

Sydney
Level 5, 1 Chifley Square
Sydney NSW 2000
P 02 9270 1000

27 July 2020

MBM01527-0009
Sydney Business Park
15 Hollinsworth Rd
Marsden Park, NSW 2765

Attention: Owen Walsh,

**Re: SBP - Stage 3 Facilities
DA Cost Plan**

This letter is to confirm that the estimated Capital Investment Value for the proposed Stage 3 Facilities Development at Part Lots 4 and 5 DP 1210172 and Part Lot 36 DP262886 Marsden Park is \$156,517,600.04 excluding GST. This figure includes for construction cost, builder's margin, professional fees, authority fees and is based on drawings A0003/G, A1001/G, A1002/E, A1101/E, A1102/D, A1103/E, A2001/C, A2102/B, A3001/C, A3102/B, DA000/P2, DA100/P4, DA200/P3, DA202/P2, DA205/P3, DA206/P3, DA207/P2, DA208/P2, DA301/P2, DA401/P2, DA402/P2, DA500/P2, DA700/P3 and DA701/P1.

A breakdown summary of the Capital Investment Value is as follows:

Warehouse 1	\$ 52,783,130.21
Warehouse 2	\$ 16,169,586.50
Warehouse 3	\$ 4,682,826.49
Warehouse 4	\$ 74,816,802.45
Civil Works and Services	\$ 8,961,254.40
TOTAL excl GST	\$ 157,413,600.04

Further breakdown of the estimated Capital Investment Value is attached.

Estimate of Job Creation during construction:

MBMpl estimate 669 jobs will be created by the future development during construction as per the following calculation:

$\$1,000,000 \times 50\% = \$500,000$ (labour cost)

$\$500,000 / \70 per hr = 7,142 hrs

7,142 hours / 1,680hrs (1 person works 40hrs x 42 weeks per annum)

= 4.25 jobs per million dollars

4.25 jobs x \$157.4 million = 669 jobs

We understand that another 610 operational jobs will be created and have been provided with the below estimate by Others:

Warehouse	Employees
1	290
2	125
3	35
4	160
TOTAL	610

Should you have any queries or require further information please do not hesitate to contact the undersigned.

Yours faithfully
MBMpl Pty Ltd



Selma Trepanic
Associate Director

Capital Investment Breakdown - Warehouse 1

1	Description	\$ Cost
2	Warehouse	
3	Foundations	\$712,300
4	Ground Slab	\$3,352,000
5	Structural Steel	\$4,399,500
6	Metal Deck Roof	\$2,178,800
7	External Colourback Cladding	\$796,100
8	Precast Panels	\$1,257,000
9	Roller Shutters	\$419,000
10	Electrical Services	\$1,676,000
11	Hydraulic Services	\$1,257,000
12	Fire Services	\$2,095,000
13	Mechanical Services	\$377,100
14	Awnings	\$712,300
15	Metalwork	\$335,200
16	Doors & Cleaning	\$419,000
17	Office	
18	Ground Slab	\$140,800
19	First Floor Suspended Slab	\$369,600
20	Structural Steel	\$264,000
21	Roof	\$96,800
22	Façade	\$528,000
23	Stairs	\$38,720
24	Amenities	\$325,600
25	Joinery	\$61,600
26	Open Floor Space (flooring/ceiling)	\$246,400
27	Partitioning	\$272,800
28	Electrical Services	\$264,000
29	Hydraulic Services	\$172,480
30	Fire Services	\$105,600
31	Mechanical Services	\$404,800
32	Lift Services	\$100,000
33	Other	
34	Ground Slab	\$66,800
35	First Floor Suspended Slab	\$175,350
36	Structural Steel	\$125,250
37	Roof	\$45,925
38	Façade	\$250,500
39	Stairs	\$18,370
40	Amenities	\$154,475
41	Joinery	\$29,225
42	Open Floor Space (flooring/ceiling)	\$116,900
43	Partitioning	\$129,425
44	Electrical Services	\$125,250
45	Hydraulic Services	\$81,830
46	Fire Services	\$50,100
47	Mechanical Services	\$192,050
48	Project Specifics	
49	Site Signage	\$50,000

Capital Investment Breakdown - Warehouse 1

50	Linemarking	\$50,000
51	Additional extra over metal work requirements	\$100,000
52	Workstations and associated furniture	\$400,000
53	Whitegoods	\$25,000
54	Security	\$200,000
55	CCTV	\$150,000
56	Data Reticulation	\$300,000
57	Audio Visual	\$25,000
58	Dangerous Goods	\$75,000
59	Racking	\$1,000,000
60	Fire Protection Complaint to suit AGV	\$100,000
61	Tenant Requirements	
62	General & Detailed Cleaning for Tenant Fitout Work	\$52,800
63	Slab Upgrade for AMR & AGV	\$100,000
64	Early Access Trade Cleaning	\$30,000
65	Waste Bin for Client Contractors	\$50,000
66	Site Office for Client	\$45,000
67	Client Fitout Builder's Permit Allowances & LSL	\$45,000
68	Project Construction Signage	\$15,000
69	Photo & Video Record	\$35,000
70	EO 8 tonne point load for the warehouse slab	\$17,000
71	Additional 50kL rainwater tank	\$45,000
72	Steel upgrades for 1000Kw Solar System	\$116,000
73	200m Armco Allowances	\$45,000
74	Boom gates to truck entry & exit	\$16,000
75	A-Safe column protectors	\$30,000
76	External waste enclosure	\$35,000
77	EO Colorbond Coolmax Roof Sheeting - Office	\$16,530
78	100mm thick roof insulation with blanket spacers - Warehouse	\$838,000
79	50mm thick wall insulation to the external metal clad walls - Warehouse	\$185,990
80	Blinds to external windows	\$22,838
81	Provide Rapid Roller shutter doors to internal of all on grade RSD	\$400,000
82	Site identification signage - Provisional Sum	\$55,000
83	Lockers	\$54,000
84	Temperature control to warehouse	\$4,000,000
85	MSB & Cable Upgrade for Temperature Control - Provisional Sum	\$300,000
86	Industrial Fans	\$135,000
87	Water fountains	\$84,000
88	PA System - Provisional Sum	\$100,000
89	Harmonic Filter - Provisional Sum	\$50,000
90	UPS - 70kVA UPS with additional battery pack for comms room - Provisional Sum	\$65,000
91	Power Correction Unit - Provisional Sum	\$100,000
92	Power Outlet - Provisional Sum	\$100,000
93	Dyson Air Blade Hand Dryer	\$33,750
94	200 Lux & 320 Lux Average Lighting Requirement - Provisional Sum	\$630,000
95	Provision of Data Conduit	\$156,000
96	Dock Shelter & Trailer Restraint to Recessed Dock	\$343,800
97	500kW Solar Panel System	\$600,000
98	5* Greenstar Certified - Provisional Sum	\$300,000

Capital Investment Breakdown - Warehouse 1

99	Tenant Fitout including Office fitout	\$1,000,000
100	Dock Office	\$540,000
101	Battery Charge Room	\$459,000
102	Amenities - Warehouse	\$200,000
103	Power Schedule & AGV's Control Cabinets	\$170,500
104	Auxiliary Items	
105	Sprinkler Tank	\$80,000
106	Pump Room	\$40,000
107	Rainwater Tanks	\$65,000
108	Statutory Signage	\$30,000
109	Main Office Outdoor Area	\$40,000
110	Pavements	
111	Heavy Duty Paving	\$2,166,000
112	Light Duty Paving	\$528,320
113	Pedestrian Footpath	\$81,180
114	Kerb & Gutter	\$143,260
115	Siteworks	
116	Landscape & Irrigation	\$208,440
117	Fencing & Gates	\$178,044
118	Sub-Station Establishment	\$400,000
119	Stormwater Services	\$1,000,000
120	Bulk Earthworks (Shaping)	\$800,910
121	Trim & Compaction	\$222,475
122	Recessed Dock Retaining Walls	\$100,000
123	Subtotal	\$45,113,787
124	PRELIMINARIES, DESIGN & MARGIN	
125	Preliminaries	\$3,609,103
126	Professional and Authority Fees	\$2,255,689
127	Margin	\$1,804,551
128	Subtotal	\$7,669,344
129	TOTAL CONSTRUCTION COST (EX GST)	\$52,783,130

Exclusions:

- Loose Furniture and Fixtures
- Work outside of site boundary
- Land Costs
- Relocations
- Contingencies
- GST

Capital Investment Breakdown - Warehouse 2

1	Description	\$ Cost
2	Warehouse	
3	Foundations	\$272,000
4	Ground Slab	\$1,280,000
5	Structural Steel	\$1,680,000
6	Metal Deck Roof	\$832,000
7	External Colourback Cladding	\$304,000
8	Precast Panels	\$480,000
9	Roller Shutters	\$160,000
10	Electrical Services	\$640,000
11	Hydraulic Services	\$480,000
12	Fire Services	\$800,000
13	Mechanical Services	\$144,000
14	Awnings	\$272,000
15	Metalwork	\$128,000
16	Doors & Cleaning	\$160,000
17	Office	
18	Ground Slab	\$80,000
19	First Floor Suspended Slab	\$210,000
20	Structural Steel	\$150,000
21	Roof	\$55,000
22	Façade	\$300,000
23	Stairs	\$22,000
24	Amenities	\$185,000
25	Joinery	\$35,000
26	Open Floor Space (flooring/ceiling)	\$140,000
27	Partitioning	\$155,000
28	Electrical Services	\$150,000
29	Hydraulic Services	\$98,000
30	Fire Services	\$60,000
31	Mechanical Services	\$230,000
32	Lift Services	\$100,000
33	Other	
34	Ground Slab	\$10,800
35	First Floor Suspended Slab	\$28,350
36	Structural Steel	\$20,250
37	Roof	\$7,425
38	Façade	\$40,500
39	Stairs	\$2,970
40	Amenities	\$24,975
41	Joinery	\$4,725
42	Open Floor Space (flooring/ceiling)	\$18,900
43	Partitioning	\$20,925
44	Electrical Services	\$20,250
45	Hydraulic Services	\$13,230
46	Fire Services	\$8,100
47	Mechanical Services	\$31,050
48	Project Specifics	
49	Site Signage	\$30,000

Capital Investment Breakdown - Warehouse 2

50	Linemarking		\$20,000
51	Workstations and associated furniture		\$150,000
52	Whitegoods		\$10,000
53	Security		\$80,000
54	CCTV		\$60,000
55	Data Reticulation		\$300,000
56	Audio Visual		\$15,000
57	Racking		\$500,000
58	Tenant Requirements		
59	TBA once known if any	excl	
60	Auxiliary Items		
61	Sprinkler Tank		\$40,000
62	Pump Room		\$20,000
63	Rainwater Tanks		\$30,000
64	Statutory Signage		\$15,000
65	Main Office Outdoor Area		\$20,000
66	Pavements		
67	Heavy Duty Paving		\$667,680
68	Light Duty Paving		\$319,520
69	Pedestrian Footpath		\$32,940
70	Kerb & Gutter		\$92,300
71	Siteworks		
72	Landscape & Irrigation		\$205,120
73	Fencing & Gates		\$114,044
74	Sub-Station Establishment		\$300,000
75	Stormwater Services		\$500,000
76	Bulk Earthworks (Shaping)		\$308,430
77	Trim & Compaction		\$85,675
78	Recessed Dock Retaining Walls		\$50,000
79	Subtotal		\$13,820,159
80	PRELIMINARIES, DESIGN & MARGIN		
81	Preliminaries		\$1,105,613
82	Professional and Authority Fees		\$691,008
83	Margin		\$552,806
84	Subtotal		\$2,349,427
85	TOTAL CONSTRUCTION COST (EX GST)		\$16,169,586

Exclusions:

- Loose Furniture and Fixtures
- Work outside of site boundary
- Land Costs
- Relocations
- Contingencies
- GST

Capital Investment Breakdown - Warehouse 3

1	Description	\$ Cost
2	Warehouse	
3	Foundations	\$59,075
4	Ground Slab	\$278,000
5	Structural Steel	\$364,875
6	Metal Deck Roof	\$180,700
7	External Colourback Cladding	\$66,025
8	Precast Panels	\$104,250
9	Roller Shutters	\$34,750
10	Electrical Services	\$139,000
11	Hydraulic Services	\$104,250
12	Fire Services	\$173,750
13	Mechanical Services	\$31,275
14	Awnings	\$59,075
15	Metalwork	\$27,800
16	Doors & Cleaning	\$34,750
17	Office	
18	Ground Slab	\$28,000
19	First Floor Suspended Slab	\$73,500
20	Structural Steel	\$52,500
21	Roof	\$19,250
22	Façade	\$105,000
23	Stairs	\$7,700
24	Amenities	\$64,750
25	Joinery	\$12,250
26	Open Floor Space (flooring/ceiling)	\$49,000
27	Partitioning	\$54,250
28	Electrical Services	\$52,500
29	Hydraulic Services	\$34,300
30	Fire Services	\$21,000
31	Mechanical Services	\$80,500
32	Lift Services	\$100,000
33	Other	
34	Ground Slab	\$2,800
35	First Floor Suspended Slab	\$7,350
36	Structural Steel	\$5,250
37	Roof	\$1,925
38	Façade	\$10,500
39	Stairs	\$770
40	Amenities	\$6,475
41	Joinery	\$1,225
42	Open Floor Space (flooring/ceiling)	\$4,900
43	Partitioning	\$5,425
44	Electrical Services	\$5,250
45	Hydraulic Services	\$3,430
46	Fire Services	\$2,100
47	Mechanical Services	\$8,050
48	Project Specifics	
49	Site Signage	\$25,000

Capital Investment Breakdown - Warehouse 3

50	Linemarking		\$5,000
51	Workstations and associated furniture		\$35,000
52	Whitegoods		\$5,000
53	Security		\$20,000
54	CCTV		\$20,000
55	Data Reticulation		\$300,000
56	Audio Visual		\$10,000
57	Dangerous Goods		\$10,000
58	Racking		\$200,000
59	Tenant Requirements		
60	TBA once known if any	excl	
33	Auxiliary Items		
34	Sprinkler Tank		\$30,000
35	Pump Room		\$20,000
36	Rainwater Tanks		\$25,000
37	Statutory Signage		\$10,000
38	Main Office Outdoor Area		\$15,000
39	Pavements		
40	Heavy Duty Paving		\$279,120
41	Light Duty Paving		\$92,720
42	Pedestrian Footpath		\$18,720
43	Kerb & Gutter		\$22,880
44	Siteworks		
45	Landscape & Irrigation		\$47,200
46	Fencing & Gates		\$60,471
47	Sub-Station Establishment		\$0
48	Stormwater Services		\$150,000
49	Bulk Earthworks (Shaping)		\$69,480
50	Trim & Compaction		\$19,300
51	Recessed Dock Retaining Walls		\$35,000
52	Subtotal		\$4,002,416
53	PRELIMINARIES, DESIGN & MARGIN		
54	Preliminaries		\$320,193
55	Professional and Authority Fees		\$200,121
56	Margin		\$160,097
57	Subtotal		\$680,411
58	TOTAL CONSTRUCTION COST (EX GST)		\$4,682,826

Exclusions:

- Loose Furniture and Fixtures
- Work outside of site boundary
- Land Costs
- Relocations
- Contingencies
- GST

Capital Investment Breakdown - Warehouse 4

1	Description	\$ Cost
2	Basement	
3	Earthworks	\$1,636,800
4	Foundation	\$1,860,000
5	Ground Slab	\$669,600
6	Access Ramps	\$483,600
7	Retaining External Wall to Basement	\$1,785,600
8	Stairs	\$66,960
9	Roller Shutters	\$10,000
10	Electrical Services	\$334,800
11	Hydraulic Services	\$186,000
12	Fire Services	\$372,000
13	Mechanical Services	\$372,000
14	Vertical Transportation Services	\$80,000
15	Metal Work	\$148,800
16	Doors & Cleaning	\$74,400
17	Warehouse	
18	Foundation - SOG	\$403,852
19	Ground Slab	\$1,900,480
20	Suspended Slab incl Columns	\$4,988,760
21	Structural Steel	\$2,494,380
22	Roofing	\$1,235,312
23	Precast Concrete	\$712,680
24	External Wall Cladding	\$451,364
25	Roller Shutters	\$237,560
26	Electrical Services	\$950,240
27	Hydraulic Services	\$712,680
28	Fire Sprinkler Services	\$1,187,800
29	Mechanical Services	\$213,804
30	Awning	\$237,560
31	Metalwork	\$190,048
32	Doors and Cleaning	\$118,780
33	Office	
34	Ground Floor Slab	\$52,800
35	Structural Steel	\$99,000
36	Roofing	\$36,300
37	Facade	\$198,000
38	Amenities	\$122,100
39	Joinery	\$23,100
40	Open Floor Space (Flooring/Ceiling)	\$92,400
41	Partitioning	\$102,300
42	Electrical Services	\$99,000
43	Hydraulics Services	\$64,680
44	Fire Services	\$39,600
45	Mechanical Services	\$151,800
46	Other	
47	Ground Slab	\$48,480
48	First Floor Suspended Slab	\$127,260
49	Structural Steel	\$90,900

Capital Investment Breakdown - Warehouse 4

50	Roof	\$33,330
51	Façade	\$181,800
52	Stairs	\$13,332
53	Amenities	\$112,110
54	Joinery	\$21,210
55	Open Floor Space (flooring/ceiling)	\$84,840
56	Partitioning	\$93,930
57	Electrical Services	\$90,900
58	Hydraulic Services	\$59,388
59	Fire Services	\$36,360
60	Mechanical Services	\$139,380
61	Project Specifics	
62	Site Signage	\$40,000
63	Linemarking	\$40,000
64	Workstations and associated furniture	\$300,000
65	Whitegoods	\$20,000
66	Security	\$150,000
67	CCTV	\$150,000
68	Data Reticulation	\$120,000
69	Audio Visual	\$20,000
70	Dangerous Goods	\$60,000
71	Racking	\$2,000,000
72	Tenant Requirements	
73	General & Detailed Cleaning for Tenant Fitout Work	\$200,000
74	Slab Upgrade for AMR & AGV	\$70,000
75	Coolrooms	\$400,000
76	Waste Bin for Client Contractors	\$40,000
77	Site Office for Client	\$40,000
78	Client Fitout Builder's Permit Allowances & LSL	\$125,000
79	Project Construction Signage	\$15,000
80	Photo & Video Record	\$30,000
81	EO 8 tonne point load for the warehouse slab	\$12,500
82	Additional 50kL rainwater tank	\$30,000
83	Steel upgrades for 1000Kw Solar System	\$85,000
84	200m Armco Allowances	\$30,000
85	Gates, bollards and entry access	\$300,000
86	A-Safe column protectors	\$20,000
87	External waste enclosure	\$25,000
88	EO Colorbond Coolmax Roof Sheeting - Office	\$11,500
89	100mm thick roof insulation with blanket spacers - Warehouse	\$615,000
90	50mm thick wall insulation to the external metal clad walls - Warehouse	\$130,000
91	Blinds to external windows	\$20,000
92	Provide Rapid Roller shutter doors to internal of all on grade RSD	\$300,000
93	Site identification signage - Provisional Sum	\$40,000
94	Lockers	\$40,000
95	Temperature control to warehouse	\$3,700,000
96	MSB & Cable Upgrade for Temperature Control - Provisional Sum	\$220,000
97	Industrial Fans	\$100,000
98	Water fountains	\$62,000

Capital Investment Breakdown - Warehouse 4

99	PA System - Provisional Sum	\$75,000
100	Harmonic Filter - Provisional Sum	\$40,000
101	UPS - 70kVA UPS with additional battery pack for comms room - Provisional Sum	\$50,000
102	Pewer Generators including Correction Unit	\$1,400,000
103	Power Outlet - Provisional Sum	\$75,000
104	Dyson Air Blade Hand Dryer	\$25,000
105	200 Lux & 320 Lux Average Lighting Requirement - Provisional Sum	\$460,000
106	Provision of Data Conduit	\$115,000
107	Dock Shelter & Trailer Restraint to Recessed Dock	\$250,000
108	500kW Solar Panel System	\$450,000
109	5* Greenstar Certified - Provisional Sum	\$225,000
110	Tenant Fitout including Office fitout	\$20,000,000
111	Dock Office	\$400,000
112	Battery Charge Room	\$350,000
113	Amenities - Warehouse	\$150,000
114	Power Schedule & AGV's Control Cabinets	\$125,000
61	Auxiliary Items	
62	Sprinkler Tank	\$60,000
63	Pump Room	\$30,000
64	Rainwater Tanks	\$45,000
65	Statutory Signage	\$25,000
66	Main Office Outdoor Area	\$35,000
67	Pavements	
68	Heaving Duty Paving - Includes Roadbase	\$835,320
69	Light Duty Paving	\$419,520
70	Fire Access Track - 150mm subbase with Seal	\$76,140
71	Pedestrian Paving	\$52,560
72	Kerb & Gutter	\$29,640
73	Siteworks	
74	Landscape & Irrigation	\$141,520
75	Fencing & Gates	\$149,974
76	Sub-Station Establishment	\$300,000
77	Stormwater Services	\$800,000
78	Bulk Earthworks (Shaping)	\$614,466
79	Trim & Compaction	\$170,685
80	Recessed Dock Retaining Walls	\$80,000
81	Subtotal	\$63,945,985
82	PRELIMINARIES, DESIGN & MARGIN	
83	Preliminaries	\$5,115,679
84	Professional and Authority Fees	\$3,197,299
85	Margin	\$2,557,839
86	Subtotal	\$10,870,817
87	TOTAL CONSTRUCTION COST (EX GST)	\$74,816,802

Exclusions:

- Loose Furniture and Fixtures
- Work outside of site boundary
- Land Costs
- Relocations



SBP - STAGE 3 FACILITIES



Capital Investment Breakdown - Warehouse 4

Contingencies

GST

Capital Investment Breakdown - Civil Works and Services

1	Description	
2	Civil Works	
3	Traffic Management	\$400,000
4	Road Works	\$2,485,600
5	Earth Works	\$793,820
6	Road Markers	\$186,420
7	Temporary Basin	\$800,000
8	Surveying	\$160,000
9	Services	
10	Electrical Services	\$1,905,168
11	Hydraulic Services	\$1,270,112
12	Subtotal	\$8,001,120
13	PRELIMINARIES, DESIGN & MARGIN	
14	Preliminaries	\$480,067
15	Professional and Authority Fees	\$240,034
16	Margin	\$240,034
17	Subtotal	\$960,134
18	TOTAL CONSTRUCTION COST (EX GST)	\$8,961,254

Exclusions:

- Loose Furniture and Fixtures
- Work outside of site boundary
- Land Costs
- Relocations
- Contingencies
- GST