

## Stockland Ingleburn - Stage 2



### CLIENT

Stockland Developments

### VALUE

\$26 million

### CONTRACT DURATION

43 weeks

### COMPLETION DATE

July 2018

### LOCATION

Ingleburn NSW 2565

### CONTRACT TYPE

Design & Construct

### START DATE

September 2017

This development provides industrial tenants warehouses that can cater for a variety of uses including storage, distribution and manufacturing.

The Stockland Ingleburn Stage 2 project lies within the Stockland Ingleburn Industrial Estate and spans across a total site area of 71,000m<sup>2</sup>.

The development comprises two warehouses (WH2 & WH3) including associated handstands, offices and landscaping and now caters for a variety of uses for future industrial tenants including storage and distribution as well as manufacturing. Warehouse 2 is 15,000m<sup>2</sup> and Warehouse 3 is larger comprising 20,819m<sup>2</sup> including a 3,000m<sup>2</sup> undercroft carpark. Each warehouse has the option to be subdivided into two provisions for offices 2B and 3B.

It was important to Stockland that the project be delivered within budget which was facilitated by Taylor in a couple of ways. Firstly, during the tender phase, Taylor put forward an alternate structural design which achieved approximately \$600,000 worth of savings for the client. Secondly, Stockland wanted certainty in the High Voltage (HV) trade package whereby the HV were a provisional sum. To address this, Taylor engaged the most cost efficient HV tenderer to complete investigation works on the authority ducts to confirm they were suitable. This initiative not only resulted in significant cost savings, it also reduced associated cost risks and subsequently allowed the client to refine their price.