
ESTIMATE REPORT

APRIL 2022

ESR WESTLINK INDUSTRIAL ESTATE – INITIAL ESTIMATE FOR WAREHOUSES

LOT 11-13 DP 253503, 59-63 ABBOTTS RD, KEMPS CREEK,
ESR AUSTRALIA

PROJECT ID: 17580-6.1 ES-1



jf: 17580.6.1.ES-Rpts.SSDA Est res

14th April 2022

ESR Australia
Level 29, Bond St
Sydney, NSW 2000

Attention: Riley Sampson
Email: riley.sampson@esr.com

Dear Sir

**ESR WESTLINK INDUSTRIAL ESTATE – INITIAL ESTIMATE FOR WAREHOUSES
SSD APPLICATION ESTIMATE**

We have pleasure in enclosing our SSD Application Estimate Report for the development located on Lot 11 – 13 DP 253503, 59-63 Abbots Rd, Kemps Creek.

We trust that our report is of assistance and will be pleased to provide any further information, which you may require upon request.

Yours faithfully



Robbie Stewart
Senior Consultant
Rider Levett Bucknall
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FS 548756

REPORTS ISSUED

Revision	Date	Title Description	Released By
0	14 April 2022	SSDA Estimate Report	Robbie Stewart

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Document No.:	TN-GO-0101	Version No.:	V2.0	Date Version Issued:	11-10-2021
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1 EXECUTIVE SUMMARY

This report estimates a total cost of \$178,000,000 excluding GST based on the Issue for Coordination Stage information dated 05 April 2022.

Based upon the total Gross Floor Area of 159,895 m² the project is currently \$1,225/m² GFA.

Rates used in the formulation of this estimate are current as at April 2022 excluding any escalation up to any future construction date. Our estimate assumes a programme of 24 months and is exclusive of post tender escalation. We have prepared this estimate based on the project being procured via competitive tenders and based on complete design information.

The report identifies potential savings opportunities and cost risks for consideration. We refer you to the body of the report for the full summary, assumptions, clarifications, and detailed basis of the above estimate.

2 INTRODUCTION

2.1 PURPOSE OF REPORT

This SSD Application Estimate report has been prepared for Kemps Creek Industrial Estate Development and is based on the Issue for Coordination dated 05 April 2022. The report has been prepared to forecast the total cost of the project as currently detailed.

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

This Cost Summary Report has been prepared for the purpose of providing an indicative order of development cost suitable to fulfil the requirements for Warehouses or Distribution Schemes of a State Significant Development pursuant to Schedule 1 of the State Environmental Planning Policy (State and Regional Development) 2011. The actual cost of the development will vary depending on numerous matters including but not limited to the method of contractual procurement, staging, quality of finishes and fitments, method of construction, calibre of contractor, timing and implementation of the works, utility provisions outside site boundaries, etc. Hence, this report is for the benefit of State only and is not to be relied upon by third parties.

2.2 PROJECT DESCRIPTION

The project is the proposed Warehouses, Offices, Café, and the associated External Works, located at 59-63 Abbotts Rd, Kemps Creek.

The Estimate indicates the likely costs for the proposed development and will be further developed and refined as the project progresses through the design stages

The project comprises the following:

- Six warehouses and a site cafe
- The six warehouses range in size from 10,430m² to 60,000m²
- The number of Functional Units are eight warehouses each with offices and, car parking spaces. There is a separate a café for the development.
- Each unit has external works comprising of access roads hardstand for loading, car parking and landscaped areas around the perimeter of the sites.

2.3 STATEMENT OF RELIANCE

This report is prepared for the reliance of 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 the prior knowledge and written consent of Rider Levett Bucknall.

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3 PROJECT COSTS

3.1 COST ESTIMATE SUMMARY

The costs can be summarised as follows:

Element	TOTAL
Construction Cost	\$153,144,759.00
Design Fees and Preliminaries	\$13,017,320.00
Builders Overheads and Margin	\$6,650,000.00
Professional Fees	\$5,187,921.00
Estimated Construction Cost	\$178,000,000.00
Authority Fees Charges	Excl.
Land and Legal Costs	Excl.
Long Service Leave Levy	Excl.
Development Contingency	Excl.
Escalation	Excl.
TOTAL ESTIMATED COST (EXCLUDING GST)	\$178,000,000.00

A further breakdown of cost can be found in the Estimate in <Appendix A> of this report.

3.2 RECONCILIATION WITH PREVIOUS ESTIMATE

This is the first estimate prepared by Rider Levett Bucknall.

4 AREAS

4.1 AREA SCHEDULE

The current design is made up of the following areas.

Location	GFA
Lot 1 Warehouses	60,000 m ²
Lot 1 Office	1,220 m ²
Lot 1 Dock Office	125 m ²
TOTAL Lot 1	61,345 m²
Lot 1A Warehouse	27,100 m ²
Lot 1A Office	1,000 m ²
Lot 1A Dock Office	50 m ²
TOTAL Lot 1A	28,150 m²
Lot 1B Warehouse	23,200 m ²
Lot 1B Office	1,000 m ²
Lot 1B Dock Office	100 m ²
TOTAL Lot 1B	24,300 m²
Café	200 m ²
TOTAL Lot 2	200 m²
Lot 3 Warehouse	13,950 m ²
Lot 3 Office	500 m ²
Lot 3 Dock Office	50 m ²
TOTAL Lot 3	14,500 m²
Lot 4 Warehouse	18,350 m ²
Lot 4 Office	1,200 m ²
Lot 4 Dock Office	100 m ²
TOTAL Lot 4	19,650 m²
Lot 5 Warehouse	11,200 m ²
Lot 5 Office	500 m ²
Lot 5 Dock Office	50 m ²
TOTAL Lot 5	11,750 m²
TOTAL	159,895 m²

- Gross floor area (GFA) – as defined by the AIQS

5 BASIS OF ESTIMATE

5.1 BASIS OF QUANTIFICATION & PRICING

This estimate is based upon:

- Functional Square Cost Rates from historical benchmark projects updated to April 2022 applied to areas provided by the Architect
- Elemental Square Cost Rates current as at April 2022 applied to measured areas
- Measured elemental/trade quantities priced with rates current as at April 2022

This cost estimate is based on the documentation listed below and in Appendix B and does not, at this stage, provide a direct comparison with the tenders to be received at a future date. To enable monitoring of costs, this estimate should be updated regularly during the design phases of this project.

The following information was used in the preparation of this estimate:

Document Title	Reference	Date
Estate Plan	11920_DA-002[P16] – Estate Plan 20220405.pdf	5 April 2022

A full record of the information used can be found in **<Appendix B>** of this report.

5.2 BASIS OF PROCUREMENT

We have prepared this estimate based on the project being procured via a single stage competitive tender and based on complete design information.

5.3 PROGRAMME

No programme information has been provided.

5.4 ESCALATION

We have excluded contingency allowance in this estimate.

5.5 CONTINGENCY

The estimate excludes contingency allowances.

5.6 CLARIFICATIONS AND ASSUMPTIONS

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

We have employed the following assumptions in preparing this report:

- Specification as per other projects of this nature (Architectural, Structural, Services & Civil)
- There is no work outside the site boundaries.
- Ground conditions normal with no contamination
- Elemental cost estimating. The estimate includes, but not limited to, \$/m² allowance for elements including walls, floors, ceilings, finishes and services, based on assumed specifications and preliminary design information.

- Engineering services allowances are based on \$/m2 allowances, based on assumed design, capacities, etc. and system installations.
- Earthwork allowances are based on area of the site.
- No allowance for any works related to hazardous or contaminated material.
- Assume external wall and roof sheeting being composite roof and wall panels.
- FF&E, loose fittings and equipment are excluded from the estimate.
- The estimate does not include an allowance for staging and/or to complete the works out of sequence.
- It is assumed that the works will be undertaken during normal working hours.

5.7 ITEMS SPECIFICALLY EXCLUDED

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

- Any costs and fees as a result of any development approval resubmissions
- Any special or additional contributions sought by authorities for public or other facilities as a condition of development approval.
- Artworks
- Building Bond lodged with NSW Fair Trading
- Computer installations including wiring.
- Long Service Leave Levy
- Escalation (Cost increases beyond April 2022)
- Management fees (other than allowances expressly included in the estimate)
- Destructive testing
- Diverting existing services
- 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
- Furniture, fittings and equipment (other than allowances expressly included in the estimate)
- Plan First fee
- Public utilities' charges, contributions and levies
- Security systems (other than allowances expressly included in the estimate)
- Site investigation and test bores
- Special acoustic costs
- Site decontamination (All costs associated with hazardous and contaminated materials)
- Corporate Signage (other than allowances expressly included in the estimate)
- Telephone services
- Works outside site boundaries
- Augmentation and extensions to existing Authority mains
- Out of sequence works, staging/phasing costs and working outside normal working hours.
- Any upgrade to existing building to comply with current construction code that may be required, but not documented.

- Air-conditioning of warehouses
- Tenant specialist equipment, etc. for the purposes of ultimate occupant business operations
- Treatment of soft spots and special groundwater conditions
- All costs associated with heritage, cultural, archaeological artefacts, etc.
- Truck queueing digital display board
- Sub-station contribution
- Transport Infrastructure levies
- External Communication Works
- Standby Generator
- Glazed Office Partitions
- Allowance for fitout to Offices
- Infrastructure Upgrades to Aldington Rd & Mamre Rd and associated Service Works

5.8 COVID-19 IMPACTS

Our estimate has been prepared to reflect the anticipated changed market conditions due to the impact of COVID-19.

Our estimate makes provisions for amended site requirements and head contractor preliminaries including items such as:

- Additional worker shed facilities
- Additional regular site cleaning of facilities
- Longer site operating times to facilitate movement of workers with restricted numbers in lifts and hoists

RLB advise our current estimate does not account for exacerbated risks such as:

- Imported material delivery delays
- Further tightening of social distancing rules impacting on programme
- Exchange rate fluctuations

RLB recommends that a project contingency provision is made for COVID-19 impacts dependent of the status of the design and delivery cycle of the project. We would be pleased to discuss suitable provisions.

RLB recommends undertaking a risk analysis of this issue and we would be pleased to assist in the preparation of an order of cost assessment and/or sensitivity analysis for the project based on defined criteria. Our recently added programming capability can also be of assistance in these matters.

RLB anticipate that the impact on the estimate may only be in the short to medium term and that long-term impacts may revert to normal circumstances hence this will be subject to ongoing monitoring.

**APPENDIX A:
Estimate**

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



GFA: Gross Floor Area
Rates Current At April 2022

LOCATION SUMMARY

Ref	Location	GFA m ²	GFA \$/m ²	Total Cost \$
EW	Early Works			23,034,057
A	Lot 1	61,345	766	46,969,112
A1A	Lot 1A	28,150	785	22,093,013
A1B	Lot 1B	24,300	832	20,207,400
B	Lot 2 - Cafe	200	3,698	739,651
C	Lot 3	14,500	864	12,534,938
D	Lot 4	19,650	875	17,195,812
E	Lot 5	11,750	877	10,309,097
F	Lot 6			61,679
J	Infrastructure Upgrades to Aldington Rd & Mamre Rd			Excl.
ESTIMATED NET COST		159,895	958	153,144,759
MARGINS & ADJUSTMENTS				
	Design Fees and Preliminaries	8.5%		13,017,320
	Builders Overheads and Margin	4.0%		6,650,000
	Professional Fees	3.0%		5,187,921
	Headworks and Authority Charges			Excl.
	GST	10.0%		17,800,000
Estimated Construction Cost at Completion		159,895	1,225	195,800,000
ESTIMATED TOTAL COST		159,895	1,225	195,800,000

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



GFA: Gross Floor Area
Rates Current At April 2022

LOCATION SUMMARY

Ref	Location	GFA m ²	GFA \$/m ²	Total Cost \$
EW	Early Works			23,034,057
A	Lot 1			
A1	Warehouse Ground Floor	50,000	597	29,861,332
A2	Warehouse Mezzanine	10,000	828	8,284,357
A3	Office (2 Storey)	1,220	1,851	2,257,989
A4	Dock Office (2 Storey)	125	3,149	393,630
A5	External Works			6,171,804
	A - Lot 1	61,345	766	46,969,112
A1A	Lot 1A			
A1A1	Warehouse	27,100	605	16,385,644
A1A2	Office (2 Storey)	1,000	1,831	1,831,230
A1A3	Dock Office	50	1,970	98,503
A1A4	External Works			3,777,636
	A1A - Lot 1A	28,150	785	22,093,013
A1B	Lot 1B			
A1B1	Warehouse	23,200	639	14,834,123
A1B2	Office (1 Storey)	1,000	1,711	1,710,757
A1B3	Dock Office	100	1,775	177,493
A1B4	External Works			3,485,027
	A1B - Lot 1B	24,300	832	20,207,400
B	Lot 2 - Cafe			
B1	Cafe	200	2,588	517,591
B2	External Works			222,060
	B - Lot 2 - Cafe	200	3,698	739,651
C	Lot 3			
C1	Warehouse	13,950	651	9,075,566
C2	Office (2 Storey)	500	2,315	1,157,480
C3	Dock Office	50	1,942	97,088
C4	External Works			2,204,804
	C - Lot 3	14,500	864	12,534,938
D	Lot 4			
D1	Warehouse	18,350	657	12,054,878
D2	Office (2 Storey)	1,200	2,223	2,667,972
D3	Dock Office	100	1,778	177,840

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



GFA: Gross Floor Area
Rates Current At April 2022

LOCATION SUMMARY

Ref	Location		GFA m ²	GFA \$/m ²	Total Cost \$
D4	External Works				2,295,122
		D - Lot 4	19,650	875	17,195,812
E	Lot 5				
E1	Warehouse		11,200	635	7,109,403
E2	Office (2 Storey)		500	2,499	1,249,357
E3	Dock Office		50	1,873	93,669
E4	External Works				1,856,668
		E - Lot 5	11,750	877	10,309,097
F	Lot 6				
F1	Land				61,679
		F - Lot 6			61,679
J	Infrastructure Upgrades to Aldington Rd & Mamre Rd				
J1	Infrastructure Roads				Excl.
J2	Infrastructure Water				Excl.
J3	Infrastructure Sewer				Excl.
J4	Infrastructure Electrical				Excl.
J5	Infrastructure Stormwater				Excl.
	J - Infrastructure Upgrades to Aldington Rd & Mamre Rd				Excl.
ESTIMATED NET COST			159,895	958	153,144,759
MARGINS & ADJUSTMENTS					
	Design Fees and Preliminaries		8.5%		13,017,320
	Builders Overheads and Margin		4.0%		6,650,000
	Professional Fees		3.0%		5,187,921
	Headworks and Authority Charges				Excl.
	GST		10.0%		17,800,000
Estimated Construction Cost at Completion			159,895	1,225	195,800,000
ESTIMATED TOTAL COST			159,895	1,225	195,800,000

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

EW Early Works

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
HS HYDRAULIC SERVICES					
261	Allowance for proposed 200mm diameter potable water main reticulation including trenching and valving	m	939.98	360.01	338,393
262	Allowance for proposed internal sewer	m	1,061.01	1,200.00	1,273,212
HS - HYDRAULIC SERVICES					1,611,605
GS GAS SERVICE					
267	Gas services to site - excluded	Item			Excl.
GS - GAS SERVICE					Excl.
LP ELECTRIC LIGHT AND POWER					
263	Allowance for 22kVA internal reticulation including pits	m	1,699.93	370.01	628,975
264	Demolition and removal of existing 11kV and low voltage overhead cables and poles	No	10.00	5,000.00	50,000
265	Allowance for new lights to internal road including connection to conduit	No	34.00	10,200.00	346,800
266	Allowance for communications pits and conduits to early works	m	1,072.93	330.01	354,067
LP - ELECTRIC LIGHT AND POWER					1,379,842
AR ALTERATIONS AND RENOVATIONS					
268	Any costs associated with asbestos - excluded	Item			Excl.
AR - ALTERATIONS AND RENOVATIONS					Excl.
XP SITE PREPARATION					
215	Herbicide Spraying to scattered growth	m ²	322,375.27	0.21	64,476
216	Tree Clearing and grubbing including disposal	Item			100,000
217	Demolish Structures	m ²	7,906.16	60.01	474,370
218	Demolish and dispose fencing	m	3,737.71	4.01	14,951
219	Desilt dams, ten existing dams on site	Item			60,000
220	Mulching including stockpiling	m ³	5,500.00	6.80	37,400
221	Strip topsoil to entire site to an average depth of 200mm	m ²	313,498.17	0.89	275,879
222	Cart topsoil to stockpile for landscape use	m ³	5,451.46	6.91	37,616
223	Cut in natural material other than rock (85% of total volume allowance)	m ³	548,756.60	3.26	1,783,459
224	Cut in rock - rippable (15% of total volume allowance)	m ³	96,839.40	4.01	387,358
225	Extra over for screening / crushing hard rock	m ³	96,840.00	4.00	387,360
226	Fill with onsite material	m ³	645,596.00	2.00	1,291,192
227	Fill with imported material, assumed material is provided for free	m ³	114,754.00	2.00	229,508

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

EW Early Works (continued)

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
228	Proof roll standard	m ²	321,404.33	0.16	48,211
229	Final trim and compact to finished subgrade	m ²	310,404.33	0.81	248,324
230	Final trim and compact to batters	m ²	11,000.00	1.50	16,500
231	Profile Abbotts road to stockpile for re-use on site (assumed 50mm depth)	m ²	3,768.38	6.81	25,625
232	Excavate Sediment Basin	m ³	15,750.00	5.00	78,750
233	Fill embankment	m ³	900.00	25.00	22,500
234	Water Level indicator	No	1.00	500.00	500
235	Detail trim and compact	m ²	10,500.00	1.50	15,750
269	No allowance made for contamination to site	Item			Excl.
XP - SITE PREPARATION					5,599,729
XR	ROADS, FOOTPATHS AND PAVED AREAS				
254	Stabilised Roadbase 150mm thick	m ²	13,244.18	17.51	231,774
255	200mm Crushed sandstone	m ²	13,244.18	14.01	185,419
256	Trim and compact to road	m ²	13,244.18	1.51	19,867
257	Allowance for kerb and gutter and subsoil drainage	m	1,658.79	90.01	149,292
258	Allowance for pedestrian slab around road	m ²	2,488.19	85.01	211,497
259	Allowance for 60mm AC20 including 7mm primeseal to road	m ²	13,244.18	40.01	529,768
XR - ROADS, FOOTPATHS AND PAVED AREAS					1,327,617
XN	BOUNDARY WALLS, FENCING AND GATES				
236	Plant Mobilisation & Demobilisation for Retaining Walls allowance	Item			200,000
237	Design & Construction Certificate for Retaining Walls allowance	Item			50,000
238	Retaining Walls - Supply and Install Keystone Earth Wall or No fines Keystone Wall	m ²	17,833.00	480.00	8,559,840
239	Retaining Walls - Supply and Install Capping	m	3,580.17	55.01	196,910
240	Retaining Walls - Level 3 Testing retaining wall backfill	Item			27,000
241	Retaining Walls - Foundation inspections and reporting	Item			90,000
242	Retaining Walls - Allowance for supply of select material to reinforced Earth Walls and Keystone Walls	m ³	71,332.00	10.00	713,320
243	Retaining Walls - Bulk Excavate to Receive Wall and cart to stockpile	m ³	53,499.00	12.51	668,738
244	Retaining Walls - Connect subsoil to stormwater system	Item			70,000
245	Retaining Walls - Fall protection during construction	m	3,580.17	15.01	53,703

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

EW Early Works (continued)

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
246	Retaining Walls - Subsoil Drainage	m	3,580.17	20.01	71,604
	XN - BOUNDARY WALLS, FENCING AND GATES				10,701,115
XL	LANDSCAPING AND IMPROVEMENTS				
260	Allowance for landscaping to early works	m ²	321,404.33	2.01	642,809
	XL - LANDSCAPING AND IMPROVEMENTS				642,809
XK	EXTERNAL STORMWATER DRAINAGE				
247	525mm diameter proposed external stormwater catchment diversion pipe	m	699.02	460.01	321,550
248	600mm diameter proposed external stormwater catchment diversion pipe	m	26.53	525.03	13,929
249	675mm diameter proposed external stormwater catchment diversion pipe	m	73.44	595.01	43,697
250	750mm diameter proposed external stormwater catchment diversion pipe	m	459.78	660.01	303,455
251	825mm diameter proposed external stormwater catchment diversion pipe	m	260.38	725.01	188,776
252	Allowance for Stormwater drainage not drawn on drawings	m ²	321,404.33	1.21	385,686
253	Allowance for stormwater pits not drawn on drawings	m ²	321,404.33	1.61	514,247
	XK - EXTERNAL STORMWATER DRAINAGE				1,771,340
EARLY WORKS					23,034,057

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

A Lot 1

A1 Warehouse Ground Floor

GFA: 50,000 m² Cost/m²: 597

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SB	SUBSTRUCTURE				
1	Allowance for pad footing including excavation for columns to warehouse	m ²	49,964.310	25.01	1,249,107
2	Allowance of Reinforced concrete slab on ground including ground beams, waterproofing, subgrade and blinding to warehouse	m ²	49,964.310	110.01	5,496,074
	SB - SUBSTRUCTURE			135/m²	6,745,181
CL	COLUMNS				
6	Allowance of structural steel column to warehouse (4kg/m ²)	t	199.85729	6,500.01	1,299,072
	CL - COLUMNS			26/m²	1,299,072
RF	ROOF				
10	Allowance of metal deck pitched roof including safety mesh, sarking, insulation, gutter, fascia, capping and flashing., etc to warehouse	m ²	44,967.880	55.01	2,473,233
12	Allowance of structural steel roof frame to warehouse (16kg/m ²)	t	719.48600	6,500.01	4,676,659
16	Allowance of awning to warehouse including fire services, roof plumbing, sheeting and structural steel	m ²	3,735.300	225.00	840,442
18	Allowance of roof drainage system to warehouse	m ²	44,967.880	7.01	314,775
39	Allowance of fall arrest system to warehouse roof, permanent anchor points to roof as required to comply to code	m ²	53,712.090	10.01	537,120
154	Allowance for metal platform for mechanical plant on roof to Warehouse area	m ²	4,996.440	50.00	249,822
155	Allowance of translucent profiled roof sheeting to Warehouse area	m ²	4,996.440	60.00	299,786
	RF - ROOF			188/m²	9,391,837
EW	EXTERNAL WALLS				
14	Allowance of profiled metal wall cladding including insulation and structural steel wall frame to warehouse	m ²	11,474.027	45.01	516,331
40	Allowance of precast wall panel, 2400mm high	m ²	2,098.580	240.01	503,659
	EW - EXTERNAL WALLS			20/m²	1,019,990
ED	EXTERNAL DOORS				
20	Allowance of auto roller shutter to warehouse, 6800mm wide x 5800mm high	No	19.000	10,000.00	190,000
21	Allowance of auto roller shutter to warehouse, 2800mm wide x 3600mm high	No	14.000	4,000.00	56,000
23	Painted fire-rated single leaf door	No	6.000	900.00	5,400
	ED - EXTERNAL DOORS			5/m²	251,400

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)

LOCATION ELEMENT ITEM

A Lot 1

A1 Warehouse Ground Floor (continued)

GFA: 50,000 m² Cost/m²: 597

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
NW	INTERNAL WALLS				
28	Allowance of steel stud plasterboard partition wall with lining to both sides	m ²	86.654	100.00	8,666
29	Extra over plasterboard lining to wet area	m ²	168.125	5.01	840
50	Allowance of precast to warehouse toilets	m ²	98.618	200.00	19,724
117	Allowance of lift shaft wall	m ²	46.028	250.00	11,507
	NW - INTERNAL WALLS			1/m²	40,737
NS	INTERNAL SCREENS AND BORROWED LIGHTS				
48	Shower screens	No	4.000	1,350.00	5,400
51	Toilet cubicle to warehouse	No	10.000	1,100.00	11,000
52	Urinal partition	No	3.000	350.00	1,050
137	Ambulant toilet partitions to warehouse	No	4.000	1,800.00	7,200
	NS - INTERNAL SCREENS AND BORROWED LIGHTS			1/m²	24,650
ND	INTERNAL DOORS				
35	Painted single leaf door including frame and hardware	No	2.000	750.00	1,500
	ND - INTERNAL DOORS			1/m²	1,500
WF	WALL FINISHES				
59	Allowance of ceramic wall tile to wet area	m ²	168.125	90.01	15,131
60	Painting to plasterboard wall lining, blockwall or concrete wall	m ²	248.427	12.01	2,982
	WF - WALL FINISHES			1/m²	18,113
FF	FLOOR FINISHES				
17	Allowance of pavers to recreational area	m ²	280.440	250.00	70,110
44	Allowance of ceramic tile including waterproofing to toilet and cleaner area to warehouse	m ²	67.995	135.01	9,180
70	Allowance of tactile	m ²	1.600	560.00	896
145	Allow floor sealer to warehouse	m ²	49,932.012	25.01	1,248,300
	FF - FLOOR FINISHES			27/m²	1,328,486
CF	CEILING FINISHES				
58	Allowance of MR suspended plasterboard ceiling including painting to wet area	m ²	67.993	75.01	5,099
	CF - CEILING FINISHES			1/m²	5,099
FT	FITMENTS				
38	Kitchenette cupboard including overhead cabinet	m	3.478	1,500.00	5,217
53	Allowance of lockers	No	13.000	550.00	7,150
61	Allowance for vanity joinery	m	9.062	750.01	6,797

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

A Lot 1

A1 Warehouse Ground Floor (continued)

GFA: 50,000 m² Cost/m²: 597

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
62	Soap dispenser	No	8.000	88.00	704
63	Hand Dryer	No	2.000	1,010.00	2,020
64	Paper towel dispenser	No	2.000	1,620.00	3,240
65	Grab rail set	No	2.000	202.00	404
66	Toilet roll holder	No	10.000	75.00	750
69	Mirror, 1200mm high	m ²	10.874	400.00	4,350
148	Warehouse signage on external wall	No	1.000	5,000.00	5,000
149	Allowance for miscellaneous metalworks to Warehouse	m ²	50,000.000	10.00	500,000
150	Allowance for signage	Lot	1.000	30,000.00	30,000
151	Loose furniture - Excluded	Note			Excl.
152	Allowance for bollards to warehouse	No	66.000	600.00	39,600
	FT - FITMENTS			12/m²	605,232
SE	SPECIAL EQUIPMENT				
71	On grade dock leveller including frame, wall protection bumpers and bollards	Set	19.000	12,500.00	237,500
72	Recessed dock leveller including frame, wall protection bumpers and bollards	Set	14.000	10,000.00	140,000
	SE - SPECIAL EQUIPMENT			8/m²	377,500
HS	HYDRAULIC SERVICES				
73	Allowance of hydraulic service installation to warehouse	m ²	49,932.010	50.01	2,496,600
76	Allowance of hydraulic service installation to wet area	m ²	67.993	100.00	6,799
	HS - HYDRAULIC SERVICES			50/m²	2,503,399
SF	SANITARY FIXTURES				
31	WC	No	10.000	2,500.00	25,000
32	Urinal	No	4.000	4,000.00	16,000
33	Wash basin	No	8.000	700.00	5,600
36	Kitchenette sink	No	1.000	700.00	700
47	Shower to accessible toilet	No	4.000	800.00	3,200
	SF - SANITARY FIXTURES			1/m²	50,500
MS	MECHANICAL SERVICES				
80	Allowance of mechanical service installation to wet area	m ²	67.993	190.01	12,918
	MS - MECHANICAL SERVICES			1/m²	12,918
FP	FIRE PROTECTION				
81	Allowance of fire service installation to warehouse	m ²	49,932.010	50.01	2,496,600

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

A Lot 1

A1 Warehouse Ground Floor (continued)

GFA: 50,000 m² Cost/m²: 597
Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
84	Allowance of fire service installation to wet areas	m ²	67.993	60.01	4,079
	FP - FIRE PROTECTION			50/m²	2,500,679
LP	ELECTRIC LIGHT AND POWER				
85	Allowance of lighting and power service and security installation to warehouse	m ²	49,932.010	70.01	3,495,240
88	Allowance of lighting and power service installation to wet area	m ²	67.993	100.00	6,799
	LP - ELECTRIC LIGHT AND POWER			70/m²	3,502,039
TS	TRANSPORTATION SYSTEMS				
146	Allowance of lift to warehouse, servicing 2 levels	No	1.000	150,000.00	150,000
	TS - TRANSPORTATION SYSTEMS			3/m²	150,000
XR	ROADS, FOOTPATHS AND PAVED AREAS				
118	Bollard	No	66.000	500.00	33,000
	XR - ROADS, FOOTPATHS AND PAVED AREAS			1/m²	33,000
WAREHOUSE GROUND FLOOR				597/m²	29,861,332

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

A Lot 1

A2 Warehouse Mezzanine

GFA: 10,000 m² Cost/m²: 828

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SB	SUBSTRUCTURE				
25	Allowance of lift pit for office	No	1.000	15,000.00	15,000
	SB - SUBSTRUCTURE			2/m²	15,000
CL	COLUMNS				
6	Allowance of structural steel column to warehouse (4kg/m ²)	t	0.00401	6,500.01	27
	CL - COLUMNS			1/m²	27
UF	UPPER FLOORS				
132	Allowance of structural steel floor frame to warehouse mezzanine (40kg/m ²)	t	400.00000	7,500.00	3,000,000
134	Allowance of concrete suspended bondeck slab to warehouse mezzanine	m ²	10,000.000	300.00	3,000,000
	UF - UPPER FLOORS			600/m²	6,000,000
SC	STAIRCASES				
8	Allowance for 1400mm wide internal stair including balustrade and finishes to office	M/R	3.600	5,500.00	19,800
27	Allowance for 1500mm wide internal structural steel stair including balustrade and finishes to warehouse mezzanine	M/R	3.600	5,000.00	18,000
135	Allowance for 1300mm wide internal structural steel stair including balustrade and finishes from warehouse to L1 office	M/R	3.600	4,500.00	16,200
	SC - STAIRCASES			5/m²	54,000
EW	EXTERNAL WALLS				
14	Allowance of profiled metal wall cladding including insulation and structural steel wall frame to warehouse	m ²	5,277.423	45.01	237,485
	EW - EXTERNAL WALLS			24/m²	237,485
NW	INTERNAL WALLS				
28	Allowance of steel stud plasterboard partition wall with lining to both sides	m ²	-2.476	100.00	-248
29	Extra over plasterboard lining to wet area	m ²	168.125	5.01	841
50	Allowance of precast to warehouse toilets	m ²	-2.818	200.00	-564
117	Allowance of lift shaft wall	m ²	46.028	250.00	11,507
	NW - INTERNAL WALLS			1/m²	11,536
NS	INTERNAL SCREENS AND BORROWED LIGHTS				
51	Toilet cubicle to warehouse	No	10.000	1,100.00	11,000
52	Urinal partition	No	3.000	350.00	1,050
137	Ambulant toilet partitions to warehouse	No	4.000	1,800.00	7,200
	NS - INTERNAL SCREENS AND BORROWED LIGHTS			2/m²	19,250

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

A Lot 1

A2 Warehouse Mezzanine (continued)

GFA: 10,000 m² Cost/m²: 828

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
ND	INTERNAL DOORS				
35	Painted single leaf door including frame and hardware	No	5.000	750.00	3,750
	ND - INTERNAL DOORS			1/m²	3,750
WF	WALL FINISHES				
59	Allowance of ceramic wall tile to wet area	m ²	168.125	90.01	15,131
60	Painting to plasterboard wall lining, blockwall or concrete wall	m ²	-132.688	12.01	-1,593
	WF - WALL FINISHES			1/m²	13,538
FF	FLOOR FINISHES				
44	Allowance of ceramic tile including waterproofing to toilet and cleaner area to warehouse	m ²	67.995	135.01	9,180
70	Allowance of tactile	m ²	1.600	560.00	896
145	Allow floor sealer to warehouse	m ²	-67.992	25.01	-1,700
	FF - FLOOR FINISHES			1/m²	8,376
CF	CEILING FINISHES				
58	Allowance of MR suspended plasterboard ceiling including painting to wet area	m ²	67.993	75.01	5,099
	CF - CEILING FINISHES			1/m²	5,099
FT	FITMENTS				
38	Kitchenette cupboard including overhead cabinet	m	3.479	1,500.00	5,218
53	Allowance of lockers	No	13.000	550.00	7,150
61	Allowance for vanity joinery	m	9.062	750.01	6,797
63	Hand Dryer	No	2.000	1,010.00	2,020
64	Paper towel dispenser	No	2.000	1,620.00	3,240
65	Grab rail set	No	2.000	202.00	404
69	Mirror, 1200mm high	m ²	10.875	400.00	4,350
149	Allowance for miscellaneous metalworks to Warehouse	m ²	10,000.000	10.00	100,000
151	Loose furniture - Excluded	Note			Excl.
	FT - FITMENTS			13/m²	129,179
HS	HYDRAULIC SERVICES				
73	Allowance of hydraulic service installation to warehouse	m ²	9,932.010	50.01	496,601
76	Allowance of hydraulic service installation to wet area	m ²	67.993	100.00	6,799
	HS - HYDRAULIC SERVICES			50/m²	503,400
SF	SANITARY FIXTURES				
32	Urinal	No	4.000	4,000.00	16,000

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

A Lot 1

A2 Warehouse Mezzanine (continued)

GFA: 10,000 m² Cost/m²: 828

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
36	Kitchenette sink	No	1.000	700.00	700
47	Shower to accessible toilet	No	4.000	800.00	3,200
	SF - SANITARY FIXTURES			2/m²	19,900
MS	MECHANICAL SERVICES				
80	Allowance of mechanical service installation to wet area	m ²	67.993	190.01	12,918
	MS - MECHANICAL SERVICES			1/m²	12,918
FP	FIRE PROTECTION				
81	Allowance of fire service installation to warehouse	m ²	9,932.010	50.01	496,601
84	Allowance of fire service installation to wet areas	m ²	67.993	60.01	4,079
	FP - FIRE PROTECTION			50/m²	500,680
LP	ELECTRIC LIGHT AND POWER				
85	Allowance of lighting and power service and security installation to warehouse	m ²	9,932.010	70.01	695,241
88	Allowance of lighting and power service installation to wet area	m ²	67.993	100.00	6,799
	LP - ELECTRIC LIGHT AND POWER			70/m²	702,040
XR	ROADS, FOOTPATHS AND PAVED AREAS				
119	Armco crash barrier	m	200.748	240.01	48,179
	XR - ROADS, FOOTPATHS AND PAVED AREAS			5/m²	48,179
WAREHOUSE MEZZANINE				828/m²	8,284,357

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

A Lot 1

A3 Office (2 Storey)

GFA: 1,220 m² Cost/m²: 1,851

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SB	SUBSTRUCTURE				
3	Allowance for pad footing including excavation for column to office and cafe	m ²	598.246	20.01	11,964
4	Allowance of Reinforced concrete slab on ground including ground beams, waterproofing, subgrade and blinding to office and cafe	m ²	598.246	95.01	56,833
25	Allowance of lift pit for office	No	1.000	15,000.00	15,000
	SB - SUBSTRUCTURE			69/m²	83,797
CL	COLUMNS				
7	Allowance of structural steel columns to office and cafe (25kg/m ²)	t	29.91204	8,500.01	254,252
	CL - COLUMNS			208/m²	254,252
UF	UPPER FLOORS				
9	Allowance of structural steel floor frame to office (25kg/m ²)	t	15.25000	8,500.02	129,625
43	Allowance of concrete suspended bondeck slab to warehouse office	m ²	610.000	250.00	152,500
	UF - UPPER FLOORS			231/m²	282,125
SC	STAIRCASES				
8	Allowance for 1400mm wide internal stair including balustrade and finishes to office	M/R	3.600	5,500.00	19,800
135	Allowance for 1300mm wide internal structural steel stair including balustrade and finishes from warehouse to L1 office	M/R	3.600	4,500.00	16,200
147	Allowance for 1200mm wide external structural steel stair including balustrade and finishes from warehouse to L1 office	M/R	3.600	6,500.00	23,400
	SC - STAIRCASES			49/m²	59,400
RF	ROOF				
11	Allowance of metal deck pitched roof including safety mesh, sarking, insulation, gutter, fascia, capping and flashing., etc to office and cafe	m ²	598.246	55.01	32,903
13	Allowance of structural steel roof frame to office and cafe	t	14.95602	7,500.01	112,170
19	Allowance of roof drainage system to office and cafe	m ²	598.246	8.01	4,785
41	Allowance of fall arrest system to office roof, anchor points and roof plumbing to roof as required to comply to code	m ²	598.246	25.01	14,956
	RF - ROOF			135/m²	164,814
EW	EXTERNAL WALLS				
15	Allowance of curtain wall system to office and cafe	m ²	464.068	400.00	185,627

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

A Lot 1

A3 Office (2 Storey) (continued)

GFA: 1,220 m² Cost/m²: 1,851

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
114	Vertical sun shade	m	420.210	375.01	157,578
	EW - EXTERNAL WALLS			281/m²	343,205
ED	EXTERNAL DOORS				
133	Allowance of single leaf glazed door to office	No	3.000	2,000.00	6,000
	ED - EXTERNAL DOORS			5/m²	6,000
NW	INTERNAL WALLS				
28	Allowance of steel stud plasterboard partition wall with lining to both sides	m ²	374.632	100.00	37,463
29	Extra over plasterboard lining to wet area	m ²	206.804	5.01	1,034
37	Allowance of plasterboard wall lining on furring channel fixed on precast wall panel	m ²	70.380	40.01	2,815
117	Allowance of lift shaft wall	m ²	68.184	250.00	17,046
	NW - INTERNAL WALLS			48/m²	58,358
NS	INTERNAL SCREENS AND BORROWED LIGHTS				
46	Ambulant toilet partitions to office area	No	4.000	1,800.00	7,200
136	Balustrade around void to office	m	13.470	1,000.00	13,470
	NS - INTERNAL SCREENS AND BORROWED LIGHTS			17/m²	20,670
ND	INTERNAL DOORS				
35	Painted single leaf door including frame and hardware	No	14.000	750.00	10,500
143	Single leaf service cupboard door including frame and hardwares	No	1.000	500.00	500
	ND - INTERNAL DOORS			9/m²	11,000
WF	WALL FINISHES				
59	Allowance of ceramic wall tile to wet area	m ²	206.804	90.01	18,612
60	Painting to plasterboard wall lining, blockwall or concrete wall	m ²	681.027	12.01	8,173
	WF - WALL FINISHES			22/m²	26,785
FF	FLOOR FINISHES				
30	Allowance of ceramic tile including waterproofing to toilet and cleaner area to office area	m ²	49.744	145.01	7,212
49	Allowance of carpet to office	m ²	1,170.256	47.01	55,002
	FF - FLOOR FINISHES			51/m²	62,214
CF	CEILING FINISHES				
57	Allowance of suspended plasterboard ceiling including to office and cafe	m ²	1,170.256	72.01	84,258

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

A Lot 1

A3 Office (2 Storey) (continued)

GFA: 1,220 m² Cost/m²: 1,851

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
58	Allowance of MR suspended plasterboard ceiling including painting to wet area	m ²	49.747	75.01	3,732
CF - CEILING FINISHES				72/m²	87,990
FT	FITMENTS				
38	Kitchenette cupboard including overhead cabinet	m	10.424	1,500.00	15,636
61	Allowance for vanity joinery	m	4.976	750.01	3,732
62	Soap dispenser	No	6.000	88.00	528
63	Hand Dryer	No	12.000	1,010.00	12,120
64	Paper towel dispenser	No	12.000	1,620.00	19,440
65	Grab rail set	No	6.000	202.00	1,212
66	Toilet roll holder	No	7.000	75.00	525
67	Shower seat to accessible toilet	No	2.000	200.00	400
68	Allowance of reception desk to office	No	1.000	13,000.00	13,000
69	Mirror, 1200mm high	m ²	5.971	400.00	2,389
138	Allowance for shower curtain and rail to accessible toilet	No	1.000	500.00	500
151	Loose furniture - Excluded	Note			Excl.
FT - FITMENTS				57/m²	69,482
HS	HYDRAULIC SERVICES				
74	Allowance of hydraulic service installation to office	m ²	1,170.256	100.00	117,025
76	Allowance of hydraulic service installation to wet area	m ²	49.747	100.00	4,974
HS - HYDRAULIC SERVICES				100/m²	121,999
SF	SANITARY FIXTURES				
31	WC	No	7.000	2,500.00	17,500
32	Urinal	No	2.000	4,000.00	8,000
33	Wash basin	No	6.000	700.00	4,200
34	Cleaner sink	No	1.000	1,500.00	1,500
36	Kitchenette sink	No	3.000	700.00	2,100
47	Shower to accessible toilet	No	2.000	800.00	1,600
SF - SANITARY FIXTURES				29/m²	34,900
MS	MECHANICAL SERVICES				
78	Allowance of mechanical service installation to office	m ²	1,170.256	190.01	222,348
80	Allowance of mechanical service installation to wet area	m ²	49.747	190.01	9,451
MS - MECHANICAL SERVICES				190/m²	231,799

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

A Lot 1

A3 Office (2 Storey) (continued)

GFA: 1,220 m² Cost/m²: 1,851
Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
FP	FIRE PROTECTION				
82	Allowance of fire service installation to office	m ²	1,170.256	60.01	70,215
84	Allowance of fire service installation to wet areas	m ²	49.747	60.01	2,985
	FP - FIRE PROTECTION			60/m²	73,200
LP	ELECTRIC LIGHT AND POWER				
86	Allowance of lighting and power service installation to office	m ²	1,170.256	100.00	117,025
88	Allowance of lighting and power service installation to wet area	m ²	49.747	100.00	4,974
	LP - ELECTRIC LIGHT AND POWER			100/m²	121,999
TS	TRANSPORTATION SYSTEMS				
26	Allowance of lift to office, servicing 2 levels	No	2.000	72,000.00	144,000
	TS - TRANSPORTATION SYSTEMS			118/m²	144,000
OFFICE (2 STOREY)				1,851/m²	2,257,989

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

A Lot 1

A4 Dock Office (2 Storey)

GFA: 125 m² Cost/m²: 3,149

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SB	SUBSTRUCTURE				
3	Allowance for pad footing including excavation for column to office and cafe	m ²	61.624	20.01	1,233
4	Allowance of Reinforced concrete slab on ground including ground beams, waterproofing, subgrade and blinding to office and cafe	m ²	61.624	95.01	5,855
25	Allowance of lift pit for office	No	1.000	15,000.00	15,000
	SB - SUBSTRUCTURE			177/m²	22,088
CL	COLUMNS				
7	Allowance of structural steel columns to office and cafe (25kg/m ²)	t	3.08116	8,500.01	26,190
	CL - COLUMNS			210/m²	26,190
UF	UPPER FLOORS				
9	Allowance of structural steel floor frame to office (25kg/m ²)	t	1.56250	8,500.02	13,282
43	Allowance of concrete suspended bondeck slab to warehouse office	m ²	62.500	250.00	15,625
	UF - UPPER FLOORS			231/m²	28,907
SC	STAIRCASES				
8	Allowance for 1400mm wide internal stair including balustrade and finishes to office	M/R	3.600	5,500.00	19,800
135	Allowance for 1300mm wide internal structural steel stair including balustrade and finishes from warehouse to L1 office	M/R	3.600	4,500.00	16,200
	SC - STAIRCASES			288/m²	36,000
RF	ROOF				
11	Allowance of metal deck pitched roof including safety mesh, sarking, insulation, gutter, fascia, capping and flashing., etc to office and cafe	m ²	61.624	55.01	3,390
13	Allowance of structural steel roof frame to office and cafe	t	1.54058	7,500.01	11,555
19	Allowance of roof drainage system to office and cafe	m ²	61.624	8.01	493
41	Allowance of fall arrest system to office roof, anchor points and roof plumbing to roof as required to comply to code	m ²	61.624	25.01	1,541
	RF - ROOF			136/m²	16,979
EW	EXTERNAL WALLS				
15	Allowance of curtain wall system to office and cafe	m ²	208.512	400.00	83,405
	EW - EXTERNAL WALLS			667/m²	83,405

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)

LOCATION ELEMENT ITEM

A Lot 1

A4 Dock Office (2 Storey) (continued)

GFA: 125 m² Cost/m²: 3,149

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
ED	EXTERNAL DOORS				
133	Allowance of single leaf glazed door to office	No	1.000	2,000.00	2,000
	ED - EXTERNAL DOORS			16/m²	2,000
NW	INTERNAL WALLS				
29	Extra over plasterboard lining to wet area	m ²	48.846	5.01	245
	NW - INTERNAL WALLS			2/m²	245
NS	INTERNAL SCREENS AND BORROWED LIGHTS				
142	Toilet cubicle to dock office	No	2.000	1,100.00	2,200
	NS - INTERNAL SCREENS AND BORROWED LIGHTS			18/m²	2,200
ND	INTERNAL DOORS				
35	Painted single leaf door including frame and hardware	No	2.000	750.00	1,500
	ND - INTERNAL DOORS			12/m²	1,500
WF	WALL FINISHES				
59	Allowance of ceramic wall tile to wet area	m ²	48.846	90.01	4,397
60	Painting to plasterboard wall lining, blockwall or concrete wall	m ²	-48.846	12.01	-587
	WF - WALL FINISHES			30/m²	3,810
FF	FLOOR FINISHES				
30	Allowance of ceramic tile including waterproofing to toilet and cleaner area to office area	m ²	12.586	145.01	1,825
49	Allowance of carpet to office	m ²	112.414	47.01	5,283
	FF - FLOOR FINISHES			57/m²	7,108
CF	CEILING FINISHES				
57	Allowance of suspended plasterboard ceiling including to office and cafe	m ²	112.414	72.01	8,094
58	Allowance of MR suspended plasterboard ceiling including painting to wet area	m ²	12.587	75.01	945
	CF - CEILING FINISHES			72/m²	9,039
FT	FITMENTS				
38	Kitchenette cupboard including overhead cabinet	m	3.479	1,500.00	5,219
62	Soap dispenser	No	2.000	88.00	176
63	Hand Dryer	No	2.000	1,010.00	2,020
64	Paper towel dispenser	No	2.000	1,620.00	3,240
66	Toilet roll holder	No	2.000	75.00	150
151	Loose furniture - Excluded	Note			Excl.
	FT - FITMENTS			86/m²	10,805

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

A Lot 1

A4 Dock Office (2 Storey) (continued)

GFA: 125 m² Cost/m²: 3,149

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
HS	HYDRAULIC SERVICES				
74	Allowance of hydraulic service installation to office	m ²	112.414	100.00	11,242
76	Allowance of hydraulic service installation to wet area	m ²	12.587	100.00	1,259
	HS - HYDRAULIC SERVICES			100/m²	12,501
SF	SANITARY FIXTURES				
31	WC	No	2.000	2,500.00	5,000
32	Urinal	No	2.000	4,000.00	8,000
33	Wash basin	No	2.000	700.00	1,400
36	Kitchenette sink	No	1.000	700.00	700
	SF - SANITARY FIXTURES			121/m²	15,100
MS	MECHANICAL SERVICES				
78	Allowance of mechanical service installation to office	m ²	112.414	190.01	21,359
80	Allowance of mechanical service installation to wet area	m ²	12.587	190.01	2,392
	MS - MECHANICAL SERVICES			190/m²	23,751
FP	FIRE PROTECTION				
82	Allowance of fire service installation to office	m ²	112.414	60.01	6,745
84	Allowance of fire service installation to wet areas	m ²	12.587	60.01	756
	FP - FIRE PROTECTION			60/m²	7,501
LP	ELECTRIC LIGHT AND POWER				
86	Allowance of lighting and power service installation to office	m ²	112.414	100.00	11,242
88	Allowance of lighting and power service installation to wet area	m ²	12.587	100.00	1,259
	LP - ELECTRIC LIGHT AND POWER			100/m²	12,501
TS	TRANSPORTATION SYSTEMS				
26	Allowance of lift to office, servicing 2 levels	No	1.000	72,000.00	72,000
	TS - TRANSPORTATION SYSTEMS			576/m²	72,000
DOCK OFFICE (2 STOREY)				3,149/m²	393,630

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

A Lot 1

A5 External Works

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
FP	FIRE PROTECTION				
96	Allowance of sprinkler tank slab	m ²	218.930	130.01	28,460
	FP - FIRE PROTECTION				28,460
XR	ROADS, FOOTPATHS AND PAVED AREAS				
98	Allowance of heavy duty hardstand to truck loading area	m ²	21,591.130	110.00	2,375,024
101	Allowance of bitumen and subbase to carpark area	m ²	5,373.360	60.01	322,401
103	Footpath	m ²	525.320	85.01	44,652
104	Kerb and gutter and subsoil drainage	m	2,796.780	90.01	251,710
105	Carpark space including line marking and wheel stop	No	226.000	70.00	15,820
119	Armco crash barrier	m	103.082	240.01	24,739
159	Paving to office	m ²	173.620	220.01	38,197
	XR - ROADS, FOOTPATHS AND PAVED AREAS				3,072,543
XN	BOUNDARY WALLS, FENCING AND GATES				
93	Allowance for 8m wide entrance gate	No	4.000	8,000.00	32,000
94	Allowance of 2100mm high Black powdercoated chain link fence including post stage 2	m	556.820	41.01	22,829
116	Allowance of 2100mm high palisade including post	m	605.340	170.01	102,907
	XN - BOUNDARY WALLS, FENCING AND GATES				157,736
XB	OUTBUILDINGS AND COVERED WAYS				
97	Allowance of pump room	m ²	43.330	500.00	21,665
	XB - OUTBUILDINGS AND COVERED WAYS				21,665
XL	LANDSCAPING AND IMPROVEMENTS				
100	Landscaping	m ²	10,750.180	25.01	268,754
	XL - LANDSCAPING AND IMPROVEMENTS				268,754
XK	EXTERNAL STORMWATER DRAINAGE				
5	Allowance for OSD tanks to warehouses	No	1.000	350,000.00	350,000
108	Allowance of external stormwater	m	1,456.210	400.00	582,484
109	Allowance of external stormwater pits	No	33.000	4,000.00	132,000
	XK - EXTERNAL STORMWATER DRAINAGE				1,064,484
XE	EXTERNAL ELECTRIC LIGHT AND POWER				
110	Allowance of external electrical lighting for carpark	m ²	5,373.360	8.01	42,986
112	Allowance of external electrical lighting for hardstand area	m ²	21,591.130	8.01	172,729
	XE - EXTERNAL ELECTRIC LIGHT AND POWER				215,715

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

A Lot 1

A5 External Works (continued)

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
CV	CIVIL WORKS				
157	Allowance for civil works to lots	m ²	89,496.470	15.00	1,342,447
					CV - CIVIL WORKS
					1,342,447
	EXTERNAL WORKS				6,171,804

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

A1A Lot 1A

A1A1 Warehouse

GFA: 27,100 m² Cost/m²: 605

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SB	SUBSTRUCTURE				
1	Allowance for pad footing including excavation for columns to warehouse	m ²	27,139.910	25.01	678,498
2	Allowance of Reinforced concrete slab on ground including ground beams, waterproofing, subgrade and blinding to warehouse	m ²	27,139.910	110.01	2,985,390
	SB - SUBSTRUCTURE			135/m²	3,663,888
CL	COLUMNS				
6	Allowance of structural steel column to warehouse (4kg/m ²)	t	108.55970	6,500.01	705,638
	CL - COLUMNS			26/m²	705,638
RF	ROOF				
10	Allowance of metal deck pitched roof including safety mesh, sarking, insulation, gutter, fascia, capping and flashing., etc to warehouse	m ²	24,425.920	55.01	1,343,425
12	Allowance of structural steel roof frame to warehouse (16kg/m ²)	t	390.81470	6,500.01	2,540,295
16	Allowance of awning to warehouse including fire services, roof plumbing, sheeting and structural steel	m ²	2,070.300	225.00	465,818
18	Allowance of roof drainage system to warehouse	m ²	24,425.920	7.01	170,981
39	Allowance of fall arrest system to warehouse roof, permanent anchor points to roof as required to comply to code	m ²	29,225.740	10.01	292,257
154	Allowance for metal platform for mechanical plant on roof to Warehouse area	m ²	2,714.000	50.00	135,700
155	Allowance of translucent profiled roof sheeting to Warehouse area	m ²	2,714.000	60.00	162,840
	RF - ROOF			189/m²	5,111,316
EW	EXTERNAL WALLS				
14	Allowance of profiled metal wall cladding including insulation and structural steel wall frame to warehouse	m ²	7,550.860	45.01	339,788
40	Allowance of precast wall panel, 2400mm high	m ²	1,436.690	240.01	344,806
	EW - EXTERNAL WALLS			25/m²	684,594
ED	EXTERNAL DOORS				
20	Allowance of auto roller shutter to warehouse, 6800mm wide x 5800mm high	No	12.000	10,000.00	120,000
21	Allowance of auto roller shutter to warehouse, 2800mm wide x 3600mm high	No	4.000	4,000.00	16,000
23	Painted fire-rated single leaf door	No	6.000	900.00	5,400
	ED - EXTERNAL DOORS			5/m²	141,400

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)

LOCATION ELEMENT ITEM

A1A Lot 1A

A1A1 Warehouse (continued)

GFA: 27,100 m² Cost/m²: 605

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
NW	INTERNAL WALLS				
28	Allowance of steel stud plasterboard partition wall with lining to both sides	m ²	86.654	100.00	8,666
29	Extra over plasterboard lining to wet area	m ²	168.125	5.01	841
50	Allowance of precast to warehouse toilets	m ²	98.610	200.00	19,722
	NW - INTERNAL WALLS			1/m²	29,229
NS	INTERNAL SCREENS AND BORROWED LIGHTS				
48	Shower screens	No	4.000	1,350.00	5,400
51	Toilet cubicle to warehouse	No	10.000	1,100.00	11,000
52	Urinal partition	No	3.000	350.00	1,050
137	Ambulant toilet partitions to warehouse	No	4.000	1,800.00	7,200
	NS - INTERNAL SCREENS AND BORROWED LIGHTS			1/m²	24,650
ND	INTERNAL DOORS				
35	Painted single leaf door including frame and hardware	No	2.000	750.00	1,500
	ND - INTERNAL DOORS			1/m²	1,500
WF	WALL FINISHES				
59	Allowance of ceramic wall tile to wet area	m ²	168.125	90.01	15,131
60	Painting to plasterboard wall lining, blockwall or concrete wall	m ²	202.400	12.01	2,429
	WF - WALL FINISHES			1/m²	17,560
FF	FLOOR FINISHES				
17	Allowance of pavers to recreational area	m ²	328.110	250.00	82,027
44	Allowance of ceramic tile including waterproofing to toilet and cleaner area to warehouse	m ²	68.000	135.01	9,180
70	Allowance of tactile	m ²	1.600	560.00	896
145	Allow floor sealer to warehouse	m ²	27,032.010	25.01	675,800
	FF - FLOOR FINISHES			28/m²	767,903
CF	CEILING FINISHES				
58	Allowance of MR suspended plasterboard ceiling including painting to wet area	m ²	67.992	75.01	5,099
	CF - CEILING FINISHES			1/m²	5,099
FT	FITMENTS				
38	Kitchenette cupboard including overhead cabinet	m	3.478	1,500.00	5,217
53	Allowance of lockers	No	13.000	550.00	7,150
61	Allowance for vanity joinery	m	9.063	750.01	6,797
62	Soap dispenser	No	8.000	88.00	704

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

A1A Lot 1A

A1A1 Warehouse (continued)

GFA: 27,100 m² Cost/m²: 605

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
63	Hand Dryer	No	2.000	1,010.00	2,020
64	Paper towel dispenser	No	2.000	1,620.00	3,240
65	Grab rail set	No	2.000	202.00	404
66	Toilet roll holder	No	10.000	75.00	750
69	Mirror, 1200mm high	m ²	10.877	400.00	4,350
148	Warehouse signage on external wall	No	1.000	5,000.00	5,000
149	Allowance for miscellaneous metalworks to Warehouse	m ²	27,100.000	10.00	271,000
150	Allowance for signage	Lot	1.000	30,000.00	30,000
151	Loose furniture - Excluded	Note			Excl.
152	Allowance for bollards to warehouse	No	32.000	600.00	19,200
	FT - FITMENTS			13/m²	355,832
SE	SPECIAL EQUIPMENT				
71	On grade dock leveller including frame, wall protection bumpers and bollards	Set	12.000	12,500.00	150,000
72	Recessed dock leveller including frame, wall protection bumpers and bollards	Set	4.000	10,000.00	40,000
	SE - SPECIAL EQUIPMENT			7/m²	190,000
HS	HYDRAULIC SERVICES				
73	Allowance of hydraulic service installation to warehouse	m ²	27,032.010	50.01	1,351,600
76	Allowance of hydraulic service installation to wet area	m ²	67.992	100.00	6,799
	HS - HYDRAULIC SERVICES			50/m²	1,358,399
SF	SANITARY FIXTURES				
31	WC	No	10.000	2,500.00	25,000
32	Urinal	No	4.000	4,000.00	16,000
33	Wash basin	No	8.000	700.00	5,600
36	Kitchenette sink	No	1.000	700.00	700
47	Shower to accessible toilet	No	4.000	800.00	3,200
	SF - SANITARY FIXTURES			2/m²	50,500
MS	MECHANICAL SERVICES				
80	Allowance of mechanical service installation to wet area	m ²	67.992	190.01	12,918
	MS - MECHANICAL SERVICES			1/m²	12,918
FP	FIRE PROTECTION				
81	Allowance of fire service installation to warehouse	m ²	27,032.010	50.01	1,351,600

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

A1A Lot 1A

A1A1 Warehouse (continued)

GFA: 27,100 m² Cost/m²: 605
Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
84	Allowance of fire service installation to wet areas	m ²	67.992	60.01	4,079
	FP - FIRE PROTECTION			50/m²	1,355,679
LP	ELECTRIC LIGHT AND POWER				
85	Allowance of lighting and power service and security installation to warehouse	m ²	27,032.010	70.01	1,892,240
88	Allowance of lighting and power service installation to wet area	m ²	67.992	100.00	6,799
	LP - ELECTRIC LIGHT AND POWER			70/m²	1,899,039
XR	ROADS, FOOTPATHS AND PAVED AREAS				
118	Bollard	No	21.000	500.00	10,500
	XR - ROADS, FOOTPATHS AND PAVED AREAS			1/m²	10,500
WAREHOUSE				605/m²	16,385,644

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

A1A Lot 1A

A1A2 Office (2 Storey)

GFA: 1,000 m² Cost/m²: 1,831

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SB	SUBSTRUCTURE				
3	Allowance for pad footing including excavation for column to office and cafe	m ²	501.312	20.01	10,026
4	Allowance of Reinforced concrete slab on ground including ground beams, waterproofing, subgrade and blinding to office and cafe	m ²	501.312	95.01	47,624
25	Allowance of lift pit for office	No	1.000	15,000.00	15,000
	SB - SUBSTRUCTURE			73/m²	72,650
CL	COLUMNS				
7	Allowance of structural steel columns to office and cafe (25kg/m ²)	t	25.06552	8,500.01	213,056
	CL - COLUMNS			213/m²	213,056
UF	UPPER FLOORS				
9	Allowance of structural steel floor frame to office (25kg/m ²)	t	12.50000	8,500.02	106,250
43	Allowance of concrete suspended bondeck slab to warehouse office	m ²	500.000	250.00	125,000
	UF - UPPER FLOORS			231/m²	231,250
SC	STAIRCASES				
8	Allowance for 1400mm wide internal stair including balustrade and finishes to office	M/R	3.600	5,500.00	19,800
135	Allowance for 1300mm wide internal structural steel stair including balustrade and finishes from warehouse to L1 office	M/R	3.600	4,500.00	16,200
	SC - STAIRCASES			36/m²	36,000
RF	ROOF				
11	Allowance of metal deck pitched roof including safety mesh, sarking, insulation, gutter, fascia, capping and flashing., etc to office and cafe	m ²	501.312	55.01	27,572
13	Allowance of structural steel roof frame to office and cafe	t	12.53272	7,500.01	93,995
19	Allowance of roof drainage system to office and cafe	m ²	501.312	8.01	4,010
41	Allowance of fall arrest system to office roof, anchor points and roof plumbing to roof as required to comply to code	m ²	501.312	25.01	12,532
	RF - ROOF			138/m²	138,109
EW	EXTERNAL WALLS				
15	Allowance of curtain wall system to office and cafe	m ²	345.242	400.00	138,096
114	Vertical sun shade	m	371.910	375.01	139,467
	EW - EXTERNAL WALLS			278/m²	277,563

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

A1A Lot 1A

A1A2 Office (2 Storey) (continued)

GFA: 1,000 m² Cost/m²: 1,831

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
ED	EXTERNAL DOORS				
133	Allowance of single leaf glazed door to office	No	1.000	2,000.00	2,000
	ED - EXTERNAL DOORS			2/m²	2,000
NW	INTERNAL WALLS				
28	Allowance of steel stud plasterboard partition wall with lining to both sides	m ²	374.636	100.00	37,463
29	Extra over plasterboard lining to wet area	m ²	206.804	5.01	1,034
37	Allowance of plasterboard wall lining on furring channel fixed on precast wall panel	m ²	70.380	40.01	2,815
117	Allowance of lift shaft wall	m ²	68.190	250.00	17,047
	NW - INTERNAL WALLS			58/m²	58,359
NS	INTERNAL SCREENS AND BORROWED LIGHTS				
46	Ambulant toilet partitions to office area	No	4.000	1,800.00	7,200
136	Balustrade around void to office	m	13.470	1,000.00	13,470
	NS - INTERNAL SCREENS AND BORROWED LIGHTS			21/m²	20,670
ND	INTERNAL DOORS				
35	Painted single leaf door including frame and hardware	No	12.000	750.00	9,000
143	Single leaf service cupboard door including frame and hardwares	No	1.000	500.00	500
	ND - INTERNAL DOORS			10/m²	9,500
WF	WALL FINISHES				
59	Allowance of ceramic wall tile to wet area	m ²	206.804	90.01	18,612
60	Painting to plasterboard wall lining, blockwall or concrete wall	m ²	681.021	12.01	8,173
	WF - WALL FINISHES			27/m²	26,785
FF	FLOOR FINISHES				
30	Allowance of ceramic tile including waterproofing to toilet and cleaner area to office area	m ²	49.746	145.01	7,213
49	Allowance of carpet to office	m ²	950.262	47.01	44,662
	FF - FLOOR FINISHES			52/m²	51,875
CF	CEILING FINISHES				
57	Allowance of suspended plasterboard ceiling including to office and cafe	m ²	950.262	72.01	68,418
58	Allowance of MR suspended plasterboard ceiling including painting to wet area	m ²	49.744	75.01	3,731
	CF - CEILING FINISHES			72/m²	72,149

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

A1A Lot 1A

A1A2 Office (2 Storey) (continued)

GFA: 1,000 m² Cost/m²: 1,831

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
FT	FITMENTS				
38	Kitchenette cupboard including overhead cabinet	m	6.944	1,500.00	10,416
61	Allowance for vanity joinery	m	4.977	750.01	3,733
62	Soap dispenser	No	6.000	88.00	528
63	Hand Dryer	No	12.000	1,010.00	12,120
64	Paper towel dispenser	No	12.000	1,620.00	19,440
65	Grab rail set	No	6.000	202.00	1,212
66	Toilet roll holder	No	7.000	75.00	525
67	Shower seat to accessible toilet	No	2.000	200.00	400
68	Allowance of reception desk to office	No	1.000	13,000.00	13,000
69	Mirror, 1200mm high	m ²	5.973	400.00	2,390
138	Allowance for shower curtain and rail to accessible toilet	No	1.000	500.00	500
151	Loose furniture - Excluded	Note			Excl.
	FT - FITMENTS			64/m²	64,264
HS	HYDRAULIC SERVICES				
74	Allowance of hydraulic service installation to office	m ²	950.262	100.00	95,026
76	Allowance of hydraulic service installation to wet area	m ²	49.744	100.00	4,974
	HS - HYDRAULIC SERVICES			100/m²	100,000
SF	SANITARY FIXTURES				
31	WC	No	7.000	2,500.00	17,500
32	Urinal	No	2.000	4,000.00	8,000
33	Wash basin	No	6.000	700.00	4,200
34	Cleaner sink	No	1.000	1,500.00	1,500
36	Kitchenette sink	No	2.000	700.00	1,400
47	Shower to accessible toilet	No	3.000	800.00	2,400
	SF - SANITARY FIXTURES			35/m²	35,000
MS	MECHANICAL SERVICES				
78	Allowance of mechanical service installation to office	m ²	950.262	190.01	180,549
80	Allowance of mechanical service installation to wet area	m ²	49.744	190.01	9,451
	MS - MECHANICAL SERVICES			190/m²	190,000
FP	FIRE PROTECTION				
82	Allowance of fire service installation to office	m ²	950.262	60.01	57,015
84	Allowance of fire service installation to wet areas	m ²	49.744	60.01	2,985
	FP - FIRE PROTECTION			60/m²	60,000

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

A1A Lot 1A

A1A2 Office (2 Storey) (continued)

GFA: 1,000 m² Cost/m²: 1,831
Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
LP	ELECTRIC LIGHT AND POWER				
86	Allowance of lighting and power service installation to office	m ²	950.262	100.00	95,026
88	Allowance of lighting and power service installation to wet area	m ²	49.744	100.00	4,974
	LP - ELECTRIC LIGHT AND POWER			100/m²	100,000
TS	TRANSPORTATION SYSTEMS				
26	Allowance of lift to office, servicing 2 levels	No	1.000	72,000.00	72,000
	TS - TRANSPORTATION SYSTEMS			72/m²	72,000
OFFICE (2 STOREY)				1,831/m²	1,831,230

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

A1A Lot 1A

A1A3 Dock Office

GFA: 50 m² Cost/m²: 1,970

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SB	SUBSTRUCTURE				
3	Allowance for pad footing including excavation for column to office and cafe	m ²	50.028	20.01	1,001
4	Allowance of Reinforced concrete slab on ground including ground beams, waterproofing, subgrade and blinding to office and cafe	m ²	50.028	95.01	4,753
	SB - SUBSTRUCTURE			115/m²	5,754
CL	COLUMNS				
7	Allowance of structural steel columns to office and cafe (25kg/m ²)	t	1.25068	8,500.01	10,631
	CL - COLUMNS			213/m²	10,631
RF	ROOF				
11	Allowance of metal deck pitched roof including safety mesh, sarking, insulation, gutter, fascia, capping and flashing., etc to office and cafe	m ²	50.028	55.01	2,752
13	Allowance of structural steel roof frame to office and cafe	t	1.25068	7,500.01	9,381
19	Allowance of roof drainage system to office and cafe	m ²	50.028	8.01	401
41	Allowance of fall arrest system to office roof, anchor points and roof plumbing to roof as required to comply to code	m ²	50.028	25.01	1,251
	RF - ROOF			276/m²	13,785
EW	EXTERNAL WALLS				
15	Allowance of curtain wall system to office and cafe	m ²	43.738	400.00	17,496
	EW - EXTERNAL WALLS			350/m²	17,496
ED	EXTERNAL DOORS				
133	Allowance of single leaf glazed door to office	No	1.000	2,000.00	2,000
	ED - EXTERNAL DOORS			40/m²	2,000
NW	INTERNAL WALLS				
29	Extra over plasterboard lining to wet area	m ²	24.191	5.01	121
	NW - INTERNAL WALLS			2/m²	121
NS	INTERNAL SCREENS AND BORROWED LIGHTS				
142	Toilet cubicle to dock office	No	1.000	1,100.00	1,100
	NS - INTERNAL SCREENS AND BORROWED LIGHTS			22/m²	1,100
ND	INTERNAL DOORS				
35	Painted single leaf door including frame and hardware	No	1.000	750.00	750
	ND - INTERNAL DOORS			15/m²	750

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)

LOCATION ELEMENT ITEM

A1A Lot 1A

A1A3 Dock Office (continued)

GFA: 50 m² Cost/m²: 1,970

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
WF	WALL FINISHES				
59	Allowance of ceramic wall tile to wet area	m ²	24.191	90.01	2,178
60	Painting to plasterboard wall lining, blockwall or concrete wall	m ²	-24.191	12.01	-291
	WF - WALL FINISHES			38/m²	1,887
FF	FLOOR FINISHES				
30	Allowance of ceramic tile including waterproofing to toilet and cleaner area to office area	m ²	6.064	145.01	880
49	Allowance of carpet to office	m ²	43.938	47.01	2,065
	FF - FLOOR FINISHES			59/m²	2,945
CF	CEILING FINISHES				
57	Allowance of suspended plasterboard ceiling including to office and cafe	m ²	43.938	72.01	3,164
58	Allowance of MR suspended plasterboard ceiling including painting to wet area	m ²	6.064	75.01	455
	CF - CEILING FINISHES			72/m²	3,619
FT	FITMENTS				
38	Kitchenette cupboard including overhead cabinet	m	3.478	1,500.00	5,217
62	Soap dispenser	No	1.000	88.00	88
63	Hand Dryer	No	1.000	1,010.00	1,010
64	Paper towel dispenser	No	1.000	1,620.00	1,620
66	Toilet roll holder	No	1.000	75.00	75
151	Loose furniture - Excluded	Note			Excl.
	FT - FITMENTS			160/m²	8,010
HS	HYDRAULIC SERVICES				
74	Allowance of hydraulic service installation to office	m ²	43.938	100.00	4,394
76	Allowance of hydraulic service installation to wet area	m ²	6.064	100.00	607
	HS - HYDRAULIC SERVICES			100/m²	5,001
SF	SANITARY FIXTURES				
31	WC	No	1.000	2,500.00	2,500
32	Urinal	No	1.000	4,000.00	4,000
33	Wash basin	No	1.000	700.00	700
36	Kitchenette sink	No	1.000	700.00	700
	SF - SANITARY FIXTURES			158/m²	7,900
MS	MECHANICAL SERVICES				
78	Allowance of mechanical service installation to office	m ²	43.938	190.01	8,349

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

A1A Lot 1A

A1A3 Dock Office (continued)

GFA: 50 m² Cost/m²: 1,970
Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
80	Allowance of mechanical service installation to wet area	m ²	6.064	190.01	1,153
	MS - MECHANICAL SERVICES			190/m²	9,502
FP	FIRE PROTECTION				
82	Allowance of fire service installation to office	m ²	43.938	60.01	2,637
84	Allowance of fire service installation to wet areas	m ²	6.064	60.01	364
	FP - FIRE PROTECTION			60/m²	3,001
LP	ELECTRIC LIGHT AND POWER				
86	Allowance of lighting and power service installation to office	m ²	43.938	100.00	4,394
88	Allowance of lighting and power service installation to wet area	m ²	6.064	100.00	607
	LP - ELECTRIC LIGHT AND POWER			100/m²	5,001
DOCK OFFICE				1,970/m²	98,503

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

A1A Lot 1A

A1A4 External Works

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
FP	FIRE PROTECTION				
96	Allowance of sprinkler tank slab	m ²	150.900	130.01	19,617
	FP - FIRE PROTECTION				19,617
XR	ROADS, FOOTPATHS AND PAVED AREAS				
98	Allowance of heavy duty hardstand to truck loading area	m ²	10,798.650	110.00	1,187,851
99	Allowance of new private access road	m ²	1,220.270	90.01	109,825
101	Allowance of bitumen and subbase to carpark area	m ²	2,759.380	60.01	165,563
103	Footpath	m ²	767.130	85.01	65,206
104	Kerb and gutter and subsoil drainage	m	1,658.670	90.01	149,280
105	Carpark space including line marking and wheel stop	No	113.000	70.00	7,910
119	Armco crash barrier	m	50.000	240.01	12,000
	XR - ROADS, FOOTPATHS AND PAVED AREAS				1,697,635
XN	BOUNDARY WALLS, FENCING AND GATES				
93	Allowance for 8m wide entrance gate	No	6.000	8,000.00	48,000
94	Allowance of 2100mm high Black powdercoated chain link fence including post stage 2	m	710.250	41.01	29,120
116	Allowance of 2100mm high palisade including post	m	148.530	170.01	25,250
	XN - BOUNDARY WALLS, FENCING AND GATES				102,370
XB	OUTBUILDINGS AND COVERED WAYS				
97	Allowance of pump room	m ²	49.800	500.00	24,900
	XB - OUTBUILDINGS AND COVERED WAYS				24,900
XL	LANDSCAPING AND IMPROVEMENTS				
100	Landscaping	m ²	6,327.410	25.01	158,185
	XL - LANDSCAPING AND IMPROVEMENTS				158,185
XK	EXTERNAL STORMWATER DRAINAGE				
5	Allowance for OSD tanks to warehouses	No	1.000	350,000.00	350,000
108	Allowance of external stormwater	m	1,037.210	400.00	414,884
109	Allowance of external stormwater pits	No	30.000	4,000.00	120,000
	XK - EXTERNAL STORMWATER DRAINAGE				884,884
XE	EXTERNAL ELECTRIC LIGHT AND POWER				
110	Allowance of external electrical lighting for carpark	m ²	2,759.380	8.01	22,076
112	Allowance of external electrical lighting for hardstand area	m ²	10,798.650	8.01	86,389
	XE - EXTERNAL ELECTRIC LIGHT AND POWER				108,465

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

A1A Lot 1A

A1A4 External Works (continued)

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
CV	CIVIL WORKS				
157	Allowance for civil works to lots	m ²	52,105.350	15.00	781,580
					781,580
	CV - CIVIL WORKS				781,580
	EXTERNAL WORKS				3,777,636

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

A1B Lot 1B

A1B1 Warehouse

GFA: 23,200 m² Cost/m²: 639

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SB	SUBSTRUCTURE				
1	Allowance for pad footing including excavation for columns to warehouse	m ²	23,257.020	25.01	581,426
2	Allowance of Reinforced concrete slab on ground including ground beams, waterproofing, subgrade and blinding to warehouse	m ²	23,257.020	110.01	2,558,272
	SB - SUBSTRUCTURE			135/m²	3,139,698
CL	COLUMNS				
6	Allowance of structural steel column to warehouse (4kg/m ²)	t	93.02810	6,500.01	604,682
	CL - COLUMNS			26/m²	604,682
RF	ROOF				
10	Allowance of metal deck pitched roof including safety mesh, sarking, insulation, gutter, fascia, capping and flashing., etc to warehouse	m ²	20,931.310	55.01	1,151,222
12	Allowance of structural steel roof frame to warehouse (16kg/m ²)	t	334.90100	6,500.01	2,176,856
16	Allowance of awning to warehouse including fire services, roof plumbing, sheeting and structural steel	m ²	2,149.790	225.00	483,702
18	Allowance of roof drainage system to warehouse	m ²	20,931.310	7.01	146,519
39	Allowance of fall arrest system to warehouse roof, permanent anchor points to roof as required to comply to code	m ²	25,403.580	10.01	254,036
154	Allowance for metal platform for mechanical plant on roof to Warehouse area	m ²	2,325.710	50.00	116,285
155	Allowance of translucent profiled roof sheeting to Warehouse area	m ²	2,325.710	60.00	139,542
	RF - ROOF			193/m²	4,468,162
EW	EXTERNAL WALLS				
14	Allowance of profiled metal wall cladding including insulation and structural steel wall frame to warehouse	m ²	7,510.750	45.01	337,983
40	Allowance of precast wall panel, 2400mm high	m ²	1,459.970	240.01	350,392
	EW - EXTERNAL WALLS			30/m²	688,375
ED	EXTERNAL DOORS				
20	Allowance of auto roller shutter to warehouse, 6800mm wide x 5800mm high	No	10.000	10,000.00	100,000
21	Allowance of auto roller shutter to warehouse, 2800mm wide x 3600mm high	No	4.000	4,000.00	16,000
23	Painted fire-rated single leaf door	No	6.000	900.00	5,400
	ED - EXTERNAL DOORS			5/m²	121,400

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)

LOCATION ELEMENT ITEM

A1B Lot 1B

A1B1 Warehouse (continued)

GFA: 23,200 m² Cost/m²: 639

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
NW	INTERNAL WALLS				
28	Allowance of steel stud plasterboard partition wall with lining to both sides	m ²	173.307	100.00	17,331
29	Extra over plasterboard lining to wet area	m ²	336.249	5.01	1,681
50	Allowance of precast to warehouse toilets	m ²	197.220	200.00	39,444
144	Internal dividing walls (assume core-filled blockwall)	m ²	1,301.290	250.00	325,322
	NW - INTERNAL WALLS			17/m²	383,778
NS	INTERNAL SCREENS AND BORROWED LIGHTS				
48	Shower screens	No	8.000	1,350.00	10,800
51	Toilet cubicle to warehouse	No	20.000	1,100.00	22,000
52	Urinal partition	No	6.000	350.00	2,100
137	Ambulant toilet partitions to warehouse	No	8.000	1,800.00	14,400
	NS - INTERNAL SCREENS AND BORROWED LIGHTS			2/m²	49,300
ND	INTERNAL DOORS				
35	Painted single leaf door including frame and hardware	No	4.000	750.00	3,000
	ND - INTERNAL DOORS			1/m²	3,000
WF	WALL FINISHES				
59	Allowance of ceramic wall tile to wet area	m ²	336.249	90.01	30,262
60	Painting to plasterboard wall lining, blockwall or concrete wall	m ²	3,007.373	12.01	36,088
	WF - WALL FINISHES			3/m²	66,350
FF	FLOOR FINISHES				
17	Allowance of pavers to recreational area	m ²	381.170	250.00	95,292
44	Allowance of ceramic tile including waterproofing to toilet and cleaner area to warehouse	m ²	135.990	135.01	18,358
70	Allowance of tactile	m ²	3.200	560.00	1,792
145	Allow floor sealer to warehouse	m ²	23,064.020	25.01	576,600
	FF - FLOOR FINISHES			30/m²	692,042
CF	CEILING FINISHES				
58	Allowance of MR suspended plasterboard ceiling including painting to wet area	m ²	135.986	75.01	10,198
	CF - CEILING FINISHES			1/m²	10,198
FT	FITMENTS				
38	Kitchenette cupboard including overhead cabinet	m	6.956	1,500.00	10,434
53	Allowance of lockers	No	26.000	550.00	14,300
61	Allowance for vanity joinery	m	18.125	750.01	13,593

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

A1B Lot 1B

A1B1 Warehouse (continued)

GFA: 23,200 m² Cost/m²: 639

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
62	Soap dispenser	No	16.000	88.00	1,408
63	Hand Dryer	No	4.000	1,010.00	4,040
64	Paper towel dispenser	No	4.000	1,620.00	6,480
65	Grab rail set	No	4.000	202.00	808
66	Toilet roll holder	No	20.000	75.00	1,500
69	Mirror, 1200mm high	m ²	21.749	400.00	8,699
148	Warehouse signage on external wall	No	1.000	5,000.00	5,000
149	Allowance for miscellaneous metalworks to Warehouse	m ²	23,200.000	10.00	232,000
150	Allowance for signage	Lot	1.000	30,000.00	30,000
151	Loose furniture - Excluded	Note			Excl.
152	Allowance for bollards to warehouse	No	28.000	600.00	16,800
	FT - FITMENTS			15/m²	345,062
SE	SPECIAL EQUIPMENT				
71	On grade dock leveller including frame, wall protection bumpers and bollards	Set	10.000	12,500.00	125,000
72	Recessed dock leveller including frame, wall protection bumpers and bollards	Set	4.000	10,000.00	40,000
	SE - SPECIAL EQUIPMENT			7/m²	165,000
HS	HYDRAULIC SERVICES				
73	Allowance of hydraulic service installation to warehouse	m ²	23,064.020	50.01	1,153,201
76	Allowance of hydraulic service installation to wet area	m ²	135.986	100.00	13,598
	HS - HYDRAULIC SERVICES			50/m²	1,166,799
SF	SANITARY FIXTURES				
31	WC	No	20.000	2,500.00	50,000
32	Urinal	No	8.000	4,000.00	32,000
33	Wash basin	No	16.000	700.00	11,200
36	Kitchenette sink	No	2.000	700.00	1,400
47	Shower to accessible toilet	No	8.000	800.00	6,400
	SF - SANITARY FIXTURES			4/m²	101,000
MS	MECHANICAL SERVICES				
80	Allowance of mechanical service installation to wet area	m ²	135.986	190.01	25,837
	MS - MECHANICAL SERVICES			1/m²	25,837
FP	FIRE PROTECTION				
81	Allowance of fire service installation to warehouse	m ²	23,064.020	50.01	1,153,201

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

A1B Lot 1B

A1B1 Warehouse (continued)

GFA: 23,200 m² Cost/m²: 639
Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
84	Allowance of fire service installation to wet areas	m ²	135.986	60.01	8,159
	FP - FIRE PROTECTION			50/m²	1,161,360
LP	ELECTRIC LIGHT AND POWER				
85	Allowance of lighting and power service and security installation to warehouse	m ²	23,064.020	70.01	1,614,482
88	Allowance of lighting and power service installation to wet area	m ²	135.986	100.00	13,598
	LP - ELECTRIC LIGHT AND POWER			70/m²	1,628,080
XR	ROADS, FOOTPATHS AND PAVED AREAS				
118	Bollard	No	28.000	500.00	14,000
	XR - ROADS, FOOTPATHS AND PAVED AREAS			1/m²	14,000
WAREHOUSE				639/m²	14,834,123

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

A1B Lot 1B

A1B2 Office (1 Storey)

GFA: 1,000 m² Cost/m²: 1,711

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SB	SUBSTRUCTURE				
3	Allowance for pad footing including excavation for column to office and cafe	m ²	1,053.111	20.01	21,062
4	Allowance of Reinforced concrete slab on ground including ground beams, waterproofing, subgrade and blinding to office and cafe	m ²	1,053.111	95.01	100,045
	SB - SUBSTRUCTURE			121/m²	121,107
CL	COLUMNS				
7	Allowance of structural steel columns to office and cafe (25kg/m ²)	t	26.32759	8,500.01	223,784
	CL - COLUMNS			224/m²	223,784
RF	ROOF				
11	Allowance of metal deck pitched roof including safety mesh, sarking, insulation, gutter, fascia, capping and flashing., etc to office and cafe	m ²	1,053.111	55.01	57,921
13	Allowance of structural steel roof frame to office and cafe	t	26.32759	7,500.01	197,456
19	Allowance of roof drainage system to office and cafe	m ²	1,053.111	8.01	8,424
41	Allowance of fall arrest system to office roof, anchor points and roof plumbing to roof as required to comply to code	m ²	1,053.111	25.01	26,327
	RF - ROOF			290/m²	290,128
EW	EXTERNAL WALLS				
15	Allowance of curtain wall system to office and cafe	m ²	388.843	400.00	155,537
114	Vertical sun shade	m	383.990	375.01	143,997
	EW - EXTERNAL WALLS			300/m²	299,534
ED	EXTERNAL DOORS				
133	Allowance of single leaf glazed door to office	No	2.000	2,000.00	4,000
	ED - EXTERNAL DOORS			4/m²	4,000
NW	INTERNAL WALLS				
28	Allowance of steel stud plasterboard partition wall with lining to both sides	m ²	251.353	100.00	25,135
29	Extra over plasterboard lining to wet area	m ²	173.190	5.01	865
37	Allowance of plasterboard wall lining on furring channel fixed on precast wall panel	m ²	25.030	40.01	1,002
117	Allowance of lift shaft wall	m ²	27.300	250.00	6,825
	NW - INTERNAL WALLS			34/m²	33,827

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)

LOCATION ELEMENT ITEM

A1B Lot 1B

A1B2 Office (1 Storey) (continued)

GFA: 1,000 m² Cost/m²: 1,711

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
NS	INTERNAL SCREENS AND BORROWED LIGHTS				
46	Ambulant toilet partitions to office area	No	5.000	1,800.00	9,000
136	Balustrade around void to office	m	13.470	1,000.00	13,470
	NS - INTERNAL SCREENS AND BORROWED LIGHTS			22/m²	22,470
ND	INTERNAL DOORS				
35	Painted single leaf door including frame and hardware	No	9.000	750.00	6,750
	ND - INTERNAL DOORS			7/m²	6,750
WF	WALL FINISHES				
59	Allowance of ceramic wall tile to wet area	m ²	173.190	90.01	15,587
60	Painting to plasterboard wall lining, blockwall or concrete wall	m ²	381.848	12.01	4,583
	WF - WALL FINISHES			20/m²	20,170
FF	FLOOR FINISHES				
30	Allowance of ceramic tile including waterproofing to toilet and cleaner area to office area	m ²	41.155	145.01	5,967
49	Allowance of carpet to office	m ²	958.852	47.01	45,066
	FF - FLOOR FINISHES			51/m²	51,033
CF	CEILING FINISHES				
57	Allowance of suspended plasterboard ceiling including to office and cafe	m ²	958.852	72.01	69,037
58	Allowance of MR suspended plasterboard ceiling including painting to wet area	m ²	41.150	75.01	3,087
	CF - CEILING FINISHES			72/m²	72,124
FT	FITMENTS				
38	Kitchenette cupboard including overhead cabinet	m	6.956	1,500.00	10,434
61	Allowance for vanity joinery	m	6.785	750.01	5,089
62	Soap dispenser	No	6.000	88.00	528
63	Hand Dryer	No	12.000	1,010.00	12,120
64	Paper towel dispenser	No	12.000	1,620.00	19,440
65	Grab rail set	No	6.000	202.00	1,212
66	Toilet roll holder	No	6.000	75.00	450
67	Shower seat to accessible toilet	No	2.000	200.00	400
68	Allowance of reception desk to office	No	2.000	13,000.00	26,000
69	Mirror, 1200mm high	m ²	8.141	400.00	3,257
138	Allowance for shower curtain and rail to accessible toilet	No	1.000	500.00	500

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

A1B Lot 1B

A1B2 Office (1 Storey) (continued)

GFA: 1,000 m² Cost/m²: 1,711

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
151	Loose furniture - Excluded	Note			Excl.
	FT - FITMENTS			79/m²	79,430
HS	HYDRAULIC SERVICES				
74	Allowance of hydraulic service installation to office	m ²	958.852	100.00	95,885
76	Allowance of hydraulic service installation to wet area	m ²	41.150	100.00	4,115
	HS - HYDRAULIC SERVICES			100/m²	100,000
SF	SANITARY FIXTURES				
31	WC	No	6.000	2,500.00	15,000
32	Urinal	No	3.000	4,000.00	12,000
33	Wash basin	No	6.000	700.00	4,200
34	Cleaner sink	No	2.000	1,500.00	3,000
36	Kitchenette sink	No	2.000	700.00	1,400
47	Shower to accessible toilet	No	1.000	800.00	800
	SF - SANITARY FIXTURES			36/m²	36,400
MS	MECHANICAL SERVICES				
78	Allowance of mechanical service installation to office	m ²	958.852	190.01	182,181
80	Allowance of mechanical service installation to wet area	m ²	41.150	190.01	7,819
	MS - MECHANICAL SERVICES			190/m²	190,000
FP	FIRE PROTECTION				
82	Allowance of fire service installation to office	m ²	958.852	60.01	57,531
84	Allowance of fire service installation to wet areas	m ²	41.150	60.01	2,469
	FP - FIRE PROTECTION			60/m²	60,000
LP	ELECTRIC LIGHT AND POWER				
86	Allowance of lighting and power service installation to office	m ²	958.852	100.00	95,885
88	Allowance of lighting and power service installation to wet area	m ²	41.150	100.00	4,115
	LP - ELECTRIC LIGHT AND POWER			100/m²	100,000
OFFICE (1 STOREY)				1,711/m²	1,710,757

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

A1B Lot 1B

A1B3 Dock Office

GFA: 100 m² Cost/m²: 1,775

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SB	SUBSTRUCTURE				
3	Allowance for pad footing including excavation for column to office and cafe	m ²	95.069	20.01	1,902
4	Allowance of Reinforced concrete slab on ground including ground beams, waterproofing, subgrade and blinding to office and cafe	m ²	95.069	95.01	9,032
	SB - SUBSTRUCTURE			109/m²	10,934
CL	COLUMNS				
7	Allowance of structural steel columns to office and cafe (25kg/m ²)	t	2.37671	8,500.01	20,203
	CL - COLUMNS			202/m²	20,203
RF	ROOF				
11	Allowance of metal deck pitched roof including safety mesh, sarking, insulation, gutter, fascia, capping and flashing., etc to office and cafe	m ²	95.069	55.01	5,229
13	Allowance of structural steel roof frame to office and cafe	t	2.37671	7,500.01	17,826
19	Allowance of roof drainage system to office and cafe	m ²	95.069	8.01	761
41	Allowance of fall arrest system to office roof, anchor points and roof plumbing to roof as required to comply to code	m ²	95.069	25.01	2,377
	RF - ROOF			262/m²	26,193
EW	EXTERNAL WALLS				
15	Allowance of curtain wall system to office and cafe	m ²	84.157	400.00	33,663
	EW - EXTERNAL WALLS			337/m²	33,663
ED	EXTERNAL DOORS				
133	Allowance of single leaf glazed door to office	No	2.000	2,000.00	4,000
	ED - EXTERNAL DOORS			40/m²	4,000
NW	INTERNAL WALLS				
29	Extra over plasterboard lining to wet area	m ²	24.191	5.01	121
	NW - INTERNAL WALLS			1/m²	121
NS	INTERNAL SCREENS AND BORROWED LIGHTS				
142	Toilet cubicle to dock office	No	2.000	1,100.00	2,200
	NS - INTERNAL SCREENS AND BORROWED LIGHTS			22/m²	2,200
ND	INTERNAL DOORS				
35	Painted single leaf door including frame and hardware	No	2.000	750.00	1,500
	ND - INTERNAL DOORS			15/m²	1,500

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)

LOCATION ELEMENT ITEM

A1B Lot 1B

A1B3 Dock Office (continued)

GFA: 100 m² Cost/m²: 1,775

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
WF	WALL FINISHES				
59	Allowance of ceramic wall tile to wet area	m ²	24.191	90.01	2,178
60	Painting to plasterboard wall lining, blockwall or concrete wall	m ²	-24.191	12.01	-291
	WF - WALL FINISHES			19/m²	1,887
FF	FLOOR FINISHES				
30	Allowance of ceramic tile including waterproofing to toilet and cleaner area to office area	m ²	6.065	145.01	880
49	Allowance of carpet to office	m ²	93.938	47.01	4,415
	FF - FLOOR FINISHES			53/m²	5,295
CF	CEILING FINISHES				
57	Allowance of suspended plasterboard ceiling including to office and cafe	m ²	93.938	72.01	6,764
58	Allowance of MR suspended plasterboard ceiling including painting to wet area	m ²	6.064	75.01	455
	CF - CEILING FINISHES			72/m²	7,219
FT	FITMENTS				
38	Kitchenette cupboard including overhead cabinet	m	3.478	1,500.00	5,217
62	Soap dispenser	No	2.000	88.00	176
63	Hand Dryer	No	1.000	1,010.00	1,010
64	Paper towel dispenser	No	1.000	1,620.00	1,620
66	Toilet roll holder	No	2.000	75.00	150
151	Loose furniture - Excluded	Note			Excl.
	FT - FITMENTS			82/m²	8,173
HS	HYDRAULIC SERVICES				
74	Allowance of hydraulic service installation to office	m ²	93.938	100.00	9,394
76	Allowance of hydraulic service installation to wet area	m ²	6.064	100.00	607
	HS - HYDRAULIC SERVICES			100/m²	10,001
SF	SANITARY FIXTURES				
31	WC	No	2.000	2,500.00	5,000
32	Urinal	No	1.000	4,000.00	4,000
33	Wash basin	No	2.000	700.00	1,400
36	Kitchenette sink	No	1.000	700.00	700
	SF - SANITARY FIXTURES			111/m²	11,100
MS	MECHANICAL SERVICES				
78	Allowance of mechanical service installation to office	m ²	93.938	190.01	17,849

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

A1B Lot 1B

A1B3 Dock Office (continued)

GFA: 100 m² Cost/m²: 1,775
Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
80	Allowance of mechanical service installation to wet area	m ²	6.064	190.01	1,153
	MS - MECHANICAL SERVICES			190/m²	19,002
FP	FIRE PROTECTION				
82	Allowance of fire service installation to office	m ²	93.938	60.01	5,637
84	Allowance of fire service installation to wet areas	m ²	6.064	60.01	364
	FP - FIRE PROTECTION			60/m²	6,001
LP	ELECTRIC LIGHT AND POWER				
86	Allowance of lighting and power service installation to office	m ²	93.938	100.00	9,394
88	Allowance of lighting and power service installation to wet area	m ²	6.064	100.00	607
	LP - ELECTRIC LIGHT AND POWER			100/m²	10,001
DOCK OFFICE				1,775/m²	177,493

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

A1B Lot 1B

A1B4 External Works

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
FP	FIRE PROTECTION				
96	Allowance of sprinkler tank slab	m ²	196.810	130.01	25,585
	FP - FIRE PROTECTION				25,585
XR	ROADS, FOOTPATHS AND PAVED AREAS				
98	Allowance of heavy duty hardstand to truck loading area	m ²	6,700.150	110.00	737,017
99	Allowance of new private access road	m ²	1,220.500	90.01	109,845
101	Allowance of bitumen and subbase to carpark area	m ²	3,753.200	60.01	225,192
103	Footpath	m ²	1,548.160	85.01	131,593
104	Kerb and gutter and subsoil drainage	m	1,708.190	90.01	153,737
105	Carpark space including line marking and wheel stop	No	102.000	70.00	7,140
119	Armco crash barrier	m	50.650	240.01	12,156
156	Allowance for fire trail	m ²	1,420.380	60.01	85,223
	XR - ROADS, FOOTPATHS AND PAVED AREAS				1,461,903
XN	BOUNDARY WALLS, FENCING AND GATES				
93	Allowance for 8m wide entrance gate	No	8.000	8,000.00	64,000
94	Allowance of 2100mm high Black powdercoated chain link fence including post stage 2	m	560.750	41.01	22,990
116	Allowance of 2100mm high palisade including post	m	137.520	170.01	23,379
	XN - BOUNDARY WALLS, FENCING AND GATES				110,369
XB	OUTBUILDINGS AND COVERED WAYS				
97	Allowance of pump room	m ²	49.170	500.00	24,585
	XB - OUTBUILDINGS AND COVERED WAYS				24,585
XL	LANDSCAPING AND IMPROVEMENTS				
100	Landscaping	m ²	10,782.360	25.01	269,559
	XL - LANDSCAPING AND IMPROVEMENTS				269,559
XK	EXTERNAL STORMWATER DRAINAGE				
5	Allowance for OSD tanks to warehouses	No	1.000	350,000.00	350,000
108	Allowance of external stormwater	m	852.200	400.00	340,880
109	Allowance of external stormwater pits	No	25.000	4,000.00	100,000
	XK - EXTERNAL STORMWATER DRAINAGE				790,880
XE	EXTERNAL ELECTRIC LIGHT AND POWER				
110	Allowance of external electrical lighting for carpark	m ²	3,753.200	8.01	30,025
112	Allowance of external electrical lighting for hardstand area	m ²	6,700.150	8.01	53,601
	XE - EXTERNAL ELECTRIC LIGHT AND POWER				83,626

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

A1B Lot 1B

A1B4 External Works (continued)

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
CV	CIVIL WORKS				
157	Allowance for civil works to lots	m ²	47,901.390	15.00	718,520
					718,520
	CV - CIVIL WORKS				718,520
	EXTERNAL WORKS				3,485,027

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)

LOCATION ELEMENT ITEM

B Lot 2 - Cafe

B1 Cafe

GFA: 200 m² Cost/m²: 2,588

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
CL	COLUMNS				
7	Allowance of structural steel columns to office and cafe (25kg/m ²)	t	5.70790	8,500.01	48,518
	CL - COLUMNS			243/m²	48,518
RF	ROOF				
42	Allowance of fall arrest system to cafe	m ²	232.810	25.01	5,821
	RF - ROOF			29/m²	5,821
EW	EXTERNAL WALLS				
15	Allowance of curtain wall system to office and cafe	m ²	300.780	400.00	120,312
	EW - EXTERNAL WALLS			602/m²	120,312
ED	EXTERNAL DOORS				
24	Allowance of double sliding glazed door to cafe	No	2.000	5,000.00	10,000
	ED - EXTERNAL DOORS			50/m²	10,000
NW	INTERNAL WALLS				
28	Allowance of steel stud plasterboard partition wall with lining to both sides	m ²	116.000	100.00	11,600
	NW - INTERNAL WALLS			58/m²	11,600
NS	INTERNAL SCREENS AND BORROWED LIGHTS				
139	Ambulant toilet partitions to cafe	No	4.000	1,800.00	7,200
140	Toilet cubicle to cafe	No	4.000	1,350.00	5,400
141	Urinal partition to cafe	No	2.000	350.00	700
	NS - INTERNAL SCREENS AND BORROWED LIGHTS			66/m²	13,300
ND	INTERNAL DOORS				
35	Painted single leaf door including frame and hardware	No	8.000	750.00	6,000
	ND - INTERNAL DOORS			30/m²	6,000
WF	WALL FINISHES				
60	Painting to plasterboard wall lining, blockwall or concrete wall	m ²	232.000	12.01	2,784
	WF - WALL FINISHES			14/m²	2,784
FF	FLOOR FINISHES				
45	Allowance of ceramic tile to cafe	m ²	200.000	155.00	31,000
	FF - FLOOR FINISHES			155/m²	31,000
CF	CEILING FINISHES				
57	Allowance of suspended plasterboard ceiling including to office and cafe	m ²	200.000	72.01	14,400
	CF - CEILING FINISHES			72/m²	14,400

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

B Lot 2 - Cafe

B1 Cafe (continued)

GFA: 200 m² Cost/m²: 2,588

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
FT	FITMENTS				
61	Allowance for vanity joinery	m	2.000	750.01	1,500
62	Soap dispenser	No	2.000	88.00	176
63	Hand Dryer	No	4.000	1,010.00	4,040
64	Paper towel dispenser	No	4.000	1,620.00	6,480
66	Toilet roll holder	No	4.000	75.00	300
69	Mirror, 1200mm high	m ²	2.400	400.00	960
149	Allowance for miscellaneous metalworks to Warehouse	m ²	200.000	10.00	2,000
150	Allowance for signage	Lot	1.000	30,000.00	30,000
151	Loose furniture - Excluded	Note			Excl.
153	Cafe signage on external wall	No	1.000	3,000.00	3,000
	FT - FITMENTS			242/m²	48,456
HS	HYDRAULIC SERVICES				
75	Allowance of hydraulic service installation to cafe	m ²	200.000	250.00	50,000
	HS - HYDRAULIC SERVICES			250/m²	50,000
SF	SANITARY FIXTURES				
31	WC	No	4.000	2,500.00	10,000
33	Wash basin	No	2.000	700.00	1,400
	SF - SANITARY FIXTURES			57/m²	11,400
MS	MECHANICAL SERVICES				
79	Allowance of mechanical service installation to cafe	m ²	200.000	400.00	80,000
	MS - MECHANICAL SERVICES			400/m²	80,000
FP	FIRE PROTECTION				
83	Allowance of fire service installation to cafe	m ²	200.000	120.00	24,000
	FP - FIRE PROTECTION			120/m²	24,000
LP	ELECTRIC LIGHT AND POWER				
87	Allowance of lighting and power service installation to cafe	m ²	200.000	200.00	40,000
	LP - ELECTRIC LIGHT AND POWER			200/m²	40,000
CAFE				2,588/m²	517,591

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

B Lot 2 - Cafe

B2 External Works

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
FP	FIRE PROTECTION				
96	Allowance of sprinkler tank slab	m ²	11.040	130.01	1,436
	FP - FIRE PROTECTION				1,436
XR	ROADS, FOOTPATHS AND PAVED AREAS				
101	Allowance of bitumen and subbase to carpark area	m ²	415.620	60.01	24,938
104	Kerb and gutter and subsoil drainage	m	92.640	90.01	8,338
105	Carpark space including line marking and wheel stop	No	12.000	70.00	840
159	Paving to office	m ²	340.200	220.01	74,844
	XR - ROADS, FOOTPATHS AND PAVED AREAS				108,960
XN	BOUNDARY WALLS, FENCING AND GATES				
93	Allowance for 8m wide entrance gate	No	4.000	8,000.00	32,000
94	Allowance of 2100mm high Black powdercoated chain link fence including post stage 2	m	116.880	41.01	4,793
116	Allowance of 2100mm high palisade including post	m	50.450	170.01	8,577
	XN - BOUNDARY WALLS, FENCING AND GATES				45,370
XL	LANDSCAPING AND IMPROVEMENTS				
100	Landscaping	m ²	729.250	25.01	18,232
	XL - LANDSCAPING AND IMPROVEMENTS				18,232
XK	EXTERNAL STORMWATER DRAINAGE				
108	Allowance of external stormwater	m	28.770	400.00	11,508
109	Allowance of external stormwater pits	No	2.000	4,000.00	8,000
	XK - EXTERNAL STORMWATER DRAINAGE				19,508
XE	EXTERNAL ELECTRIC LIGHT AND POWER				
110	Allowance of external electrical lighting for carpark	m ²	415.620	8.01	3,325
	XE - EXTERNAL ELECTRIC LIGHT AND POWER				3,325
CV	CIVIL WORKS				
157	Allowance for civil works to lots	m ²	1,681.880	15.00	25,229
	CV - CIVIL WORKS				25,229
EXTERNAL WORKS					222,060

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

C Lot 3

C1 Warehouse

GFA: 13,950 m² Cost/m²: 651

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SB	SUBSTRUCTURE				
1	Allowance for pad footing including excavation for columns to warehouse	m ²	13,949.590	25.01	348,740
2	Allowance of Reinforced concrete slab on ground including ground beams, waterproofing, subgrade and blinding to warehouse	m ²	13,949.590	110.01	1,534,455
	SB - SUBSTRUCTURE			135/m²	1,883,195
CL	COLUMNS				
6	Allowance of structural steel column to warehouse (4kg/m ²)	t	55.79840	6,500.01	362,690
	CL - COLUMNS			26/m²	362,690
RF	ROOF				
10	Allowance of metal deck pitched roof including safety mesh, sarking, insulation, gutter, fascia, capping and flashing., etc to warehouse	m ²	12,554.630	55.01	690,505
12	Allowance of structural steel roof frame to warehouse (16kg/m ²)	t	200.87410	6,500.01	1,305,682
16	Allowance of awning to warehouse including fire services, roof plumbing, sheeting and structural steel	m ²	2,173.400	225.00	489,015
18	Allowance of roof drainage system to warehouse	m ²	12,554.630	7.01	87,883
39	Allowance of fall arrest system to warehouse roof, permanent anchor points to roof as required to comply to code	m ²	16,114.390	10.01	161,144
154	Allowance for metal platform for mechanical plant on roof to Warehouse area	m ²	1,394.960	50.00	69,748
155	Allowance of translucent profiled roof sheeting to Warehouse area	m ²	1,394.960	60.00	83,698
	RF - ROOF			207/m²	2,887,675
EW	EXTERNAL WALLS				
14	Allowance of profiled metal wall cladding including insulation and structural steel wall frame to warehouse	m ²	5,742.970	45.01	258,434
40	Allowance of precast wall panel, 2400mm high	m ²	1,046.390	240.01	251,134
	EW - EXTERNAL WALLS			37/m²	509,568
ED	EXTERNAL DOORS				
20	Allowance of auto roller shutter to warehouse, 6800mm wide x 5800mm high	No	11.000	10,000.00	110,000
21	Allowance of auto roller shutter to warehouse, 2800mm wide x 3600mm high	No	4.000	4,000.00	16,000
23	Painted fire-rated single leaf door	No	6.000	900.00	5,400
	ED - EXTERNAL DOORS			9/m²	131,400

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)

LOCATION ELEMENT ITEM

C Lot 3

C1 Warehouse (continued)

GFA: 13,950 m² Cost/m²: 651

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
NW	INTERNAL WALLS				
28	Allowance of steel stud plasterboard partition wall with lining to both sides	m ²	86.654	100.00	8,666
29	Extra over plasterboard lining to wet area	m ²	168.125	5.01	841
50	Allowance of precast to warehouse toilets	m ²	98.610	200.00	19,722
	NW - INTERNAL WALLS			2/m²	29,229
NS	INTERNAL SCREENS AND BORROWED LIGHTS				
48	Shower screens	No	4.000	1,350.00	5,400
51	Toilet cubicle to warehouse	No	10.000	1,100.00	11,000
52	Urinal partition	No	3.000	350.00	1,050
137	Ambulant toilet partitions to warehouse	No	4.000	1,800.00	7,200
	NS - INTERNAL SCREENS AND BORROWED LIGHTS			2/m²	24,650
ND	INTERNAL DOORS				
35	Painted single leaf door including frame and hardware	No	2.000	750.00	1,500
	ND - INTERNAL DOORS			1/m²	1,500
WF	WALL FINISHES				
59	Allowance of ceramic wall tile to wet area	m ²	168.125	90.01	15,131
60	Painting to plasterboard wall lining, blockwall or concrete wall	m ²	202.400	12.01	2,429
	WF - WALL FINISHES			1/m²	17,560
FF	FLOOR FINISHES				
17	Allowance of pavers to recreational area	m ²	36.810	250.00	9,203
44	Allowance of ceramic tile including waterproofing to toilet and cleaner area to warehouse	m ²	68.000	135.01	9,180
70	Allowance of tactile	m ²	1.600	560.00	896
145	Allow floor sealer to warehouse	m ²	13,882.010	25.01	347,051
	FF - FLOOR FINISHES			26/m²	366,330
CF	CEILING FINISHES				
58	Allowance of MR suspended plasterboard ceiling including painting to wet area	m ²	67.992	75.01	5,099
	CF - CEILING FINISHES			1/m²	5,099
FT	FITMENTS				
38	Kitchenette cupboard including overhead cabinet	m	3.478	1,500.00	5,217
53	Allowance of lockers	No	13.000	550.00	7,150
61	Allowance for vanity joinery	m	9.063	750.01	6,797
62	Soap dispenser	No	8.000	88.00	704

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)

LOCATION ELEMENT ITEM

C Lot 3

C1 Warehouse (continued)

GFA: 13,950 m² Cost/m²: 651

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
63	Hand Dryer	No	2.000	1,010.00	2,020
64	Paper towel dispenser	No	2.000	1,620.00	3,240
65	Grab rail set	No	2.000	202.00	404
66	Toilet roll holder	No	10.000	75.00	750
69	Mirror, 1200mm high	m ²	10.877	400.00	4,350
148	Warehouse signage on external wall	No	1.000	5,000.00	5,000
149	Allowance for miscellaneous metalworks to Warehouse	m ²	13,950.000	10.00	139,500
150	Allowance for signage	Lot	1.000	30,000.00	30,000
151	Loose furniture - Excluded	Note			Excl.
152	Allowance for bollards to warehouse	No	30.000	600.00	18,000
	FT - FITMENTS			16/m²	223,132
SE	SPECIAL EQUIPMENT				
71	On grade dock leveller including frame, wall protection bumpers and bollards	Set	11.000	12,500.00	137,500
72	Recessed dock leveller including frame, wall protection bumpers and bollards	Set	4.000	10,000.00	40,000
	SE - SPECIAL EQUIPMENT			13/m²	177,500
HS	HYDRAULIC SERVICES				
73	Allowance of hydraulic service installation to warehouse	m ²	13,882.010	50.01	694,101
76	Allowance of hydraulic service installation to wet area	m ²	67.992	100.00	6,799
	HS - HYDRAULIC SERVICES			50/m²	700,900
SF	SANITARY FIXTURES				
31	WC	No	10.000	2,500.00	25,000
32	Urinal	No	4.000	4,000.00	16,000
33	Wash basin	No	8.000	700.00	5,600
36	Kitchenette sink	No	1.000	700.00	700
47	Shower to accessible toilet	No	4.000	800.00	3,200
	SF - SANITARY FIXTURES			4/m²	50,500
MS	MECHANICAL SERVICES				
80	Allowance of mechanical service installation to wet area	m ²	67.992	190.01	12,918
	MS - MECHANICAL SERVICES			1/m²	12,918
FP	FIRE PROTECTION				
81	Allowance of fire service installation to warehouse	m ²	13,882.010	50.01	694,101

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

C Lot 3

C1 Warehouse (continued)

GFA: 13,950 m² Cost/m²: 651
Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
84	Allowance of fire service installation to wet areas	m ²	67.992	60.01	4,079
	FP - FIRE PROTECTION			50/m²	698,180
LP	ELECTRIC LIGHT AND POWER				
85	Allowance of lighting and power service and security installation to warehouse	m ²	13,882.010	70.01	971,741
88	Allowance of lighting and power service installation to wet area	m ²	67.992	100.00	6,799
	LP - ELECTRIC LIGHT AND POWER			70/m²	978,540
XR	ROADS, FOOTPATHS AND PAVED AREAS				
118	Bollard	No	30.000	500.00	15,000
	XR - ROADS, FOOTPATHS AND PAVED AREAS			1/m²	15,000
WAREHOUSE				651/m²	9,075,566

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

C Lot 3

C2 Office (2 Storey)

GFA: 500 m² Cost/m²: 2,315

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SB SUBSTRUCTURE					
3	Allowance for pad footing including excavation for column to office and cafe	m ²	244.759	20.01	4,895
4	Allowance of Reinforced concrete slab on ground including ground beams, waterproofing, subgrade and blinding to office and cafe	m ²	244.759	95.01	23,253
25	Allowance of lift pit for office	No	1.000	15,000.00	15,000
				86/m²	43,148
CL COLUMNS					
7	Allowance of structural steel columns to office and cafe (25kg/m ²)	t	12.23780	8,500.01	104,021
				208/m²	104,021
UF UPPER FLOORS					
9	Allowance of structural steel floor frame to office (25kg/m ²)	t	6.25000	8,500.02	53,125
43	Allowance of concrete suspended bondeck slab to warehouse office	m ²	250.000	250.00	62,500
				231/m²	115,625
SC STAIRCASES					
8	Allowance for 1400mm wide internal stair including balustrade and finishes to office	M/R	3.600	5,500.00	19,800
135	Allowance for 1300mm wide internal structural steel stair including balustrade and finishes from warehouse to L1 office	M/R	3.600	4,500.00	16,200
				72/m²	36,000
RF ROOF					
11	Allowance of metal deck pitched roof including safety mesh, sarking, insulation, gutter, fascia, capping and flashing., etc to office and cafe	m ²	244.759	55.01	13,461
13	Allowance of structural steel roof frame to office and cafe	t	6.11890	7,500.01	45,891
19	Allowance of roof drainage system to office and cafe	m ²	244.759	8.01	1,959
41	Allowance of fall arrest system to office roof, anchor points and roof plumbing to roof as required to comply to code	m ²	244.759	25.01	6,119
				135/m²	67,430
EW EXTERNAL WALLS					
15	Allowance of curtain wall system to office and cafe	m ²	286.306	400.00	114,522
114	Vertical sun shade	m	270.480	375.01	101,430
				432/m²	215,952

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)

LOCATION ELEMENT ITEM

C Lot 3

C2 Office (2 Storey) (continued)

GFA: 500 m² Cost/m²: 2,315

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
NW	INTERNAL WALLS				
28	Allowance of steel stud plasterboard partition wall with lining to both sides	m ²	374.636	100.00	37,463
29	Extra over plasterboard lining to wet area	m ²	206.804	5.01	1,034
37	Allowance of plasterboard wall lining on furring channel fixed on precast wall panel	m ²	70.380	40.01	2,815
117	Allowance of lift shaft wall	m ²	68.190	250.00	17,048
	NW - INTERNAL WALLS			117/m²	58,360
NS	INTERNAL SCREENS AND BORROWED LIGHTS				
46	Ambulant toilet partitions to office area	No	4.000	1,800.00	7,200
136	Balustrade around void to office	m	13.470	1,000.00	13,470
	NS - INTERNAL SCREENS AND BORROWED LIGHTS			41/m²	20,670
ND	INTERNAL DOORS				
35	Painted single leaf door including frame and hardware	No	12.000	750.00	9,000
143	Single leaf service cupboard door including frame and hardwares	No	1.000	500.00	500
	ND - INTERNAL DOORS			19/m²	9,500
WF	WALL FINISHES				
59	Allowance of ceramic wall tile to wet area	m ²	206.804	90.01	18,612
60	Painting to plasterboard wall lining, blockwall or concrete wall	m ²	681.021	12.01	8,173
	WF - WALL FINISHES			54/m²	26,785
FF	FLOOR FINISHES				
30	Allowance of ceramic tile including waterproofing to toilet and cleaner area to office area	m ²	49.746	145.01	7,213
49	Allowance of carpet to office	m ²	450.262	47.01	21,162
	FF - FLOOR FINISHES			57/m²	28,375
CF	CEILING FINISHES				
57	Allowance of suspended plasterboard ceiling including to office and cafe	m ²	450.262	72.01	32,419
58	Allowance of MR suspended plasterboard ceiling including painting to wet area	m ²	49.744	75.01	3,731
	CF - CEILING FINISHES			72/m²	36,150
FT	FITMENTS				
38	Kitchenette cupboard including overhead cabinet	m	6.944	1,500.00	10,416
61	Allowance for vanity joinery	m	4.977	750.01	3,733

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

C Lot 3

C2 Office (2 Storey) (continued)

GFA: 500 m² Cost/m²: 2,315

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
62	Soap dispenser	No	6.000	88.00	528
63	Hand Dryer	No	12.000	1,010.00	12,120
64	Paper towel dispenser	No	12.000	1,620.00	19,440
65	Grab rail set	No	6.000	202.00	1,212
66	Toilet roll holder	No	7.000	75.00	525
67	Shower seat to accessible toilet	No	2.000	200.00	400
68	Allowance of reception desk to office	No	1.000	13,000.00	13,000
69	Mirror, 1200mm high	m ²	5.973	400.00	2,390
138	Allowance for shower curtain and rail to accessible toilet	No	1.000	500.00	500
151	Loose furniture - Excluded	Note			Excl.
	FT - FITMENTS			129/m²	64,264
HS	HYDRAULIC SERVICES				
74	Allowance of hydraulic service installation to office	m ²	450.262	100.00	45,026
76	Allowance of hydraulic service installation to wet area	m ²	49.744	100.00	4,974
	HS - HYDRAULIC SERVICES			100/m²	50,000
SF	SANITARY FIXTURES				
31	WC	No	7.000	2,500.00	17,500
32	Urinal	No	2.000	4,000.00	8,000
33	Wash basin	No	6.000	700.00	4,200
34	Cleaner sink	No	1.000	1,500.00	1,500
36	Kitchenette sink	No	2.000	700.00	1,400
47	Shower to accessible toilet	No	2.000	800.00	1,600
	SF - SANITARY FIXTURES			68/m²	34,200
MS	MECHANICAL SERVICES				
78	Allowance of mechanical service installation to office	m ²	450.262	190.01	85,549
80	Allowance of mechanical service installation to wet area	m ²	49.744	190.01	9,451
	MS - MECHANICAL SERVICES			190/m²	95,000
FP	FIRE PROTECTION				
82	Allowance of fire service installation to office	m ²	450.262	60.01	27,015
84	Allowance of fire service installation to wet areas	m ²	49.744	60.01	2,985
	FP - FIRE PROTECTION			60/m²	30,000
LP	ELECTRIC LIGHT AND POWER				
86	Allowance of lighting and power service installation to office	m ²	450.262	100.00	45,026

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

C Lot 3

C2 Office (2 Storey) (continued)

GFA: 500 m² Cost/m²: 2,315
Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
88	Allowance of lighting and power service installation to wet area	m ²	49.744	100.00	4,974
	LP - ELECTRIC LIGHT AND POWER			100/m²	50,000
TS	TRANSPORTATION SYSTEMS				
26	Allowance of lift to office, servicing 2 levels	No	1.000	72,000.00	72,000
	TS - TRANSPORTATION SYSTEMS			144/m²	72,000
OFFICE (2 STOREY)				2,315/m²	1,157,480

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

C Lot 3

C3 Dock Office

GFA: 50 m² Cost/m²: 1,942

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SB	SUBSTRUCTURE				
3	Allowance for pad footing including excavation for column to office and cafe	m ²	48.221	20.01	965
4	Allowance of Reinforced concrete slab on ground including ground beams, waterproofing, subgrade and blinding to office and cafe	m ²	48.221	95.01	4,581
	SB - SUBSTRUCTURE			111/m²	5,546
CL	COLUMNS				
7	Allowance of structural steel columns to office and cafe (25kg/m ²)	t	1.20550	8,500.01	10,247
	CL - COLUMNS			205/m²	10,247
RF	ROOF				
11	Allowance of metal deck pitched roof including safety mesh, sarking, insulation, gutter, fascia, capping and flashing., etc to office and cafe	m ²	48.221	55.01	2,653
13	Allowance of structural steel roof frame to office and cafe	t	1.20550	7,500.01	9,042
19	Allowance of roof drainage system to office and cafe	m ²	48.221	8.01	386
41	Allowance of fall arrest system to office roof, anchor points and roof plumbing to roof as required to comply to code	m ²	48.221	25.01	1,206
	RF - ROOF			266/m²	13,287
EW	EXTERNAL WALLS				
15	Allowance of curtain wall system to office and cafe	m ²	42.924	400.00	17,170
	EW - EXTERNAL WALLS			343/m²	17,170
ED	EXTERNAL DOORS				
133	Allowance of single leaf glazed door to office	No	1.000	2,000.00	2,000
	ED - EXTERNAL DOORS			40/m²	2,000
NW	INTERNAL WALLS				
29	Extra over plasterboard lining to wet area	m ²	24.191	5.01	121
	NW - INTERNAL WALLS			2/m²	121
NS	INTERNAL SCREENS AND BORROWED LIGHTS				
142	Toilet cubicle to dock office	No	1.000	1,100.00	1,100
	NS - INTERNAL SCREENS AND BORROWED LIGHTS			22/m²	1,100
ND	INTERNAL DOORS				
35	Painted single leaf door including frame and hardware	No	1.000	750.00	750
	ND - INTERNAL DOORS			15/m²	750

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)

LOCATION ELEMENT ITEM

C Lot 3

C3 Dock Office (continued)

GFA: 50 m² Cost/m²: 1,942

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
WF	WALL FINISHES				
59	Allowance of ceramic wall tile to wet area	m ²	24.191	90.01	2,178
60	Painting to plasterboard wall lining, blockwall or concrete wall	m ²	-24.191	12.01	-291
	WF - WALL FINISHES			38/m²	1,887
FF	FLOOR FINISHES				
30	Allowance of ceramic tile including waterproofing to toilet and cleaner area to office area	m ²	6.064	145.01	880
49	Allowance of carpet to office	m ²	43.938	47.01	2,066
	FF - FLOOR FINISHES			59/m²	2,946
CF	CEILING FINISHES				
57	Allowance of suspended plasterboard ceiling including to office and cafe	m ²	43.938	72.01	3,164
58	Allowance of MR suspended plasterboard ceiling including painting to wet area	m ²	6.064	75.01	455
	CF - CEILING FINISHES			72/m²	3,619
FT	FITMENTS				
38	Kitchenette cupboard including overhead cabinet	m	3.478	1,500.00	5,217
62	Soap dispenser	No	1.000	88.00	88
63	Hand Dryer	No	1.000	1,010.00	1,010
64	Paper towel dispenser	No	1.000	1,620.00	1,620
66	Toilet roll holder	No	1.000	75.00	75
151	Loose furniture - Excluded	Note			Excl.
	FT - FITMENTS			160/m²	8,010
HS	HYDRAULIC SERVICES				
74	Allowance of hydraulic service installation to office	m ²	43.938	100.00	4,394
76	Allowance of hydraulic service installation to wet area	m ²	6.064	100.00	607
	HS - HYDRAULIC SERVICES			100/m²	5,001
SF	SANITARY FIXTURES				
31	WC	No	1.000	2,500.00	2,500
32	Urinal	No	1.000	4,000.00	4,000
33	Wash basin	No	1.000	700.00	700
36	Kitchenette sink	No	1.000	700.00	700
	SF - SANITARY FIXTURES			158/m²	7,900
MS	MECHANICAL SERVICES				
78	Allowance of mechanical service installation to office	m ²	43.938	190.01	8,349

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

C Lot 3

C3 Dock Office (continued)

GFA: 50 m² Cost/m²: 1,942
Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
80	Allowance of mechanical service installation to wet area	m ²	6.064	190.01	1,153
	MS - MECHANICAL SERVICES			190/m²	9,502
FP	FIRE PROTECTION				
82	Allowance of fire service installation to office	m ²	43.938	60.01	2,637
84	Allowance of fire service installation to wet areas	m ²	6.064	60.01	364
	FP - FIRE PROTECTION			60/m²	3,001
LP	ELECTRIC LIGHT AND POWER				
86	Allowance of lighting and power service installation to office	m ²	43.938	100.00	4,394
88	Allowance of lighting and power service installation to wet area	m ²	6.064	100.00	607
	LP - ELECTRIC LIGHT AND POWER			100/m²	5,001
DOCK OFFICE				1,942/m²	97,088

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)

LOCATION ELEMENT ITEM

C Lot 3

C4 External Works

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
FP	FIRE PROTECTION				
96	Allowance of sprinkler tank slab	m ²	226.520	130.01	29,447
	FP - FIRE PROTECTION				29,447
XR	ROADS, FOOTPATHS AND PAVED AREAS				
98	Allowance of heavy duty hardstand to truck loading area	m ²	7,134.390	110.00	784,783
101	Allowance of bitumen and subbase to carpark area	m ²	1,840.910	60.01	110,455
103	Footpath	m ²	239.320	85.01	20,343
104	Kerb and gutter and subsoil drainage	m	1,215.180	90.01	109,367
105	Carpark space including line marking and wheel stop	No	56.000	70.00	3,920
119	Armco crash barrier	m	50.000	240.01	12,000
156	Allowance for fire trail	m ²	1,825.110	60.01	109,507
	XR - ROADS, FOOTPATHS AND PAVED AREAS				1,150,375
XN	BOUNDARY WALLS, FENCING AND GATES				
93	Allowance for 8m wide entrance gate	No	2.000	8,000.00	16,000
94	Allowance of 2100mm high Black powdercoated chain link fence including post stage 2	m	565.150	41.01	23,171
116	Allowance of 2100mm high palisade including post	m	108.750	170.01	18,488
	XN - BOUNDARY WALLS, FENCING AND GATES				57,659
XB	OUTBUILDINGS AND COVERED WAYS				
97	Allowance of pump room	m ²	50.690	500.00	25,345
	XB - OUTBUILDINGS AND COVERED WAYS				25,345
XL	LANDSCAPING AND IMPROVEMENTS				
100	Landscaping	m ²	2,286.210	25.01	57,156
	XL - LANDSCAPING AND IMPROVEMENTS				57,156
XK	EXTERNAL STORMWATER DRAINAGE				
108	Allowance of external stormwater	m	705.890	400.00	282,356
109	Allowance of external stormwater pits	No	27.000	4,000.00	108,000
	XK - EXTERNAL STORMWATER DRAINAGE				390,356
XE	EXTERNAL ELECTRIC LIGHT AND POWER				
110	Allowance of external electrical lighting for carpark	m ²	1,840.910	8.01	14,728
112	Allowance of external electrical lighting for hardstand area	m ²	7,134.390	8.01	57,075
	XE - EXTERNAL ELECTRIC LIGHT AND POWER				71,803

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

C Lot 3

C4 External Works (continued)

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
CV	CIVIL WORKS				
157	Allowance for civil works to lots	m ²	28,177.490	15.00	422,663
					422,663
	CV - CIVIL WORKS				422,663
	EXTERNAL WORKS				2,204,804

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

D Lot 4

D1 Warehouse

GFA: 18,350 m² Cost/m²: 657

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SB	SUBSTRUCTURE				
1	Allowance for pad footing including excavation for columns to warehouse	m ²	18,451.710	25.01	461,293
2	Allowance of Reinforced concrete slab on ground including ground beams, waterproofing, subgrade and blinding to warehouse	m ²	18,451.710	110.01	2,029,688
	SB - SUBSTRUCTURE			136/m²	2,490,981
CL	COLUMNS				
6	Allowance of structural steel column to warehouse (4kg/m ²)	t	73.80690	6,500.01	479,744
	CL - COLUMNS			26/m²	479,744
RF	ROOF				
10	Allowance of metal deck pitched roof including safety mesh, sarking, insulation, gutter, fascia, capping and flashing., etc to warehouse	m ²	16,606.540	55.01	913,360
12	Allowance of structural steel roof frame to warehouse (16kg/m ²)	t	265.70460	6,500.01	1,727,080
16	Allowance of awning to warehouse including fire services, roof plumbing, sheeting and structural steel	m ²	2,112.010	225.00	475,203
18	Allowance of roof drainage system to warehouse	m ²	16,606.540	7.01	116,246
39	Allowance of fall arrest system to warehouse roof, permanent anchor points to roof as required to comply to code	m ²	20,575.620	10.01	205,757
154	Allowance for metal platform for mechanical plant on roof to Warehouse area	m ²	1,845.180	50.00	92,259
155	Allowance of translucent profiled roof sheeting to Warehouse area	m ²	1,845.180	60.00	110,711
	RF - ROOF			198/m²	3,640,616
EW	EXTERNAL WALLS				
14	Allowance of profiled metal wall cladding including insulation and structural steel wall frame to warehouse	m ²	6,619.600	45.01	297,882
40	Allowance of precast wall panel, 2400mm high	m ²	1,263.720	240.01	303,293
	EW - EXTERNAL WALLS			33/m²	601,175
ED	EXTERNAL DOORS				
20	Allowance of auto roller shutter to warehouse, 6800mm wide x 5800mm high	No	10.000	10,000.00	100,000
21	Allowance of auto roller shutter to warehouse, 2800mm wide x 3600mm high	No	4.000	4,000.00	16,000
23	Painted fire-rated single leaf door	No	6.000	900.00	5,400
	ED - EXTERNAL DOORS			7/m²	121,400

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)

LOCATION ELEMENT ITEM

D Lot 4

D1 Warehouse (continued)

GFA: 18,350 m² Cost/m²: 657

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
NW	INTERNAL WALLS				
28	Allowance of steel stud plasterboard partition wall with lining to both sides	m ²	173.308	100.00	17,331
29	Extra over plasterboard lining to wet area	m ²	336.250	5.01	1,681
50	Allowance of precast to warehouse toilets	m ²	197.220	200.00	39,444
144	Internal dividing walls (assume core-filled blockwall)	m ²	1,210.790	250.00	302,698
	NW - INTERNAL WALLS			20/m²	361,154
NS	INTERNAL SCREENS AND BORROWED LIGHTS				
48	Shower screens	No	8.000	1,350.00	10,800
51	Toilet cubicle to warehouse	No	20.000	1,100.00	22,000
52	Urinal partition	No	6.000	350.00	2,100
137	Ambulant toilet partitions to warehouse	No	8.000	1,800.00	14,400
	NS - INTERNAL SCREENS AND BORROWED LIGHTS			3/m²	49,300
ND	INTERNAL DOORS				
35	Painted single leaf door including frame and hardware	No	4.000	750.00	3,000
	ND - INTERNAL DOORS			1/m²	3,000
WF	WALL FINISHES				
59	Allowance of ceramic wall tile to wet area	m ²	336.250	90.01	30,262
60	Painting to plasterboard wall lining, blockwall or concrete wall	m ²	2,826.372	12.01	33,917
	WF - WALL FINISHES			3/m²	64,179
FF	FLOOR FINISHES				
17	Allowance of pavers to recreational area	m ²	125.630	250.00	31,408
44	Allowance of ceramic tile including waterproofing to toilet and cleaner area to warehouse	m ²	135.990	135.01	18,358
70	Allowance of tactile	m ²	3.200	560.00	1,792
145	Allow floor sealer to warehouse	m ²	18,214.020	25.01	455,351
	FF - FLOOR FINISHES			28/m²	506,909
CF	CEILING FINISHES				
58	Allowance of MR suspended plasterboard ceiling including painting to wet area	m ²	135.985	75.01	10,198
	CF - CEILING FINISHES			1/m²	10,198
FT	FITMENTS				
38	Kitchenette cupboard including overhead cabinet	m	3.477	1,500.00	5,216
53	Allowance of lockers	No	26.000	550.00	14,300
61	Allowance for vanity joinery	m	18.127	750.01	13,595

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)

LOCATION ELEMENT ITEM

D Lot 4

D1 Warehouse (continued)

GFA: 18,350 m² Cost/m²: 657

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
62	Soap dispenser	No	16.000	88.00	1,408
63	Hand Dryer	No	4.000	1,010.00	4,040
64	Paper towel dispenser	No	4.000	1,620.00	6,480
65	Grab rail set	No	4.000	202.00	808
66	Toilet roll holder	No	20.000	75.00	1,500
69	Mirror, 1200mm high	m ²	21.748	400.00	8,699
148	Warehouse signage on external wall	No	1.000	5,000.00	5,000
149	Allowance for miscellaneous metalworks to Warehouse	m ²	18,350.000	10.00	183,500
150	Allowance for signage	Lot	1.000	30,000.00	30,000
151	Loose furniture - Excluded	Note			Excl.
152	Allowance for bollards to warehouse	No	28.000	600.00	16,800
	FT - FITMENTS			16/m²	291,346
SE	SPECIAL EQUIPMENT				
71	On grade dock leveller including frame, wall protection bumpers and bollards	Set	10.000	12,500.00	125,000
72	Recessed dock leveller including frame, wall protection bumpers and bollards	Set	4.000	10,000.00	40,000
	SE - SPECIAL EQUIPMENT			9/m²	165,000
HS	HYDRAULIC SERVICES				
73	Allowance of hydraulic service installation to warehouse	m ²	18,214.020	50.01	910,701
76	Allowance of hydraulic service installation to wet area	m ²	135.985	100.00	13,598
	HS - HYDRAULIC SERVICES			50/m²	924,299
SF	SANITARY FIXTURES				
31	WC	No	20.000	2,500.00	50,000
32	Urinal	No	8.000	4,000.00	32,000
33	Wash basin	No	16.000	700.00	11,200
36	Kitchenette sink	No	1.000	700.00	700
47	Shower to accessible toilet	No	8.000	800.00	6,400
	SF - SANITARY FIXTURES			5/m²	100,300
MS	MECHANICAL SERVICES				
80	Allowance of mechanical service installation to wet area	m ²	135.985	190.01	25,837
	MS - MECHANICAL SERVICES			1/m²	25,837
FP	FIRE PROTECTION				
81	Allowance of fire service installation to warehouse	m ²	18,214.020	50.01	910,701

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

D Lot 4

D1 Warehouse (continued)

GFA: 18,350 m² Cost/m²: 657
Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
84	Allowance of fire service installation to wet areas	m ²	135.985	60.01	8,159
	FP - FIRE PROTECTION			50/m²	918,860
LP	ELECTRIC LIGHT AND POWER				
85	Allowance of lighting and power service and security installation to warehouse	m ²	18,214.020	70.01	1,274,982
88	Allowance of lighting and power service installation to wet area	m ²	135.985	100.00	13,598
	LP - ELECTRIC LIGHT AND POWER			70/m²	1,288,580
XR	ROADS, FOOTPATHS AND PAVED AREAS				
118	Bollard	No	24.000	500.00	12,000
	XR - ROADS, FOOTPATHS AND PAVED AREAS			1/m²	12,000
WAREHOUSE				657/m²	12,054,878

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

D Lot 4

D2 Office (2 Storey)

GFA: 1,200 m² Cost/m²: 2,223

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SB	SUBSTRUCTURE				
3	Allowance for pad footing including excavation for column to office and cafe	m ²	627.078	20.01	12,541
4	Allowance of Reinforced concrete slab on ground including ground beams, waterproofing, subgrade and blinding to office and cafe	m ²	627.078	95.01	59,572
25	Allowance of lift pit for office	No	2.000	15,000.00	30,000
	SB - SUBSTRUCTURE			85/m²	102,113
CL	COLUMNS				
7	Allowance of structural steel columns to office and cafe (25kg/m ²)	t	31.35390	8,500.01	266,508
	CL - COLUMNS			222/m²	266,508
UF	UPPER FLOORS				
9	Allowance of structural steel floor frame to office (25kg/m ²)	t	15.00000	8,500.02	127,500
43	Allowance of concrete suspended bondeck slab to warehouse office	m ²	600.000	250.00	150,000
	UF - UPPER FLOORS			231/m²	277,500
SC	STAIRCASES				
8	Allowance for 1400mm wide internal stair including balustrade and finishes to office	M/R	7.200	5,500.00	39,600
135	Allowance for 1300mm wide internal structural steel stair including balustrade and finishes from warehouse to L1 office	M/R	7.200	4,500.00	32,400
	SC - STAIRCASES			60/m²	72,000
RF	ROOF				
11	Allowance of metal deck pitched roof including safety mesh, sarking, insulation, gutter, fascia, capping and flashing., etc to office and cafe	m ²	627.078	55.01	34,489
13	Allowance of structural steel roof frame to office and cafe	t	15.67699	7,500.01	117,577
19	Allowance of roof drainage system to office and cafe	m ²	627.078	8.01	5,016
41	Allowance of fall arrest system to office roof, anchor points and roof plumbing to roof as required to comply to code	m ²	627.078	25.01	15,676
	RF - ROOF			144/m²	172,758
EW	EXTERNAL WALLS				
15	Allowance of curtain wall system to office and cafe	m ²	829.584	400.00	331,833
114	Vertical sun shade	m	582.020	375.01	218,257
	EW - EXTERNAL WALLS			458/m²	550,090

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

D Lot 4

D2 Office (2 Storey) (continued)

GFA: 1,200 m² Cost/m²: 2,223

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
ED	EXTERNAL DOORS				
22	Allowance of double leaf glazed door to office	No	2.000	2,750.00	5,500
133	Allowance of single leaf glazed door to office	No	2.000	2,000.00	4,000
	ED - EXTERNAL DOORS			8/m²	9,500
NW	INTERNAL WALLS				
28	Allowance of steel stud plasterboard partition wall with lining to both sides	m ²	569.632	100.00	56,963
29	Extra over plasterboard lining to wet area	m ²	413.609	5.01	2,068
37	Allowance of plasterboard wall lining on furring channel fixed on precast wall panel	m ²	70.380	40.01	2,815
117	Allowance of lift shaft wall	m ²	128.390	250.00	32,097
	NW - INTERNAL WALLS			78/m²	93,943
NS	INTERNAL SCREENS AND BORROWED LIGHTS				
46	Ambulant toilet partitions to office area	No	8.000	1,800.00	14,400
136	Balustrade around void to office	m	26.940	1,000.00	26,940
	NS - INTERNAL SCREENS AND BORROWED LIGHTS			34/m²	41,340
ND	INTERNAL DOORS				
35	Painted single leaf door including frame and hardware	No	14.000	750.00	10,500
143	Single leaf service cupboard door including frame and hardwares	No	2.000	500.00	1,000
	ND - INTERNAL DOORS			10/m²	11,500
WF	WALL FINISHES				
59	Allowance of ceramic wall tile to wet area	m ²	413.609	90.01	37,224
60	Painting to plasterboard wall lining, blockwall or concrete wall	m ²	924.409	12.01	11,093
	WF - WALL FINISHES			40/m²	48,317
FF	FLOOR FINISHES				
30	Allowance of ceramic tile including waterproofing to toilet and cleaner area to office area	m ²	99.496	145.01	14,426
49	Allowance of carpet to office	m ²	1,100.512	47.01	51,724
	FF - FLOOR FINISHES			55/m²	66,150
CF	CEILING FINISHES				
57	Allowance of suspended plasterboard ceiling including to office and cafe	m ²	1,100.512	72.01	79,236

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

D Lot 4

D2 Office (2 Storey) (continued)

GFA: 1,200 m² Cost/m²: 2,223

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
58	Allowance of MR suspended plasterboard ceiling including painting to wet area	m ²	99.491	75.01	7,461
CF - CEILING FINISHES				72/m²	86,697
FT	FITMENTS				
38	Kitchenette cupboard including overhead cabinet	m	17.365	1,500.00	26,047
61	Allowance for vanity joinery	m	9.953	750.01	7,464
62	Soap dispenser	No	12.000	88.00	1,056
63	Hand Dryer	No	18.000	1,010.00	18,180
64	Paper towel dispenser	No	18.000	1,620.00	29,160
65	Grab rail set	No	12.000	202.00	2,424
66	Toilet roll holder	No	14.000	75.00	1,050
67	Shower seat to accessible toilet	No	3.000	200.00	600
68	Allowance of reception desk to office	No	2.000	13,000.00	26,000
69	Mirror, 1200mm high	m ²	11.942	400.00	4,776
138	Allowance for shower curtain and rail to accessible toilet	No	1.000	500.00	500
151	Loose furniture - Excluded	Note			Excl.
FT - FITMENTS				98/m²	117,257
HS	HYDRAULIC SERVICES				
74	Allowance of hydraulic service installation to office	m ²	1,100.512	100.00	110,051
76	Allowance of hydraulic service installation to wet area	m ²	99.491	100.00	9,949
HS - HYDRAULIC SERVICES				100/m²	120,000
SF	SANITARY FIXTURES				
31	WC	No	14.000	2,500.00	35,000
32	Urinal	No	4.000	4,000.00	16,000
33	Wash basin	No	12.000	700.00	8,400
34	Cleaner sink	No	2.000	1,500.00	3,000
36	Kitchenette sink	No	5.000	700.00	3,500
47	Shower to accessible toilet	No	3.000	800.00	2,400
SF - SANITARY FIXTURES				57/m²	68,300
MS	MECHANICAL SERVICES				
78	Allowance of mechanical service installation to office	m ²	1,100.512	190.01	209,097
80	Allowance of mechanical service installation to wet area	m ²	99.491	190.01	18,903
MS - MECHANICAL SERVICES				190/m²	228,000

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

D Lot 4

D2 Office (2 Storey) (continued)

GFA: 1,200 m² Cost/m²: 2,223
Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
FP	FIRE PROTECTION				
82	Allowance of fire service installation to office	m ²	1,100.512	60.01	66,030
84	Allowance of fire service installation to wet areas	m ²	99.491	60.01	5,969
	FP - FIRE PROTECTION			60/m²	71,999
LP	ELECTRIC LIGHT AND POWER				
86	Allowance of lighting and power service installation to office	m ²	1,100.512	100.00	110,051
88	Allowance of lighting and power service installation to wet area	m ²	99.491	100.00	9,949
	LP - ELECTRIC LIGHT AND POWER			100/m²	120,000
TS	TRANSPORTATION SYSTEMS				
26	Allowance of lift to office, servicing 2 levels	No	2.000	72,000.00	144,000
	TS - TRANSPORTATION SYSTEMS			120/m²	144,000
OFFICE (2 STOREY)				2,223/m²	2,667,972

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

D Lot 4

D3 Dock Office

GFA: 100 m² Cost/m²: 1,778

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SB	SUBSTRUCTURE				
3	Allowance for pad footing including excavation for column to office and cafe	m ²	95.252	20.01	1,906
4	Allowance of Reinforced concrete slab on ground including ground beams, waterproofing, subgrade and blinding to office and cafe	m ²	95.252	95.01	9,049
	SB - SUBSTRUCTURE			110/m²	10,955
CL	COLUMNS				
7	Allowance of structural steel columns to office and cafe (25kg/m ²)	t	2.38130	8,500.01	20,242
	CL - COLUMNS			202/m²	20,242
RF	ROOF				
11	Allowance of metal deck pitched roof including safety mesh, sarking, insulation, gutter, fascia, capping and flashing., etc to office and cafe	m ²	95.252	55.01	5,239
13	Allowance of structural steel roof frame to office and cafe	t	2.38131	7,500.01	17,860
19	Allowance of roof drainage system to office and cafe	m ²	95.252	8.01	763
41	Allowance of fall arrest system to office roof, anchor points and roof plumbing to roof as required to comply to code	m ²	95.252	25.01	2,382
	RF - ROOF			262/m²	26,244
EW	EXTERNAL WALLS				
15	Allowance of curtain wall system to office and cafe	m ²	84.746	400.00	33,899
	EW - EXTERNAL WALLS			339/m²	33,899
ED	EXTERNAL DOORS				
133	Allowance of single leaf glazed door to office	No	2.000	2,000.00	4,000
	ED - EXTERNAL DOORS			40/m²	4,000
NW	INTERNAL WALLS				
29	Extra over plasterboard lining to wet area	m ²	24.191	5.01	121
	NW - INTERNAL WALLS			1/m²	121
NS	INTERNAL SCREENS AND BORROWED LIGHTS				
142	Toilet cubicle to dock office	No	2.000	1,100.00	2,200
	NS - INTERNAL SCREENS AND BORROWED LIGHTS			22/m²	2,200
ND	INTERNAL DOORS				
35	Painted single leaf door including frame and hardware	No	2.000	750.00	1,500
	ND - INTERNAL DOORS			15/m²	1,500

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)

LOCATION ELEMENT ITEM

D Lot 4

D3 Dock Office (continued)

GFA: 100 m² Cost/m²: 1,778

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
WF	WALL FINISHES				
59	Allowance of ceramic wall tile to wet area	m ²	24.191	90.01	2,178
60	Painting to plasterboard wall lining, blockwall or concrete wall	m ²	-24.191	12.01	-291
	WF - WALL FINISHES			19/m²	1,887
FF	FLOOR FINISHES				
30	Allowance of ceramic tile including waterproofing to toilet and cleaner area to office area	m ²	6.064	145.01	880
49	Allowance of carpet to office	m ²	93.938	47.01	4,415
	FF - FLOOR FINISHES			53/m²	5,295
CF	CEILING FINISHES				
57	Allowance of suspended plasterboard ceiling including to office and cafe	m ²	93.938	72.01	6,764
58	Allowance of MR suspended plasterboard ceiling including painting to wet area	m ²	6.064	75.01	455
	CF - CEILING FINISHES			72/m²	7,219
FT	FITMENTS				
38	Kitchenette cupboard including overhead cabinet	m	3.478	1,500.00	5,217
62	Soap dispenser	No	2.000	88.00	176
63	Hand Dryer	No	1.000	1,010.00	1,010
64	Paper towel dispenser	No	1.000	1,620.00	1,620
66	Toilet roll holder	No	2.000	75.00	150
151	Loose furniture - Excluded	Note			Excl.
	FT - FITMENTS			82/m²	8,173
HS	HYDRAULIC SERVICES				
74	Allowance of hydraulic service installation to office	m ²	93.938	100.00	9,394
76	Allowance of hydraulic service installation to wet area	m ²	6.064	100.00	607
	HS - HYDRAULIC SERVICES			100/m²	10,001
SF	SANITARY FIXTURES				
31	WC	No	2.000	2,500.00	5,000
32	Urinal	No	1.000	4,000.00	4,000
33	Wash basin	No	2.000	700.00	1,400
36	Kitchenette sink	No	1.000	700.00	700
	SF - SANITARY FIXTURES			111/m²	11,100
MS	MECHANICAL SERVICES				
78	Allowance of mechanical service installation to office	m ²	93.938	190.01	17,849

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

D Lot 4

D3 Dock Office (continued)

GFA: 100 m² Cost/m²: 1,778
Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
80	Allowance of mechanical service installation to wet area	m ²	6.064	190.01	1,153
	MS - MECHANICAL SERVICES			190/m²	19,002
FP	FIRE PROTECTION				
82	Allowance of fire service installation to office	m ²	93.938	60.01	5,637
84	Allowance of fire service installation to wet areas	m ²	6.064	60.01	364
	FP - FIRE PROTECTION			60/m²	6,001
LP	ELECTRIC LIGHT AND POWER				
86	Allowance of lighting and power service installation to office	m ²	93.938	100.00	9,394
88	Allowance of lighting and power service installation to wet area	m ²	6.064	100.00	607
	LP - ELECTRIC LIGHT AND POWER			100/m²	10,001
DOCK OFFICE				1,778/m²	177,840

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)

LOCATION ELEMENT ITEM

D Lot 4

D4 External Works

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
FP	FIRE PROTECTION				
96	Allowance of sprinkler tank slab	m ²	154.940	130.01	20,143
	FP - FIRE PROTECTION				20,143
XR	ROADS, FOOTPATHS AND PAVED AREAS				
98	Allowance of heavy duty hardstand to truck loading area	m ²	5,882.280	110.00	647,051
101	Allowance of bitumen and subbase to carpark area	m ²	3,727.760	60.01	223,665
103	Footpath	m ²	754.390	85.01	64,123
104	Kerb and gutter and subsoil drainage	m	1,408.020	90.01	126,721
105	Carpark space including line marking and wheel stop	No	100.000	70.00	7,000
119	Armco crash barrier	m	50.580	240.01	12,140
	XR - ROADS, FOOTPATHS AND PAVED AREAS				1,080,700
XN	BOUNDARY WALLS, FENCING AND GATES				
93	Allowance for 8m wide entrance gate	No	6.000	8,000.00	48,000
94	Allowance of 2100mm high Black powdercoated chain link fence including post stage 2	m	140.110	41.01	5,745
116	Allowance of 2100mm high palisade including post	m	337.360	170.01	57,351
	XN - BOUNDARY WALLS, FENCING AND GATES				111,096
XB	OUTBUILDINGS AND COVERED WAYS				
97	Allowance of pump room	m ²	49.970	500.00	24,985
	XB - OUTBUILDINGS AND COVERED WAYS				24,985
XL	LANDSCAPING AND IMPROVEMENTS				
100	Landscaping	m ²	3,137.510	25.01	78,438
	XL - LANDSCAPING AND IMPROVEMENTS				78,438
XK	EXTERNAL STORMWATER DRAINAGE				
108	Allowance of external stormwater	m	744.300	400.00	297,720
109	Allowance of external stormwater pits	No	24.000	4,000.00	96,000
	XK - EXTERNAL STORMWATER DRAINAGE				393,720
XE	EXTERNAL ELECTRIC LIGHT AND POWER				
110	Allowance of external electrical lighting for carpark	m ²	3,727.760	8.01	29,822
112	Allowance of external electrical lighting for hardstand area	m ²	5,882.280	8.01	47,059
	XE - EXTERNAL ELECTRIC LIGHT AND POWER				76,881

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

D Lot 4

D4 External Works (continued)

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
CV	CIVIL WORKS				
157	Allowance for civil works to lots	m ²	33,943.980	15.00	509,159
					509,159
	CV - CIVIL WORKS				509,159
	EXTERNAL WORKS				2,295,122

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

E Lot 5

E1 Warehouse

GFA: 11,200 m² Cost/m²: 635

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SB	SUBSTRUCTURE				
1	Allowance for pad footing including excavation for columns to warehouse	m ²	11,203.040	25.01	280,076
2	Allowance of Reinforced concrete slab on ground including ground beams, waterproofing, subgrade and blinding to warehouse	m ²	11,203.040	110.01	1,232,335
	SB - SUBSTRUCTURE			135/m²	1,512,411
CL	COLUMNS				
6	Allowance of structural steel column to warehouse (4kg/m ²)	t	44.81220	6,500.01	291,280
	CL - COLUMNS			26/m²	291,280
RF	ROOF				
10	Allowance of metal deck pitched roof including safety mesh, sarking, insulation, gutter, fascia, capping and flashing., etc to warehouse	m ²	10,082.730	55.01	554,551
12	Allowance of structural steel roof frame to warehouse (16kg/m ²)	t	161.32370	6,500.01	1,048,605
16	Allowance of awning to warehouse including fire services, roof plumbing, sheeting and structural steel	m ²	954.120	225.00	214,677
18	Allowance of roof drainage system to warehouse	m ²	10,082.730	7.01	70,580
39	Allowance of fall arrest system to warehouse roof, permanent anchor points to roof as required to comply to code	m ²	12,166.360	10.01	121,664
154	Allowance for metal platform for mechanical plant on roof to Warehouse area	m ²	1,120.310	50.00	56,016
155	Allowance of translucent profiled roof sheeting to Warehouse area	m ²	1,120.310	60.00	67,219
	RF - ROOF			190/m²	2,133,312
EW	EXTERNAL WALLS				
14	Allowance of profiled metal wall cladding including insulation and structural steel wall frame to warehouse	m ²	4,703.690	45.01	211,667
40	Allowance of precast wall panel, 2400mm high	m ²	928.080	240.01	222,740
	EW - EXTERNAL WALLS			39/m²	434,407
ED	EXTERNAL DOORS				
20	Allowance of auto roller shutter to warehouse, 6800mm wide x 5800mm high	No	5.000	10,000.00	50,000
21	Allowance of auto roller shutter to warehouse, 2800mm wide x 3600mm high	No	4.000	4,000.00	16,000
23	Painted fire-rated single leaf door	No	6.000	900.00	5,400
	ED - EXTERNAL DOORS			6/m²	71,400

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)

LOCATION ELEMENT ITEM

E Lot 5

E1 Warehouse (continued)

GFA: 11,200 m² Cost/m²: 635

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
NW	INTERNAL WALLS				
28	Allowance of steel stud plasterboard partition wall with lining to both sides	m ²	86.654	100.00	8,666
29	Extra over plasterboard lining to wet area	m ²	168.125	5.01	841
50	Allowance of precast to warehouse toilets	m ²	98.610	200.00	19,722
	NW - INTERNAL WALLS			3/m²	29,229
NS	INTERNAL SCREENS AND BORROWED LIGHTS				
48	Shower screens	No	4.000	1,350.00	5,400
51	Toilet cubicle to warehouse	No	10.000	1,100.00	11,000
52	Urinal partition	No	3.000	350.00	1,050
137	Ambulant toilet partitions to warehouse	No	4.000	1,800.00	7,200
	NS - INTERNAL SCREENS AND BORROWED LIGHTS			2/m²	24,650
ND	INTERNAL DOORS				
35	Painted single leaf door including frame and hardware	No	2.000	750.00	1,500
	ND - INTERNAL DOORS			1/m²	1,500
WF	WALL FINISHES				
59	Allowance of ceramic wall tile to wet area	m ²	168.125	90.01	15,131
60	Painting to plasterboard wall lining, blockwall or concrete wall	m ²	202.400	12.01	2,429
	WF - WALL FINISHES			2/m²	17,560
FF	FLOOR FINISHES				
17	Allowance of pavers to recreational area	m ²	106.820	250.00	26,705
44	Allowance of ceramic tile including waterproofing to toilet and cleaner area to warehouse	m ²	68.000	135.01	9,180
70	Allowance of tactile	m ²	1.600	560.00	896
145	Allow floor sealer to warehouse	m ²	11,132.010	25.01	278,301
	FF - FLOOR FINISHES			28/m²	315,082
CF	CEILING FINISHES				
58	Allowance of MR suspended plasterboard ceiling including painting to wet area	m ²	67.992	75.01	5,100
	CF - CEILING FINISHES			1/m²	5,100
FT	FITMENTS				
38	Kitchenette cupboard including overhead cabinet	m	3.478	1,500.00	5,217
53	Allowance of lockers	No	13.000	550.00	7,150
61	Allowance for vanity joinery	m	9.063	750.01	6,798
62	Soap dispenser	No	8.000	88.00	704

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)

LOCATION ELEMENT ITEM

E Lot 5

E1 Warehouse (continued)

GFA: 11,200 m² Cost/m²: 635

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
63	Hand Dryer	No	2.000	1,010.00	2,020
64	Paper towel dispenser	No	2.000	1,620.00	3,240
65	Grab rail set	No	2.000	202.00	404
66	Toilet roll holder	No	10.000	75.00	750
69	Mirror, 1200mm high	m ²	10.877	400.00	4,350
148	Warehouse signage on external wall	No	1.000	5,000.00	5,000
149	Allowance for miscellaneous metalworks to Warehouse	m ²	11,200.000	10.00	112,000
150	Allowance for signage	Lot	1.000	30,000.00	30,000
151	Loose furniture - Excluded	Note			Excl.
152	Allowance for bollards to warehouse	No	18.000	600.00	10,800
	FT - FITMENTS			17/m²	188,433
SE	SPECIAL EQUIPMENT				
71	On grade dock leveller including frame, wall protection bumpers and bollards	Set	5.000	12,500.00	62,500
72	Recessed dock leveller including frame, wall protection bumpers and bollards	Set	4.000	10,000.00	40,000
	SE - SPECIAL EQUIPMENT			9/m²	102,500
HS	HYDRAULIC SERVICES				
73	Allowance of hydraulic service installation to warehouse	m ²	11,132.010	50.01	556,601
76	Allowance of hydraulic service installation to wet area	m ²	67.992	100.00	6,799
	HS - HYDRAULIC SERVICES			50/m²	563,400
SF	SANITARY FIXTURES				
31	WC	No	10.000	2,500.00	25,000
32	Urinal	No	4.000	4,000.00	16,000
33	Wash basin	No	8.000	700.00	5,600
36	Kitchenette sink	No	1.000	700.00	700
47	Shower to accessible toilet	No	4.000	800.00	3,200
	SF - SANITARY FIXTURES			5/m²	50,500
MS	MECHANICAL SERVICES				
80	Allowance of mechanical service installation to wet area	m ²	67.992	190.01	12,918
	MS - MECHANICAL SERVICES			1/m²	12,918
FP	FIRE PROTECTION				
81	Allowance of fire service installation to warehouse	m ²	11,132.010	50.01	556,601

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

E Lot 5

E1 Warehouse (continued)

GFA: 11,200 m² Cost/m²: 635
Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
84	Allowance of fire service installation to wet areas	m ²	67.992	60.01	4,080
	FP - FIRE PROTECTION			50/m²	560,681
LP	ELECTRIC LIGHT AND POWER				
85	Allowance of lighting and power service and security installation to warehouse	m ²	11,132.010	70.01	779,241
88	Allowance of lighting and power service installation to wet area	m ²	67.992	100.00	6,799
	LP - ELECTRIC LIGHT AND POWER			70/m²	786,040
XR	ROADS, FOOTPATHS AND PAVED AREAS				
118	Bollard	No	18.000	500.00	9,000
	XR - ROADS, FOOTPATHS AND PAVED AREAS			1/m²	9,000
WAREHOUSE				635/m²	7,109,403

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

E Lot 5

E2 Office (2 Storey)

GFA: 500 m² Cost/m²: 2,499

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SB SUBSTRUCTURE					
3	Allowance for pad footing including excavation for column to office and cafe	m ²	279.462	20.01	5,589
4	Allowance of Reinforced concrete slab on ground including ground beams, waterproofing, subgrade and blinding to office and cafe	m ²	279.462	95.01	26,548
25	Allowance of lift pit for office	No	1.000	15,000.00	15,000
				94/m²	47,137
CL COLUMNS					
7	Allowance of structural steel columns to office and cafe (25kg/m ²)	t	13.97310	8,500.01	118,771
				238/m²	118,771
UF UPPER FLOORS					
9	Allowance of structural steel floor frame to office (25kg/m ²)	t	6.25000	8,500.02	53,125
43	Allowance of concrete suspended bondeck slab to warehouse office	m ²	250.000	250.00	62,500
				231/m²	115,625
SC STAIRCASES					
8	Allowance for 1400mm wide internal stair including balustrade and finishes to office	M/R	3.600	5,500.00	19,800
135	Allowance for 1300mm wide internal structural steel stair including balustrade and finishes from warehouse to L1 office	M/R	3.600	4,500.00	16,200
				72/m²	36,000
RF ROOF					
11	Allowance of metal deck pitched roof including safety mesh, sarking, insulation, gutter, fascia, capping and flashing., etc to office and cafe	m ²	279.462	55.01	15,370
13	Allowance of structural steel roof frame to office and cafe	t	6.98659	7,500.01	52,399
19	Allowance of roof drainage system to office and cafe	m ²	279.462	8.01	2,235
41	Allowance of fall arrest system to office roof, anchor points and roof plumbing to roof as required to comply to code	m ²	279.462	25.01	6,987
				154/m²	76,991
EW EXTERNAL WALLS					
15	Allowance of curtain wall system to office and cafe	m ²	387.599	400.00	155,039
114	Vertical sun shade	m	292.220	375.01	109,583
				529/m²	264,622

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)

LOCATION ELEMENT ITEM

E Lot 5

E2 Office (2 Storey) (continued)

GFA: 500 m² Cost/m²: 2,499

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
ED	EXTERNAL DOORS				
22	Allowance of double leaf glazed door to office	No	2.000	2,750.00	5,500
133	Allowance of single leaf glazed door to office	No	1.000	2,000.00	2,000
	ED - EXTERNAL DOORS			15/m²	7,500
NW	INTERNAL WALLS				
28	Allowance of steel stud plasterboard partition wall with lining to both sides	m ²	374.636	100.00	37,463
29	Extra over plasterboard lining to wet area	m ²	206.804	5.01	1,034
37	Allowance of plasterboard wall lining on furring channel fixed on precast wall panel	m ²	70.380	40.01	2,816
117	Allowance of lift shaft wall	m ²	68.190	250.00	17,048
	NW - INTERNAL WALLS			117/m²	58,361
NS	INTERNAL SCREENS AND BORROWED LIGHTS				
46	Ambulant toilet partitions to office area	No	4.000	1,800.00	7,200
136	Balustrade around void to office	m	13.470	1,000.00	13,470
	NS - INTERNAL SCREENS AND BORROWED LIGHTS			41/m²	20,670
ND	INTERNAL DOORS				
35	Painted single leaf door including frame and hardware	No	14.000	750.00	10,500
143	Single leaf service cupboard door including frame and hardwares	No	1.000	500.00	500
	ND - INTERNAL DOORS			22/m²	11,000
WF	WALL FINISHES				
59	Allowance of ceramic wall tile to wet area	m ²	206.804	90.01	18,612
60	Painting to plasterboard wall lining, blockwall or concrete wall	m ²	681.021	12.01	8,173
	WF - WALL FINISHES			54/m²	26,785
FF	FLOOR FINISHES				
30	Allowance of ceramic tile including waterproofing to toilet and cleaner area to office area	m ²	49.746	145.01	7,213
49	Allowance of carpet to office	m ²	450.262	47.01	21,162
	FF - FLOOR FINISHES			57/m²	28,375
CF	CEILING FINISHES				
57	Allowance of suspended plasterboard ceiling including to office and cafe	m ²	450.262	72.01	32,419

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

E Lot 5

E2 Office (2 Storey) (continued)

GFA: 500 m² Cost/m²: 2,499

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
58	Allowance of MR suspended plasterboard ceiling including painting to wet area	m ²	49.744	75.01	3,731
CF - CEILING FINISHES				72/m²	36,150
FT	FITMENTS				
38	Kitchenette cupboard including overhead cabinet	m	10.413	1,500.00	15,619
61	Allowance for vanity joinery	m	4.977	750.01	3,733
62	Soap dispenser	No	6.000	88.00	528
63	Hand Dryer	No	12.000	1,010.00	12,120
64	Paper towel dispenser	No	12.000	1,620.00	19,440
65	Grab rail set	No	6.000	202.00	1,212
66	Toilet roll holder	No	7.000	75.00	525
67	Shower seat to accessible toilet	No	2.000	200.00	400
68	Allowance of reception desk to office	No	1.000	13,000.00	13,000
69	Mirror, 1200mm high	m ²	5.973	400.00	2,390
138	Allowance for shower curtain and rail to accessible toilet	No	1.000	500.00	500
151	Loose furniture - Excluded	Note			Excl.
FT - FITMENTS				139/m²	69,467
HS	HYDRAULIC SERVICES				
74	Allowance of hydraulic service installation to office	m ²	450.262	100.00	45,026
76	Allowance of hydraulic service installation to wet area	m ²	49.744	100.00	4,975
HS - HYDRAULIC SERVICES				100/m²	50,001
SF	SANITARY FIXTURES				
31	WC	No	7.000	2,500.00	17,500
32	Urinal	No	2.000	4,000.00	8,000
33	Wash basin	No	6.000	700.00	4,200
34	Cleaner sink	No	1.000	1,500.00	1,500
36	Kitchenette sink	No	3.000	700.00	2,100
47	Shower to accessible toilet	No	2.000	800.00	1,600
SF - SANITARY FIXTURES				70/m²	34,900
MS	MECHANICAL SERVICES				
78	Allowance of mechanical service installation to office	m ²	450.262	190.01	85,549
80	Allowance of mechanical service installation to wet area	m ²	49.744	190.01	9,452
MS - MECHANICAL SERVICES				190/m²	95,001

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

E Lot 5

E2 Office (2 Storey) (continued)

GFA: 500 m² Cost/m²: 2,499
Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
FP	FIRE PROTECTION				
82	Allowance of fire service installation to office	m ²	450.262	60.01	27,015
84	Allowance of fire service installation to wet areas	m ²	49.744	60.01	2,985
	FP - FIRE PROTECTION			60/m²	30,000
LP	ELECTRIC LIGHT AND POWER				
86	Allowance of lighting and power service installation to office	m ²	450.262	100.00	45,026
88	Allowance of lighting and power service installation to wet area	m ²	49.744	100.00	4,975
	LP - ELECTRIC LIGHT AND POWER			100/m²	50,001
TS	TRANSPORTATION SYSTEMS				
26	Allowance of lift to office, servicing 2 levels	No	1.000	72,000.00	72,000
	TS - TRANSPORTATION SYSTEMS			144/m²	72,000
OFFICE (2 STOREY)				2,499/m²	1,249,357

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

E Lot 5

E3 Dock Office

GFA: 50 m² Cost/m²: 1,873

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SB	SUBSTRUCTURE				
3	Allowance for pad footing including excavation for column to office and cafe	m ²	45.948	20.01	919
4	Allowance of Reinforced concrete slab on ground including ground beams, waterproofing, subgrade and blinding to office and cafe	m ²	45.948	95.01	4,366
	SB - SUBSTRUCTURE			106/m²	5,285
CL	COLUMNS				
7	Allowance of structural steel columns to office and cafe (25kg/m ²)	t	1.14870	8,500.01	9,764
	CL - COLUMNS			195/m²	9,764
RF	ROOF				
11	Allowance of metal deck pitched roof including safety mesh, sarking, insulation, gutter, fascia, capping and flashing., etc to office and cafe	m ²	45.948	55.01	2,528
13	Allowance of structural steel roof frame to office and cafe	t	1.14871	7,500.01	8,616
19	Allowance of roof drainage system to office and cafe	m ²	45.948	8.01	368
41	Allowance of fall arrest system to office roof, anchor points and roof plumbing to roof as required to comply to code	m ²	45.948	25.01	1,149
	RF - ROOF			253/m²	12,661
EW	EXTERNAL WALLS				
15	Allowance of curtain wall system to office and cafe	m ²	40.921	400.00	16,369
	EW - EXTERNAL WALLS			327/m²	16,369
NW	INTERNAL WALLS				
29	Extra over plasterboard lining to wet area	m ²	24.191	5.01	121
	NW - INTERNAL WALLS			2/m²	121
NS	INTERNAL SCREENS AND BORROWED LIGHTS				
142	Toilet cubicle to dock office	No	1.000	1,100.00	1,100
	NS - INTERNAL SCREENS AND BORROWED LIGHTS			22/m²	1,100
ND	INTERNAL DOORS				
35	Painted single leaf door including frame and hardware	No	2.000	750.00	1,500
	ND - INTERNAL DOORS			30/m²	1,500
WF	WALL FINISHES				
59	Allowance of ceramic wall tile to wet area	m ²	24.191	90.01	2,178
60	Painting to plasterboard wall lining, blockwall or concrete wall	m ²	-24.191	12.01	-291
	WF - WALL FINISHES			38/m²	1,887

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

E Lot 5

E3 Dock Office (continued)

GFA: 50 m² Cost/m²: 1,873

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
FF	FLOOR FINISHES				
30	Allowance of ceramic tile including waterproofing to toilet and cleaner area to office area	m ²	6.064	145.01	880
49	Allowance of carpet to office	m ²	43.938	47.01	2,066
	FF - FLOOR FINISHES			59/m²	2,946
CF	CEILING FINISHES				
57	Allowance of suspended plasterboard ceiling including to office and cafe	m ²	43.938	72.01	3,164
58	Allowance of MR suspended plasterboard ceiling including painting to wet area	m ²	6.064	75.01	455
	CF - CEILING FINISHES			72/m²	3,619
FT	FITMENTS				
38	Kitchenette cupboard including overhead cabinet	m	3.479	1,500.00	5,219
62	Soap dispenser	No	1.000	88.00	88
63	Hand Dryer	No	1.000	1,010.00	1,010
64	Paper towel dispenser	No	1.000	1,620.00	1,620
66	Toilet roll holder	No	1.000	75.00	75
151	Loose furniture - Excluded	Note			Excl.
	FT - FITMENTS			160/m²	8,012
HS	HYDRAULIC SERVICES				
74	Allowance of hydraulic service installation to office	m ²	43.938	100.00	4,394
76	Allowance of hydraulic service installation to wet area	m ²	6.064	100.00	607
	HS - HYDRAULIC SERVICES			100/m²	5,001
SF	SANITARY FIXTURES				
31	WC	No	1.000	2,500.00	2,500
32	Urinal	No	1.000	4,000.00	4,000
33	Wash basin	No	1.000	700.00	700
36	Kitchenette sink	No	1.000	700.00	700
	SF - SANITARY FIXTURES			158/m²	7,900
MS	MECHANICAL SERVICES				
78	Allowance of mechanical service installation to office	m ²	43.938	190.01	8,349
80	Allowance of mechanical service installation to wet area	m ²	6.064	190.01	1,153
	MS - MECHANICAL SERVICES			190/m²	9,502
FP	FIRE PROTECTION				
82	Allowance of fire service installation to office	m ²	43.938	60.01	2,637

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

E Lot 5

E3 Dock Office (continued)

GFA: 50 m² Cost/m²: 1,873
Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
84	Allowance of fire service installation to wet areas	m ²	6.064	60.01	364
	FP - FIRE PROTECTION			60/m²	3,001
LP	ELECTRIC LIGHT AND POWER				
86	Allowance of lighting and power service installation to office	m ²	43.938	100.00	4,394
88	Allowance of lighting and power service installation to wet area	m ²	6.064	100.00	607
	LP - ELECTRIC LIGHT AND POWER			100/m²	5,001
DOCK OFFICE				1,873/m²	93,669

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

E Lot 5

E4 External Works

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
FP	FIRE PROTECTION				
96	Allowance of sprinkler tank slab	m ²	159.590	130.01	20,747
	FP - FIRE PROTECTION				20,747
XR	ROADS, FOOTPATHS AND PAVED AREAS				
98	Allowance of heavy duty hardstand to truck loading area	m ²	3,609.500	110.00	397,045
101	Allowance of bitumen and subbase to carpark area	m ²	1,805.750	60.01	108,345
103	Footpath	m ²	501.090	85.01	42,593
104	Kerb and gutter and subsoil drainage	m	1,024.960	90.01	92,247
105	Carpark space including line marking and wheel stop	No	49.000	70.00	3,430
119	Armco crash barrier	m	49.560	240.01	11,895
156	Allowance for fire trail	m ²	1,412.680	60.01	84,761
	XR - ROADS, FOOTPATHS AND PAVED AREAS				740,316
XN	BOUNDARY WALLS, FENCING AND GATES				
93	Allowance for 8m wide entrance gate	No	7.000	8,000.00	56,000
94	Allowance of 2100mm high Black powdercoated chain link fence including post stage 2	m	453.620	41.01	18,598
116	Allowance of 2100mm high palisade including post	m	88.240	170.01	15,001
	XN - BOUNDARY WALLS, FENCING AND GATES				89,599
XB	OUTBUILDINGS AND COVERED WAYS				
97	Allowance of pump room	m ²	50.650	500.00	25,325
	XB - OUTBUILDINGS AND COVERED WAYS				25,325
XL	LANDSCAPING AND IMPROVEMENTS				
100	Landscaping	m ²	8,191.730	25.01	204,793
	XL - LANDSCAPING AND IMPROVEMENTS				204,793
XK	EXTERNAL STORMWATER DRAINAGE				
108	Allowance of external stormwater	m	578.110	400.00	231,244
109	Allowance of external stormwater pits	No	24.000	4,000.00	96,000
	XK - EXTERNAL STORMWATER DRAINAGE				327,244
XE	EXTERNAL ELECTRIC LIGHT AND POWER				
110	Allowance of external electrical lighting for carpark	m ²	1,805.750	8.01	14,446
112	Allowance of external electrical lighting for hardstand area	m ²	3,609.500	8.01	28,876
	XE - EXTERNAL ELECTRIC LIGHT AND POWER				43,322

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

E Lot 5

E4 External Works (continued)

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
CV	CIVIL WORKS				
157	Allowance for civil works to lots	m ²	27,021.440	15.00	405,322
					CV - CIVIL WORKS
					405,322
	EXTERNAL WORKS				1,856,668

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

F Lot 6

F1 Land

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
XN	BOUNDARY WALLS, FENCING AND GATES				
94	Allowance of 2100mm high Black powdercoated chain link fence including post stage 2	m	332.050	41.01	13,615
	XN - BOUNDARY WALLS, FENCING AND GATES				13,615
CV	CIVIL WORKS				
158	Allowance for civil works to lot 6	m ²	9,612.780	5.01	48,064
	CV - CIVIL WORKS				48,064
LAND					61,679

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

J Infrastructure Upgrades to Aldington Rd & Mamre Rd

J1 Infrastructure Roads

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
XR	ROADS, FOOTPATHS AND PAVED AREAS				
129	Allowance for upgrade to Mamre and Aldington Road and intersections, double the size of the road, + new line marking	m	4,000.000		Excl.
	XR - ROADS, FOOTPATHS AND PAVED AREAS				Excl.
	INFRASTRUCTURE ROADS				Excl.

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

J Infrastructure Upgrades to Aldington Rd & Mamre Rd

J2 Infrastructure Water

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
HS	HYDRAULIC SERVICES				
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		Excl.
	HS - HYDRAULIC SERVICES				Excl.
INFRASTRUCTURE WATER					Excl.

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

J Infrastructure Upgrades to Aldington Rd & Mamre Rd

J3 Infrastructure Sewer

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
HS	HYDRAULIC SERVICES				
123	Allowance for proposed external sewer main	m	4,000.000		Excl.
	HS - HYDRAULIC SERVICES				Excl.
INFRASTRUCTURE SEWER					Excl.

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

J Infrastructure Upgrades to Aldington Rd & Mamre Rd

J4 Infrastructure Electrical

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
LP	ELECTRIC LIGHT AND POWER				
124	Allowance for 22kVA external reticulation including pits	m	4,000.000		Excl.
125	Demolition and removal of existing 11kV and low voltage overhead cables and poles	No	200.000		Excl.
126	Allowance for new lights to external road including connection to conduit	No	200.000		Excl.
127	Allowance for communications pits and conduits to early works leading to lot 1	m	4,000.000		Excl.
	LP - ELECTRIC LIGHT AND POWER				Excl.
	INFRASTRUCTURE ELECTRICAL				Excl.

KEMPS CREEK INDUSTRIAL ESTATE

INITIAL ESTIMATE FOR WAREHOUSES (APRIL)



LOCATION ELEMENT ITEM

J Infrastructure Upgrades to Aldington Rd & Mamre Rd

J5 Infrastructure Stormwater

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
XR	ROADS, FOOTPATHS AND PAVED AREAS				
130	Allowance for stormwater to Mamre and Aldington Road and intersections	m	4,000.000		Excl.
131	Allowance for stormwater pits to Mamber and Aldington Road and intersections	No	50.000		Excl.
	XR - ROADS, FOOTPATHS AND PAVED AREAS				Excl.
INFRASTRUCTURE STORMWATER					Excl.

**APPENDIX B:
Schedule of Information**

SCHEDULE OF INFORMATION

Architectural drawings prepared by Nettleton Tribe Partnership Pty Ltd dated 5 April 2022:

- 11920_DA-002[P16] – Estate Plan 20220405.pdf

**APPENDIX C:
Standard Area Definitions**

STANDARD AREA DEFINITIONS

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

GROSS FLOOR AREA (G.F.A.)

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

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

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

UNENCLOSED COVERED AREA (U.C.A.)

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

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