterplan General Arrangement Plan Sheet 2	P1
20-748-SKC014	Masterplan Earthworks Cut / Fill Plan Sheet 1	P1
20-748-SKC015	Masterplan Earthworks Cut / Fill Plan Sheet 2	P1
20-748-SKC016	Masterplan Typical Site Sections Sheet 1	P1
20-748-SKC017	Masterplan Typical Site Sections Sheet 2	P1

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