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INITIAL ESTIMATE REPORT

SEPTEMBER 2023

# NORWEST MARKETOWN PLANNING PROPOSAL

NORWEST NSW  
MULPHA

PROJECT ID: 18461



jf:18461.2.ES-Jun23 Rpts.sjm

13 September 2023

Mulpha Australia Limited  
Level 9, 117 Macquarie Street  
SYDNEY NSW 2000

Attention: Michael Watt  
Email: [mwatt@mulpha.com.au](mailto:mwatt@mulpha.com.au)

Dear Michael

**NORWEST MARKETOWN PLANNING PROPOSAL  
INITIAL ESTIMATE REPORT**

We have pleasure in enclosing our Initial Estimate Report for the above stated project.

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

A handwritten signature in black ink, appearing to read 'Stuart'.

Stuart McConkey  
Rider Levett Bucknall  
Associate  
email: [stuart.mcconkey@au.rlb.com](mailto:stuart.mcconkey@au.rlb.com)

## REPORTS ISSUED

Revision	Date	Title Description	Released By
Draft	23 June 2022	Initial Estimate Report	Stuart McConkey
Final	13 September 2023	Initial Estimate Report(r1)	Stuart McConkey

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Document No.:	TN-GO-0101	Version No.:	V4.0	Date Version Issued:	03-07-2023
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# 1 EXECUTIVE SUMMARY

This report estimates a total cost for Norwest Marketown based on the Indicative Reference Scheme of \$2,139,000,000 excluding GST, including allowance for design and consultant fees and contingency, as outlined within the report.

The estimate costs are summarised below:

Ref	Location	GFA m <sup>2</sup>	GFA \$/m <sup>2</sup>	Total Cost \$
<b>A</b>	<b>STAGE 1</b>			
1	Basement Car Parking / Loading	64,650	1,864	120,497,800
2	Building B1 (retail/office)	39,268	5,800	227,766,784
3	Building B2 (retail/office)	46,274	5,056	233,948,293
4	Building H (retail/hotel)	12,639	5,542	70,049,590
5	Concourse retail etc.	11,064	3,866	42,768,395
6	External Works			42,157,804
	<b>A - STAGE 1</b>	<b>173,895</b>	<b>4,239</b>	<b>737,188,666</b>
<b>B</b>	<b>STAGE 2</b>			
7	Site Preparation / Earthworks			5,308,080
8	Roads and Services Infrastructure			1,938,282
9	Landscape Masterplan / Foreshore			15,442,644
10	Buildings / Car Parking - N/A			N/A
	<b>B - STAGE 2</b>			<b>22,689,006</b>
<b>C</b>	<b>STAGE 3</b>			
11	Basement Car Parking / Loading	59,347	1,554	92,248,700
12	Building B3 (retail/office/residential)	38,112	4,220	160,824,220
13	Building B4 (retail/office/residential)	34,978	4,187	146,443,773
14	Building B6 (retail/cinema)	6,811	6,021	41,008,062
15	Building B7 (public)	10,185	6,222	63,366,599
16	Building B8 (retail/residential)	38,219	4,115	157,268,045
17	Building B9 (retail/office/residential)	35,992	4,142	149,078,124
18	Concourse retail etc.	11,547	3,846	44,413,865
19	External Works			44,605,706
	<b>C - STAGE 3</b>	<b>235,191</b>	<b>3,824</b>	<b>899,257,094</b>
<b>D</b>	<b>STAGE 4</b>			
20	Basement Car Parking	5,250	1,991	10,453,100
21	Building B5 (retail/residential)	20,707	3,826	79,222,310
22	Concourse retail etc.	1,866	2,701	5,040,900
23	External Works			7,866,718
	<b>D - STAGE 4</b>	<b>27,823</b>	<b>3,687</b>	<b>102,583,028</b>
<b>ESTIMATED NET COST</b>		<b>436,909</b>	<b>4,032</b>	<b>1,761,717,794</b>
Design & Consultants Fees		8.5%		149,746,015
Authority Fees		1.5%		28,671,956
Design Contingency		5.0%		97,006,788
Construction Contingency		5.0%		101,857,447
Development contributions, VPA, Intersections, Artwork				Excl.
Escalation				Excl.
Hazardous Materials & Site Decontamination				Excl.
GST				Excl.
<b>ESTIMATED TOTAL COST</b>		<b>436,909</b>	<b>4,896</b>	<b>2,139,000,000</b>

## 1.1 PURPOSE OF REPORT

This Initial Estimate Report has been prepared for Mulpha, to forecast the total cost of the Norwest Marketown project based on concept stage information and architect building areas, as detailed in Appendix B.

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.

The estimate should be updated when more detailed information becomes available. The actual cost of the development will vary depending on numerous matters including but not limited to the method of contractual procurement, phasing, quality of finishes and fitments, method of construction, calibre of contractor, timing and implementation of the works, utility provisions outside the boundary and the like

## 1.2 PROJECT DESCRIPTION

The project is the proposed redevelopment of Norwest Marketown, located on Norwest Boulevard, Norwest, NSW.

The works include for:

- Demolition of existing buildings
- New basement car parking, 2603No.
- Lower ground retail, mixed use areas
- Ground level podium, mixed use areas
- 10 new buildings from medium to high rise, (buildings B1 to B9 and H), comprising of retail, residential, office, hotel, education spaces.
- External works including site levelling, roadworks, services infrastructure, external landscaping including foreshore improvements and masterplan landscaping.

## 1.3 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.

No portion of this report (including without limitation any conclusions which may affect value, the identity of Rider Levett Bucknall or its Sub-Contractors, or any individuals signing or associated with this report, or the Professional Associations or Organisations with which they are affiliated) shall be copied or disseminated to third parties, by any means, without the prior written consent and approval of Rider Levett Bucknall.

## 2 BASIS OF ESTIMATE

### 2.1 BASIS OF QUANTIFICATION & PRICING

This estimate is based upon square metre rate allowances applied to measured gross floor areas and lump sum provisional allowances, current as at June 2023.

This cost estimate is based on the documentation listed in Appendix B.

### 2.2 BASIS OF PROCUREMENT

We have prepared this estimate based on the project being procured via competitive tendering and a lump sum form of contract for each building package. It is assumed that the works will be broken down into numerous individual projects / works packages.

### 2.3 PROGRAMME

No programme information has been provided.

### 2.4 ESCALATION

This estimate is based on fixed price market rates prevailing as at June 2023.

We have excluded escalation from the date of the estimate to a future construction start date.

### 2.5 CONTINGENCY

The estimate includes contingency as follows:

- 5% design phase contingency
- 5% construction phase contingency

The design development contingency has been considered based on the completeness of the design and the degree of other uncertainties that may come to realisation during the design. The allowance will be released as the design progresses and cost certainty increases.

The construction contingency has been included for use during the construction period to provide for unforeseen events such as site conditions, ground conditions, external services, delays by authorities and the like. This allowance should be managed during the construction period and released as the risk of unforeseen events reduces.

### 2.6 CLARIFICATIONS AND ASSUMPTIONS

- Building areas are included based on the architect's area schedule of 'GBAs', which we understand includes all built areas (i.e. including all front of house and back of house spaces, plant spaces, circulation, stairs and lifts, services risers, balconies etc.). We recommend the estimate be updated once individual floor plans are available for the buildings and levels to confirm the proposed areas.
- Building rates are based on \$/m<sup>2</sup> allowances, based on assumed typical specifications / quality levels. We note that costs will range depending on proposed design solutions, layouts, structural requirements amongst other matters.
- Hotel FF&E and fitout costs are excluded from the estimate.
- Retail areas are included as shell only (however, supermarket space includes for standard lessor scope)
- Public / education space is assumed to be shell space only.
- Demolition allowance is included. No allowance included for petrol station decontamination however.

- The estimate includes for removal of 500mm of general solid waste across the site (based on assumption).
- It is assumed that up to 1m of cut of fill will be required across the site, in clean material other than rock. No allowance is included for importing material.
- The carparking is assumed to be above the water table. No allowance is included for water tight basement structures.
- Roads and pavements are included as typical bitumen on basecourse (standard specifications) other than specific pedestrian paved areas.
- The estimate split into the 4 stages is indicative. We have included for splitting the lower levels and ground level based on this approximate staging.
- No allowance included for the intersection or main road upgrade works, or other VPA or contribution items (scope to be confirmed).
- The estimate includes allowance for consultant fees (typical range), authority fees, design and construction contingencies.
- Services lead in works are included based on the engineering advice budgets.
- Services reticulation within the site is included based on assumed typical 'subdivision' type services (subject to future design information).
- The estimate includes for the boardwalk and limited features within the park, to future design.
- An allowance of approx. \$44m is included for ESD initiatives, based on consultant estimate advice. We note that this allowance would include for certain items as listed within their report only and we consider would not include for all possible initiatives.

## 2.7 ITEMS SPECIFICALLY EXCLUDED

### Site Works

- Hydrostatic slabs to basement
- Water tight basement retaining structures
- Saw cutting and excavation in hard rock (assumed excavation in OTR generally)
- Removal and / or remediation of hazardous materials
- Upgrades of existing services infrastructure, other than scope/budgets per consultant
- Works outside site boundary
- Decanting works
- Fitout to office / retail / concessions, etc.
- Loose furniture fixtures and equipment, Artwork
- Operating supplies and equipment
- Tenant fit-out
- AV Equipment, Active ICT equipment, specialised equipment, user tools, computer equipment
- ESD initiatives above \$44m allowance
- Reduced carbon material selections, construction processes and activities other than those stated
- Council contributions and VPA works
- Environmental impact studies
- Development costs including land, approvals, legal fees, agent fees and lease incentives
- Phasing costs
- Escalation after June 2023
- Client direct costs
- Finance and interest charges
- Goods and Services Tax
- Prototypes
- Promotion and marketing costs
- Effect of foreign exchange currency fluctuations
- Work at penalty rates for "out of hours" or programme acceleration
- Changes in law, standards and codes

## 2.8 COVID-19 RECOVERY IMPACTS

Our estimate has been prepared to reflect the anticipated changed market conditions due to the impact of COVID-19, however the pandemic recovery continues to be a concern with risks to material supply, production disruption, efficiency of consultants and construction productivity.

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

The risk impact should be considered in the context of the current stage of the design and delivery cycle of the project.

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**

# NORWEST MARKETOWN

## INITIAL ESTIMATE JUNE 23



### LOCATION SUMMARY

GFA: Gross Floor Area  
Rates Current At June 2023

Ref	Location	GFA m <sup>2</sup>	GFA \$/m <sup>2</sup>	Total Cost \$
<b>A</b>	<b>STAGE 1</b>			
A1	Site Preparation / Earthworks			8,513,477
A2	Roads and Services Infrastructure			18,688,014
A3	Landscape Masterplan			7,115,052
A4	Works Outside Boundary			7,841,261
A5	Basement Car Parking / Loading	64,650	1,864	120,497,800
A6	Building B1 (retail/office)	39,268	5,800	227,766,784
A7	Building B2 (retail/office)	46,274	5,056	233,948,293
A8	Building H (retail/hotel)	12,639	5,542	70,049,590
A9	Concourse retail etc.	11,064	3,866	42,768,395
	<b>A - STAGE 1</b>	<b>173,895</b>	<b>4,239</b>	<b>737,188,666</b>
<b>B</b>	<b>STAGE 2</b>			
B1	Site Preparation / Earthworks			5,308,080
B2	Roads and Services Infrastructure			1,938,282
B3	Landscape Masterplan / Foreshore			15,442,644
B4	Works Outside Boundary - Excluded			
B5	Basement Car Parking - N/A			
B6	Buildings - N/A			
	<b>B - STAGE 2</b>			<b>22,689,006</b>
<b>C</b>	<b>STAGE 3</b>			
C1	Site Preparation / Earthworks			12,586,993
C2	Roads and Services Infrastructure			18,548,251
C3	Landscape Masterplan			13,470,462
C4	Works Outside Boundary - Excluded			
C5	Basement Car Parking / Loading	59,347	1,554	92,248,700
C6	Building B3 (retail/office/residential)	38,112	4,220	160,824,220
C7	Building B4 (retail/office/residential)	34,978	4,187	146,443,773
C8	Building B6 (retail/cinema)	6,811	6,021	41,008,062
C9	Building B7 (public)	10,185	6,222	63,366,599
C10	Building B8 (retail/residential)	38,219	4,115	157,268,045
C11	Building B9 (retail/office/residential)	35,992	4,142	149,078,124
C12	Concourse retail etc.	11,547	3,846	44,413,865
	<b>C - STAGE 3</b>	<b>235,191</b>	<b>3,824</b>	<b>899,257,094</b>
<b>D</b>	<b>STAGE 4</b>			
D1	Site Preparation / Earthworks			2,026,281
D2	Roads and Services Infrastructure			4,355,292
D3	Landscape Masterplan			1,485,145
D4	Works Outside Boundary - Excluded			

# NORWEST MARKETOWN

## INITIAL ESTIMATE JUNE 23



### LOCATION SUMMARY

GFA: Gross Floor Area  
Rates Current At June 2023

Ref	Location	GFA m <sup>2</sup>	GFA \$/m <sup>2</sup>	Total Cost \$
D5	Basement Car Parking	5,250	1,991	10,453,100
D6	Building B5 (retail/residential)	20,707	3,826	79,222,310
D7	Concourse retail etc.	1,866	2,701	5,040,900
<b>D - STAGE 4</b>		<b>27,823</b>	<b>3,687</b>	<b>102,583,028</b>
<b>ESTIMATED NET COST</b>		<b>436,909</b>	<b>4,032</b>	<b>1,761,717,794</b>
<b>MARGINS &amp; ADJUSTMENTS</b>				
Design & Consultants Fees		8.5%		149,746,015
Authority Fees		1.5%		28,671,956
Design Contingency		5.0%		97,006,788
Construction Contingency		5.0%		101,857,447
Development contributions				Excl.
Artwork				Excl.
Other Contributions, VPA Works, Intersections (Excluded)				Excl.
Escalation				Excl.
Service Station Hazardous Material & Site Decontamination				Excl.
GST				Excl.
<b>ESTIMATED TOTAL COST</b>		<b>436,909</b>	<b>4,896</b>	<b>2,139,000,000</b>

# NORWEST MARKETOWN

## INITIAL ESTIMATE JUNE 23

### LOCATION ELEMENT ITEM

#### A STAGE 1

A1 Site Preparation / Earthworks

Rates Current At June 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>XP</b>	<b>SITE PREPARATION</b>				
1	Allow to strip existing site of hard and soft surfacing and external works items (site area allowance)	m <sup>2</sup>	16,986	50	849,300
2	Remove existing trees / vegetation	m <sup>2</sup>	16,986	2	33,972
5	Allow for sediment and erosion control (site area msd)	m <sup>2</sup>	16,986	1	16,986
203	Demolish service station	m <sup>2</sup>	1,655	200	331,000
204	Demolish service station equipment items - provisional (excl. decontamination)	Lot	1	300,000	300,000
205	Site decontamination relating to service station - EXCLUDED (TBC Scope)	Lot	1		Excl.
206	Demolish Liquorland and minor retail buildings	m <sup>2</sup>	1,044	180	187,920
6	Cut and fill over site in material other than rock (allowance up to 1m only - subject to design information) (carpark and lower level excavation included separately)	m <sup>3</sup>	16,986	40	679,440
145	Provisional allowance - disposal of top 500mm excavated material as GSW (provisional allowance - assumed)	t	16,985.22	250	4,246,305
8	Imported filling - assumed none	Item			Excl.
9	Extra over for excavation in rock - provisional allowance 25% (surface cut and fill)	m <sup>3</sup>	4,247	50	212,350
11	Compaction of subgrade	m <sup>2</sup>	16,986	2	33,972
13	Geotechnical testing and monitoring allowance	Item			70,271
159	Allow to safely disconnect existing services, including making safe, temporary divert, etc.	m <sup>2</sup>	16,986	8	135,888
<b>XP - SITE PREPARATION</b>					<b>7,097,404</b>
<b>YY</b>	<b>SPECIAL PROVISIONS</b>				
244	Staging allowance external works - 2%	Item			141,948
<b>YY - SPECIAL PROVISIONS</b>					<b>141,948</b>
<b>PR</b>	<b>PRELIMINARIES</b>				
101	Preliminaries - external works and infrastructure costs - 12%	Item			868,722
<b>PR - PRELIMINARIES</b>					<b>868,722</b>
<b>MA</b>	<b>BUILDERS MARGIN &amp; OVERHEAD</b>				
102	Margin - external works and infrastructure costs - 5%	Item			405,403
<b>MA - BUILDERS MARGIN &amp; OVERHEAD</b>					<b>405,403</b>
<b>SITE PREPARATION / EARTHWORKS</b>					<b>8,513,477</b>

# NORWEST MARKETOWN

## INITIAL ESTIMATE JUNE 23

### LOCATION ELEMENT ITEM A STAGE 1

A2 Roads and Services Infrastructure

Rates Current At June 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>XR</b>	<b>ROADS, FOOTPATHS AND PAVED AREAS</b>				
23	Main road construction including base layers and bitumen surfacing, incl. signage, linemarking, metalwork etc.	m <sup>2</sup>	1,602	240	384,480
208	Shared road construction including base layers and paver surfacing, incl. signage, linemarking, metalwork etc.	m <sup>2</sup>	3,767	320	1,205,440
24	Kerb and gutter	m	836	180	150,480
253	Kerb inlet pits allowance	No	25	4,500	112,500
25	Landscaped medians	m	166	2,750	456,500
141	Internal intersection works allowance	No	2	100,000	200,000
140	Allow for Micro-mobility Hubs	No	1	80,000	80,000
139	Intersection works with main road - allowance (excluding traffic signals)	No	2	1,000,000	2,000,000
213	Connection with adjacent property pavement	No	1	60,000	60,000
27	Pedestrian pavements - refer landscaping	Lot	1		Incl.
29	Allowance for additional pavements for bus bays etc. - provisional	Lot	1	150,000	150,000
	<b>XR - ROADS, FOOTPATHS AND PAVED AREAS</b>				<b>4,799,400</b>
<b>XL</b>	<b>LANDSCAPING AND IMPROVEMENTS</b>				
74	Landscaped entry statements with key planting markers	No	1	100,000	100,000
	<b>XL - LANDSCAPING AND IMPROVEMENTS</b>				<b>100,000</b>
<b>XK</b>	<b>EXTERNAL STORMWATER DRAINAGE</b>				
30	Sedimentation basins allowance - provisional - shared cost	Item			75,000
42	Piped stormwater drainage network along roads generally (various diameters)	m	411	900	369,900
43	Allowance for pits	No	14	7,500	105,000
44	Allowance for outlet works / GPTs	No	1	200,000	200,000
48	Minor drainage network within site open spaces (site area allowance)	m <sup>2</sup>	16,986	30	509,580
147	Allow for OSD - assumed part above / part under	No	3	300,000	900,000
45	Stormwater drainage connections at buildings (lots)	No	3	40,000	120,000
	<b>XK - EXTERNAL STORMWATER DRAINAGE</b>				<b>2,279,480</b>
<b>XD</b>	<b>EXTERNAL SEWER DRAINAGE</b>				
149	Allow for connection with existing sewer system at boundary (lead in included elsewhere)	No	1	20,000	20,000
53	Sewer drainage pipe network within site - allowance to future layout	m	379	700	265,300
54	Sewer pits allowance (within site)	No	8	7,000	56,000
150	Sewer connection works at buildings	No	3	20,000	60,000

# NORWEST MARKETOWN

## INITIAL ESTIMATE JUNE 23

### LOCATION ELEMENT ITEM

#### A STAGE 1

A2 Roads and Services Infrastructure (continued)

Rates Current At June 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
56	Sewer infrastructure to open spaces (park amenities uses etc.) - site area	m <sup>2</sup>	16,986	5	84,930
232	Pumping station allowance	No	3	75,000	225,000
<b>XD - EXTERNAL SEWER DRAINAGE</b>					<b>711,230</b>
<b>XW</b>	<b>EXTERNAL WATER SUPPLY</b>				
220	Water connection at stage boundary (lead in included elsewhere)	No	1	10,000	10,000
49	Water supply pipework within site including valves and associated works	m	315	500	157,500
87	Recycled water reticulation within site including valves and associated works	m	315	500	157,500
52	Water supply to open areas allowance (park amenities uses etc.) - site area	m <sup>2</sup>	16,986	3	50,958
164	Water connections to lots (including recycled connection)	No	3	40,000	120,000
<b>XW - EXTERNAL WATER SUPPLY</b>					<b>495,958</b>
<b>XG</b>	<b>EXTERNAL GAS</b>				
230	Gas infrastructure - by Authority	Lot	1		Excl.
<b>XG - EXTERNAL GAS</b>					<b>Excl.</b>
<b>XF</b>	<b>EXTERNAL FIRE PROTECTION</b>				
88	Allowance for fire hydrants in road corridor (assumes no separate ring main)	Item			75,000
165	External fire protection at buildings / lots (shared cost)	No	3	30,000	90,000
<b>XF - EXTERNAL FIRE PROTECTION</b>					<b>165,000</b>
<b>XE</b>	<b>EXTERNAL ELECTRIC LIGHT AND POWER</b>				
58	Allowance for HV installation within site (route allowance)	m	500	2,000	1,000,000
59	Substation and connections for lots - allowance stage 1	Lot	1	4,900,000	4,900,000
61	External electrical lighting and power (parks/amenities/open spaces/private spaces etc) - site area	m <sup>2</sup>	16,986	35	594,510
62	Street lighting allowance	No	28	8,000	224,000
<b>XE - EXTERNAL ELECTRIC LIGHT AND POWER</b>					<b>6,718,510</b>
<b>XC</b>	<b>EXTERNAL COMMUNICATIONS</b>				
65	Communications connection to buildings (lots)	No	3	20,000	60,000
254	Conduits allowance	m	500	100	50,000
<b>XC - EXTERNAL COMMUNICATIONS</b>					<b>110,000</b>
<b>YY</b>	<b>SPECIAL PROVISIONS</b>				
244	Staging allowance external works - 2%	Item			311,591
255	External communications and security allowance	Item			200,000
<b>YY - SPECIAL PROVISIONS</b>					<b>511,591</b>

## INITIAL ESTIMATE JUNE 23



## LOCATION ELEMENT ITEM

## A STAGE 1

## A2 Roads and Services Infrastructure (continued)

### Rates Current At June 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
PR	PRELIMINARIES				
101	Preliminaries - external works and infrastructure costs - 12%	Item			1,906,940
	PR - PRELIMINARIES				1,906,940
MA	BUILDERS MARGIN & OVERHEAD				
102	Margin - external works and infrastructure costs - 5%	Item			889,905
	MA - BUILDERS MARGIN & OVERHEAD				889,905
ROADS AND SERVICES INFRASTRUCTURE					18,688,014

# NORWEST MARKETOWN

## INITIAL ESTIMATE JUNE 23

### LOCATION ELEMENT ITEM

#### A STAGE 1

A3 Landscape Masterplan

Rates Current At June 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>XR</b>	<b>ROADS, FOOTPATHS AND PAVED AREAS</b>				
137	Pedestrian pavement areas - assumed reasonable paver quality	m <sup>2</sup>	7,038	600	4,222,800
78	External furniture, metalwork, signage allowance	Item			250,000
	<b>XR - ROADS, FOOTPATHS AND PAVED AREAS</b>				<b>4,472,800</b>
<b>XN</b>	<b>BOUNDARY WALLS, FENCING AND GATES</b>				
170	Retaining walls - provisional allowance (extent TBC)	m <sup>2</sup>	16,986	10	169,860
	<b>XN - BOUNDARY WALLS, FENCING AND GATES</b>				<b>169,860</b>
<b>XL</b>	<b>LANDSCAPING AND IMPROVEMENTS</b>				
143	Soft landscaping areas - general spaces	m <sup>2</sup>	943	150	141,450
142	Street trees - including planting base	No	40	2,500	100,000
66	Feature garden / planter areas	m <sup>2</sup>	387	500	193,500
214	Water features allowance	m <sup>2</sup>	96	2,500	240,000
71	Feature items - provisional allowance (per stage split)	Item			500,000
173	Hydroseeding to site area	m <sup>2</sup>	16,986	2	33,972
174	Allowance for landscaping along road edge - allowance	m	400	200	80,000
	<b>XL - LANDSCAPING AND IMPROVEMENTS</b>				<b>1,288,922</b>
<b>YY</b>	<b>SPECIAL PROVISIONS</b>				
244	Staging allowance external works - 2%	Item			118,631
	<b>YY - SPECIAL PROVISIONS</b>				<b>118,631</b>
<b>PR</b>	<b>PRELIMINARIES</b>				
101	Preliminaries - external works and infrastructure costs - 12%	Item			726,026
	<b>PR - PRELIMINARIES</b>				<b>726,026</b>
<b>MA</b>	<b>BUILDERS MARGIN &amp; OVERHEAD</b>				
102	Margin - external works and infrastructure costs - 5%	Item			338,813
	<b>MA - BUILDERS MARGIN &amp; OVERHEAD</b>				<b>338,813</b>
<b>LANDSCAPE MASTERPLAN</b>					<b>7,115,052</b>

# NORWEST MARKETOWN

## INITIAL ESTIMATE JUNE 23



### LOCATION ELEMENT ITEM

#### A STAGE 1

A4 Works Outside Boundary

Rates Current At June 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>XR</b>	<b>ROADS, FOOTPATHS AND PAVED AREAS</b>				
231	Allowance for make good pavements surrounding site	Lot	1	300,000	300,000
17	Upgrades to Norwest Boulevard (contributions)	Item			Excl.
128	Upgrades to traffic signals - excluded (contributions)	Item			Excl.
	<b>XR - ROADS, FOOTPATHS AND PAVED AREAS</b>				<b>300,000</b>
<b>XD</b>	<b>EXTERNAL SEWER DRAINAGE</b>				
224	Sewer lead in works - per J.Wyndham	Lot	1	415,000	415,000
233	Allowance for builder's work associated with lead in - underbore, reconstructions etc	Lot	1	250,000	250,000
	<b>XD - EXTERNAL SEWER DRAINAGE</b>				<b>665,000</b>
<b>XW</b>	<b>EXTERNAL WATER SUPPLY</b>				
225	Water lead in works - per J.Wyndham Prince	Lot	1	495,000	495,000
226	Recycled water lead in works - per J.Wyndham Prince	Lot	1	570,000	570,000
234	Allowance for builder's work associated with lead in - underbore, reconstructions etc	Lot	1	300,000	300,000
	<b>XW - EXTERNAL WATER SUPPLY</b>				<b>1,365,000</b>
<b>XG</b>	<b>EXTERNAL GAS</b>				
229	Gas lead in works - by Authority	Lot	1		Excl.
	<b>XG - EXTERNAL GAS</b>				<b>Excl.</b>
<b>XE</b>	<b>EXTERNAL ELECTRIC LIGHT AND POWER</b>				
227	Electrical lead in works - per J.Wyndham Prince	Lot	1	2,707,000	2,707,000
235	Allowance for additional works associated with lead in - builders work, road corridor works etc.	Lot	1	1,500,000	1,500,000
	<b>XE - EXTERNAL ELECTRIC LIGHT AND POWER</b>				<b>4,207,000</b>
<b>XC</b>	<b>EXTERNAL COMMUNICATIONS</b>				
228	Comms and NBN lead in works - no allowance	Lot	1		Excl.
	<b>XC - EXTERNAL COMMUNICATIONS</b>				<b>Excl.</b>
<b>YY</b>	<b>SPECIAL PROVISIONS</b>				
244	Staging allowance external works - 2%	Item			130,740
	<b>YY - SPECIAL PROVISIONS</b>				<b>130,740</b>
<b>PR</b>	<b>PRELIMINARIES</b>				
101	Preliminaries - external works and infrastructure costs - 12%	Item			800,128
	<b>PR - PRELIMINARIES</b>				<b>800,128</b>
<b>MA</b>	<b>BUILDERS MARGIN &amp; OVERHEAD</b>				
102	Margin - external works and infrastructure costs - 5%	Item			373,393
	<b>MA - BUILDERS MARGIN &amp; OVERHEAD</b>				<b>373,393</b>
<b>WORKS OUTSIDE BOUNDARY</b>					<b>7,841,261</b>

# NORWEST MARKETOWN

## INITIAL ESTIMATE JUNE 23



### LOCATION ELEMENT ITEM

#### A STAGE 1

A5 Basement Car Parking / Loading

GFA: 64,650 m<sup>2</sup> Cost/m<sup>2</sup>: 1,864  
Rates Current At June 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>SB</b>	<b>BUILDINGS</b>				
200	Basement Car Parking - including excavation and shoring (assuming not in water table) (approx. 2603No. overall site)	m <sup>2</sup>	57,409	1,450	83,243,050
241	Extra over basement car parking below water	m <sup>2</sup>	57,409		Excl.
201	Loading Dock B3	m <sup>2</sup>	7,242	2,350	17,018,700
236	Extra over basement for foundations	m <sup>2</sup>	13,155	250	3,288,750
237	Open roof slab over carpark / lower ground	m <sup>2</sup>	21,668	600	13,000,800
252	Transfers extra over allowance - footprint (TBC)	m <sup>2</sup>	13,155	300	3,946,500
<b>SB - BUILDINGS</b>				<b>1,864/m<sup>2</sup></b>	<b>120,497,800</b>
<b>BASEMENT CAR PARKING / LOADING</b>				<b>1,864/m<sup>2</sup></b>	<b>120,497,800</b>

# NORWEST MARKETOWN

## INITIAL ESTIMATE JUNE 23



### LOCATION ELEMENT ITEM

#### A STAGE 1

A6 Building B1 (retail/office)

GFA: 39,268 m<sup>2</sup> Cost/m<sup>2</sup>: 5,800  
Rates Current At June 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>SB</b>	<b>BUILDINGS</b>				
175	Building B1 - Retail - podium	m <sup>2</sup>	2,768	3,300	9,134,400
176	Building B1 - Office (30 storey) - feature shape / facade	m <sup>2</sup>	36,500	5,800	211,700,000
245	Podium roof slab (over retail)	m <sup>2</sup>	1,074	650	698,100
	<b>SB - BUILDINGS</b>			<b>5,642/m<sup>2</sup></b>	<b>221,532,500</b>
<b>XL</b>	<b>LANDSCAPING AND IMPROVEMENTS</b>				
106	Landscaping to podium slabs and accessible roof gardens and features, extra over allowance (structure elsewhere)	m <sup>2</sup>	190	700	133,000
	<b>XL - LANDSCAPING AND IMPROVEMENTS</b>			<b>3/m<sup>2</sup></b>	<b>133,000</b>
<b>YY</b>	<b>SPECIAL PROVISIONS</b>				
251	ESD initiatives extra over allowance - per 'initiatives budget' \$44m split pro rata GFA	Item			6,101,284
	<b>YY - SPECIAL PROVISIONS</b>			<b>155/m<sup>2</sup></b>	<b>6,101,284</b>
<b>BUILDING B1 (RETAIL/OFFICE)</b>				<b>5,800/m<sup>2</sup></b>	<b>227,766,784</b>

# NORWEST MARKETOWN

## INITIAL ESTIMATE JUNE 23



### LOCATION ELEMENT ITEM

#### A STAGE 1

A7 Building B2 (retail/office)

GFA: 46,274 m<sup>2</sup> Cost/m<sup>2</sup>: 5,056  
Rates Current At June 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>SB</b>	<b>BUILDINGS</b>				
177	Building B2 - Retail - podium	m <sup>2</sup>	2,359	3,300	7,784,700
178	Building B2 - Office (22 storey)	m <sup>2</sup>	43,915	4,900	215,183,500
245	Podium roof slab (over retail)	m <sup>2</sup>	4,513	650	2,933,450
	<b>SB - BUILDINGS</b>			<b>4,882/m<sup>2</sup></b>	<b>225,901,650</b>
<b>XL</b>	<b>LANDSCAPING AND IMPROVEMENTS</b>				
106	Landscaping to podium slabs and accessible roof gardens and features, extra over allowance (structure elsewhere)	m <sup>2</sup>	1,224	700	856,800
	<b>XL - LANDSCAPING AND IMPROVEMENTS</b>			<b>19/m<sup>2</sup></b>	<b>856,800</b>
<b>YY</b>	<b>SPECIAL PROVISIONS</b>				
251	ESD initiatives extra over allowance - per 'initiatives budget' \$44m split pro rata GFA	Item			7,189,843
	<b>YY - SPECIAL PROVISIONS</b>			<b>155/m<sup>2</sup></b>	<b>7,189,843</b>
<b>BUILDING B2 (RETAIL/OFFICE)</b>				<b>5,056/m<sup>2</sup></b>	<b>233,948,293</b>

# NORWEST MARKETOWN

## INITIAL ESTIMATE JUNE 23



### LOCATION ELEMENT ITEM

#### A STAGE 1

A8 Building H (retail/hotel)

GFA: 12,639 m<sup>2</sup> Cost/m<sup>2</sup>: 5,542  
Rates Current At June 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>SB</b>	<b>BUILDINGS</b>				
195	Building H - Retail - podium	m <sup>2</sup>	1,908	3,300	6,296,400
196	Building H - Hotel (7 storey) - excluding FF&E/fitout (spec TBC)	m <sup>2</sup>	10,731	5,500	59,020,500
247	Swimming pool allowance	No	1	1,000,000	1,000,000
	<b>SB - BUILDINGS</b>			<b>5,247/m<sup>2</sup></b>	<b>66,316,900</b>
<b>XL</b>	<b>LANDSCAPING AND IMPROVEMENTS</b>				
106	Landscaping to podium slabs and accessible roof gardens and features, extra over allowance (structure elsewhere)	m <sup>2</sup>	2,527	700	1,768,900
	<b>XL - LANDSCAPING AND IMPROVEMENTS</b>			<b>140/m<sup>2</sup></b>	<b>1,768,900</b>
<b>YY</b>	<b>SPECIAL PROVISIONS</b>				
251	ESD initiatives extra over allowance - per 'initiatives budget' \$44m split pro rata GFA	Item			1,963,790
	<b>YY - SPECIAL PROVISIONS</b>			<b>155/m<sup>2</sup></b>	<b>1,963,790</b>
<b>BUILDING H (RETAIL/HOTEL)</b>				<b>5,542/m<sup>2</sup></b>	<b>70,049,590</b>

# NORWEST MARKETOWN

## INITIAL ESTIMATE JUNE 23



### LOCATION ELEMENT ITEM

#### A STAGE 1

A9 Concourse retail etc.

GFA: 11,064 m<sup>2</sup> Cost/m<sup>2</sup>: 3,866  
Rates Current At June 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>SB</b>	<b>BUILDINGS</b>				
197	Concourse - Retail	m <sup>2</sup>	1,564	2,700	4,222,800
198	Concourse - Supermarket	m <sup>2</sup>	7,115	2,850	20,277,750
242	Concourse - Lobby	m <sup>2</sup>	584	5,000	2,920,000
243	Concourse - mall	m <sup>2</sup>	1,804	4,500	8,118,000
239	Bulk excavation for retail lower level - assumed clean, part OTR, part rippable rock	m <sup>3</sup>	33,457	85	2,843,845
240	Allowance for extra over for shoring walls to lower level retail	m <sup>2</sup>	1,848	750	1,386,000
238	Vertical transportation for below level retail (escalation and share of lifts)	Lot	2	1,000,000	2,000,000
248	Allowance for connection in with existing railway access at street (no allowance for structural / tunnel works etc.)	Item			1,000,000
<b>SB - BUILDINGS</b>				<b>3,866/m<sup>2</sup></b>	<b>42,768,395</b>
<b>CONCOURSE RETAIL ETC.</b>				<b>3,866/m<sup>2</sup></b>	<b>42,768,395</b>

# NORWEST MARKETOWN

## INITIAL ESTIMATE JUNE 23

### LOCATION ELEMENT ITEM

#### B STAGE 2

B1 Site Preparation / Earthworks

Rates Current At June 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>XP</b>	<b>SITE PREPARATION</b>				
1	Allow to strip existing site of hard and soft surfacing and external works items (site area allowance)	m <sup>2</sup>	7,360	50	368,000
2	Remove existing trees / vegetation	m <sup>2</sup>	7,360	2	14,720
5	Allow for sediment and erosion control (site area msd)	m <sup>2</sup>	7,360	1	7,360
3	Demolition of Early Learning Centre (assumed can be demolished separate from shopping centre) - including make good	m <sup>2</sup>	2,126	250	531,500
6	Cut and fill over site in material other than rock (allowance up to 1m only - subject to design information) (carpark and lower level excavation included separately)	m <sup>3</sup>	7,360	40	294,400
145	Provisional allowance - disposal of top 500mm excavated material as GSW (provisional allowance - assumed)	t	7,359.10	250	1,839,775
8	Imported filling - assumed none	Item			Excl.
9	Extra over for excavation in rock - provisional allowance 25% (surface cut and fill)	m <sup>3</sup>	1,840	50	92,000
11	Compaction of subgrade	m <sup>2</sup>	7,360	2	14,720
13	Geotechnical testing and monitoring allowance	Item			43,814
159	Allow to safely disconnect existing services, including making safe, temporary divert, etc.	m <sup>2</sup>	7,360	8	58,880
219	Allowance for make good / works to the foreshore wall - scope TBC	m	116	10,000	1,160,000
<b>XP - SITE PREPARATION</b>					<b>4,425,169</b>
<b>YY</b>	<b>SPECIAL PROVISIONS</b>				
244	Staging allowance external works - 2%	Item			88,504
<b>YY - SPECIAL PROVISIONS</b>					<b>88,504</b>
<b>PR</b>	<b>PRELIMINARIES</b>				
101	Preliminaries - external works and infrastructure costs - 12%	Item			541,641
<b>PR - PRELIMINARIES</b>					<b>541,641</b>
<b>MA</b>	<b>BUILDERS MARGIN &amp; OVERHEAD</b>				
102	Margin - external works and infrastructure costs - 5%	Item			252,766
<b>MA - BUILDERS MARGIN &amp; OVERHEAD</b>					<b>252,766</b>
<b>SITE PREPARATION / EARTHWORKS</b>					<b>5,308,080</b>

# NORWEST MARKETOWN

## INITIAL ESTIMATE JUNE 23

### LOCATION ELEMENT ITEM

#### B STAGE 2

B2 Roads and Services Infrastructure

Rates Current At June 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>XK</b>	<b>EXTERNAL STORMWATER DRAINAGE</b>				
30	Sedimentation basins allowance - provisional - shared cost	Item			80,000
42	Piped stormwater drainage network along roads generally (various diameters)	m	104	900	93,600
43	Allowance for pits	No	4	7,500	30,000
44	Allowance for outlet works / GPTs	No	1	200,000	200,000
48	Minor drainage network within site open spaces (site area allowance)	m <sup>2</sup>	7,360	30	220,800
	<b>XK - EXTERNAL STORMWATER DRAINAGE</b>				<b>624,400</b>
<b>XD</b>	<b>EXTERNAL SEWER DRAINAGE</b>				
56	Sewer infrastructure to open spaces (park amenities uses etc.) - site area	m <sup>2</sup>	7,360	5	36,800
	<b>XD - EXTERNAL SEWER DRAINAGE</b>				<b>36,800</b>
<b>XW</b>	<b>EXTERNAL WATER SUPPLY</b>				
52	Water supply to open areas allowance (park amenities uses etc.) - site area	m <sup>2</sup>	7,360	3	22,080
	<b>XW - EXTERNAL WATER SUPPLY</b>				<b>22,080</b>
<b>XF</b>	<b>EXTERNAL FIRE PROTECTION</b>				
88	Allowance for fire hydrants in road corridor (assumes no separate ring main)	Item			75,000
	<b>XF - EXTERNAL FIRE PROTECTION</b>				<b>75,000</b>
<b>XE</b>	<b>EXTERNAL ELECTRIC LIGHT AND POWER</b>				
221	Substation and connections for lots - allowance stage 2	Lot	1	600,000	600,000
61	External electrical lighting and power (parks/amenities/open spaces/private spaces etc) - site area	m <sup>2</sup>	7,360	35	257,600
	<b>XE - EXTERNAL ELECTRIC LIGHT AND POWER</b>				<b>857,600</b>
<b>YY</b>	<b>SPECIAL PROVISIONS</b>				
244	Staging allowance external works - 2%	Item			32,318
	<b>YY - SPECIAL PROVISIONS</b>				<b>32,318</b>
<b>PR</b>	<b>PRELIMINARIES</b>				
101	Preliminaries - external works and infrastructure costs - 12%	Item			197,784
	<b>PR - PRELIMINARIES</b>				<b>197,784</b>
<b>MA</b>	<b>BUILDERS MARGIN &amp; OVERHEAD</b>				
102	Margin - external works and infrastructure costs - 5%	Item			92,300
	<b>MA - BUILDERS MARGIN &amp; OVERHEAD</b>				<b>92,300</b>
<b>ROADS AND SERVICES INFRASTRUCTURE</b>					<b>1,938,282</b>

# NORWEST MARKETOWN

## INITIAL ESTIMATE JUNE 23

### LOCATION ELEMENT ITEM

#### B STAGE 2

B3 Landscape Masterplan / Foreshore

Rates Current At June 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>XR</b>	<b>ROADS, FOOTPATHS AND PAVED AREAS</b>				
137	Pedestrian pavement areas - assumed reasonable paver quality	m <sup>2</sup>	2,030	600	1,218,000
78	External furniture, metalwork, signage allowance	Item			250,000
	<b>XR - ROADS, FOOTPATHS AND PAVED AREAS</b>				<b>1,468,000</b>
<b>XN</b>	<b>BOUNDARY WALLS, FENCING AND GATES</b>				
170	Retaining walls - provisional allowance (extent TBC)	m <sup>2</sup>	7,360	10	73,600
	<b>XN - BOUNDARY WALLS, FENCING AND GATES</b>				<b>73,600</b>
<b>XL</b>	<b>LANDSCAPING AND IMPROVEMENTS</b>				
215	Foreshore park - soft landscaping areas	m <sup>2</sup>	2,382	350	833,700
216	Foreshore park - hard landscaping including pavers and tiered levels	m <sup>2</sup>	2,388	1,000	2,388,000
217	Foreshore edge boardwalk area - allowance	m <sup>2</sup>	1,051	3,500	3,678,500
218	Boardwalk over water - allowance	m <sup>2</sup>	585	5,500	3,217,500
71	Feature items - provisional allowance (per stage split)	Item			1,000,000
173	Hydroseeding to site area	m <sup>2</sup>	7,360	2	14,720
	<b>XL - LANDSCAPING AND IMPROVEMENTS</b>				<b>11,132,420</b>
<b>YY</b>	<b>SPECIAL PROVISIONS</b>				
244	Staging allowance external works - 2%	Item			257,480
255	External communications and security allowance	Item			200,000
	<b>YY - SPECIAL PROVISIONS</b>				<b>457,480</b>
<b>PR</b>	<b>PRELIMINARIES</b>				
101	Preliminaries - external works and infrastructure costs - 12%	Item			1,575,780
	<b>PR - PRELIMINARIES</b>				<b>1,575,780</b>
<b>MA</b>	<b>BUILDERS MARGIN &amp; OVERHEAD</b>				
102	Margin - external works and infrastructure costs - 5%	Item			735,364
	<b>MA - BUILDERS MARGIN &amp; OVERHEAD</b>				<b>735,364</b>
<b>LANDSCAPE MASTERPLAN / FORESHORE</b>					<b>15,442,644</b>

# NORWEST MARKETOWN

## INITIAL ESTIMATE JUNE 23

### LOCATION ELEMENT ITEM

#### C STAGE 3

C1 Site Preparation / Earthworks

Rates Current At June 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>XP</b>	<b>SITE PREPARATION</b>				
1	Allow to strip existing site of hard and soft surfacing and external works items (site area allowance)	m <sup>2</sup>	20,594	50	1,029,700
2	Remove existing trees / vegetation	m <sup>2</sup>	20,594	2	41,188
5	Allow for sediment and erosion control (site area msd)	m <sup>2</sup>	20,594	1	20,594
202	Demolition of Shopping Centre (incl. undercroft allowance)	m <sup>2</sup>	14,312	200	2,862,400
6	Cut and fill over site in material other than rock (allowance up to 1m only - subject to design information) (carpark and lower level excavation included separately)	m <sup>3</sup>	20,594	40	823,760
145	Provisional allowance - disposal of top 500mm excavated material as GSW (provisional allowance - assumed)	t	20,593.73	250	5,148,433
8	Imported filling - assumed none	Item			Excl.
9	Extra over for excavation in rock - provisional allowance 25% (surface cut and fill)	m <sup>3</sup>	5,149	50	257,450
11	Compaction of subgrade	m <sup>2</sup>	20,594	2	41,188
13	Geotechnical testing and monitoring allowance	Item			103,894
159	Allow to safely disconnect existing services, including making safe, temporary divert, etc.	m <sup>2</sup>	20,594	8	164,752
<b>XP - SITE PREPARATION</b>					<b>10,493,359</b>
<b>YY</b>	<b>SPECIAL PROVISIONS</b>				
244	Staging allowance external works - 2%	Item			209,867
<b>YY - SPECIAL PROVISIONS</b>					<b>209,867</b>
<b>PR</b>	<b>PRELIMINARIES</b>				
101	Preliminaries - external works and infrastructure costs - 12%	Item			1,284,387
<b>PR - PRELIMINARIES</b>					<b>1,284,387</b>
<b>MA</b>	<b>BUILDERS MARGIN &amp; OVERHEAD</b>				
102	Margin - external works and infrastructure costs - 5%	Item			599,380
<b>MA - BUILDERS MARGIN &amp; OVERHEAD</b>					<b>599,380</b>
<b>SITE PREPARATION / EARTHWORKS</b>					<b>12,586,993</b>

# NORWEST MARKETOWN

## INITIAL ESTIMATE JUNE 23

### LOCATION ELEMENT ITEM

#### C STAGE 3

C2 Roads and Services Infrastructure

Rates Current At June 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>XR</b>	<b>ROADS, FOOTPATHS AND PAVED AREAS</b>				
23	Main road construction including base layers and bitumen surfacing, incl. signage, linemarking, metalwork etc.	m <sup>2</sup>	2,934	240	704,160
24	Kerb and gutter	m	533	180	95,940
253	Kerb inlet pits allowance	No	25	4,500	112,500
25	Landscaped medians	m	64	2,750	176,000
140	Allow for Micro-mobility Hubs	No	1	80,000	80,000
213	Connection with adjacent property pavement	No	1	60,000	60,000
27	Pedestrian pavements - refer landscaping	Lot	1		Incl.
29	Allowance for additional pavements for bus bays etc. - provisional	Lot	1	150,000	150,000
	<b>XR - ROADS, FOOTPATHS AND PAVED AREAS</b>				<b>1,378,600</b>
<b>XK</b>	<b>EXTERNAL STORMWATER DRAINAGE</b>				
30	Sedimentation basins allowance - provisional - shared cost	Item			120,000
42	Piped stormwater drainage network along roads generally (various diameters)	m	584	900	525,600
43	Allowance for pits	No	20	7,500	150,000
48	Minor drainage network within site open spaces (site area allowance)	m <sup>2</sup>	20,594	30	617,820
147	Allow for OSD - assumed part above / part under	No	6	300,000	1,800,000
45	Stormwater drainage connections at buildings (lots)	No	6	40,000	240,000
	<b>XK - EXTERNAL STORMWATER DRAINAGE</b>				<b>3,453,420</b>
<b>XD</b>	<b>EXTERNAL SEWER DRAINAGE</b>				
149	Allow for connection with existing sewer system at boundary (lead in included elsewhere)	No	1	20,000	20,000
53	Sewer drainage pipe network within site - allowance to future layout	m	233	700	163,100
54	Sewer pits allowance (within site)	No	5	7,000	35,000
150	Sewer connection works at buildings	No	6	20,000	120,000
56	Sewer infrastructure to open spaces (park amenities uses etc.) - site area	m <sup>2</sup>	20,594	5	102,970
232	Pumping station allowance	No	3	75,000	225,000
	<b>XD - EXTERNAL SEWER DRAINAGE</b>				<b>666,070</b>
<b>XW</b>	<b>EXTERNAL WATER SUPPLY</b>				
220	Water connection at stage boundary (lead in included elsewhere)	No	1	10,000	10,000
49	Water supply pipework within site including valves and associated works	m	603	500	301,500
87	Recycled water reticulation within site including valves and associated works	m	603	500	301,500

# NORWEST MARKETOWN

## INITIAL ESTIMATE JUNE 23

### LOCATION ELEMENT ITEM

#### C STAGE 3

C2 Roads and Services Infrastructure (continued)

Rates Current At June 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
52	Water supply to open areas allowance (park amenities uses etc.) - site area	m <sup>2</sup>	20,594	3	61,782
164	Water connections to lots (including recycled connection)	No	6	40,000	240,000
	<b>XW - EXTERNAL WATER SUPPLY</b>				<b>914,782</b>
<b>XG</b>	<b>EXTERNAL GAS</b>				
230	Gas infrastructure - by Authority	Lot	1		Excl.
	<b>XG - EXTERNAL GAS</b>				<b>Excl.</b>
<b>XF</b>	<b>EXTERNAL FIRE PROTECTION</b>				
88	Allowance for fire hydrants in road corridor (assumes no separate ring main)	Item			75,000
165	External fire protection at buildings / lots (shared cost)	No	6	30,000	180,000
	<b>XF - EXTERNAL FIRE PROTECTION</b>				<b>255,000</b>
<b>XE</b>	<b>EXTERNAL ELECTRIC LIGHT AND POWER</b>				
58	Allowance for HV installation within site (route allowance)	m	624	2,000	1,248,000
222	Substation and connections for lots - allowance stage 3	Lot	1	6,100,000	6,100,000
61	External electrical lighting and power (parks/amenities/open spaces/private spaces etc) - site area	m <sup>2</sup>	20,594	35	720,790
62	Street lighting allowance	No	43	8,000	344,000
	<b>XE - EXTERNAL ELECTRIC LIGHT AND POWER</b>				<b>8,412,790</b>
<b>XC</b>	<b>EXTERNAL COMMUNICATIONS</b>				
65	Communications connection to buildings (lots)	No	6	20,000	120,000
254	Conduits allowance	m	624	100	62,400
	<b>XC - EXTERNAL COMMUNICATIONS</b>				<b>182,400</b>
<b>YY</b>	<b>SPECIAL PROVISIONS</b>				
244	Staging allowance external works - 2%	Item			309,261
255	External communications and security allowance	Item			200,000
	<b>YY - SPECIAL PROVISIONS</b>				<b>509,261</b>
<b>PR</b>	<b>PRELIMINARIES</b>				
101	Preliminaries - external works and infrastructure costs - 12%	Item			1,892,678
	<b>PR - PRELIMINARIES</b>				<b>1,892,678</b>
<b>MA</b>	<b>BUILDERS MARGIN &amp; OVERHEAD</b>				
102	Margin - external works and infrastructure costs - 5%	Item			883,250
	<b>MA - BUILDERS MARGIN &amp; OVERHEAD</b>				<b>883,250</b>
<b>ROADS AND SERVICES INFRASTRUCTURE</b>					<b>18,548,251</b>

# NORWEST MARKETOWN

## INITIAL ESTIMATE JUNE 23

### LOCATION ELEMENT ITEM

#### C STAGE 3

C3 Landscape Masterplan

Rates Current At June 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>SB</b>	<b>BUILDINGS</b>				
249	Glass house works allowance adjacent building B4 - to future detail	m <sup>2</sup>	290	10,000	2,900,000
	<b>SB - BUILDINGS</b>				<b>2,900,000</b>
<b>XR</b>	<b>ROADS, FOOTPATHS AND PAVED AREAS</b>				
137	Pedestrian pavement areas - assumed reasonable paver quality	m <sup>2</sup>	9,997	600	5,998,200
78	External furniture, metalwork, signage allowance	Item			250,000
	<b>XR - ROADS, FOOTPATHS AND PAVED AREAS</b>				<b>6,248,200</b>
<b>XN</b>	<b>BOUNDARY WALLS, FENCING AND GATES</b>				
170	Retaining walls - provisional allowance (extent TBC)	m <sup>2</sup>	20,594	10	205,940
	<b>XN - BOUNDARY WALLS, FENCING AND GATES</b>				<b>205,940</b>
<b>XL</b>	<b>LANDSCAPING AND IMPROVEMENTS</b>				
143	Soft landscaping areas - general spaces	m <sup>2</sup>	1,071	150	160,650
142	Street trees - including planting base	No	45	2,500	112,500
66	Feature garden / planter areas	m <sup>2</sup>	215	500	107,500
154	Landscaping corridor including water feature	m <sup>2</sup>	579	1,500	868,500
71	Feature items - provisional allowance (per stage split)	Item			500,000
173	Hydroseeding to site area	m <sup>2</sup>	20,594	2	41,188
174	Allowance for landscaping along road edge - allowance	m	427	200	85,400
	<b>XL - LANDSCAPING AND IMPROVEMENTS</b>				<b>1,875,738</b>
<b>YY</b>	<b>SPECIAL PROVISIONS</b>				
244	Staging allowance external works - 2%	Item			224,597
	<b>YY - SPECIAL PROVISIONS</b>				<b>224,597</b>
<b>PR</b>	<b>PRELIMINARIES</b>				
101	Preliminaries - external works and infrastructure costs - 12%	Item			1,374,537
	<b>PR - PRELIMINARIES</b>				<b>1,374,537</b>
<b>MA</b>	<b>BUILDERS MARGIN &amp; OVERHEAD</b>				
102	Margin - external works and infrastructure costs - 5%	Item			641,450
	<b>MA - BUILDERS MARGIN &amp; OVERHEAD</b>				<b>641,450</b>
<b>LANDSCAPE MASTERPLAN</b>					<b>13,470,462</b>

# NORWEST MARKETOWN

## INITIAL ESTIMATE JUNE 23



### LOCATION ELEMENT ITEM

#### C STAGE 3

C5 Basement Car Parking / Loading

GFA: 59,347 m<sup>2</sup> Cost/m<sup>2</sup>: 1,554  
Rates Current At June 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>SB</b>	<b>BUILDINGS</b>				
200	Basement Car Parking - including excavation and shoring (assuming not in water table) (approx. 2603No. overall site)	m <sup>2</sup>	59,347	1,450	86,053,150
241	Extra over basement car parking below water	m <sup>2</sup>	59,347		Excl.
236	Extra over basement for foundations	m <sup>2</sup>	15,325	250	3,831,250
237	Open roof slab over carpark / lower ground	m <sup>2</sup>	-3,722	600	-2,233,200
252	Transfers extra over allowance - footprint (TBC)	m <sup>2</sup>	15,325	300	4,597,500
<b>SB - BUILDINGS</b>				<b>1,554/m<sup>2</sup></b>	<b>92,248,700</b>
<b>BASEMENT CAR PARKING / LOADING</b>				<b>1,554/m<sup>2</sup></b>	<b>92,248,700</b>

# NORWEST MARKETOWN

## INITIAL ESTIMATE JUNE 23



### LOCATION ELEMENT ITEM

#### C STAGE 3

C6 Building B3 (retail/office/residential)

GFA: 38,112 m<sup>2</sup> Cost/m<sup>2</sup>: 4,220  
Rates Current At June 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>SB</b>	<b>BUILDINGS</b>				
179	Building B3 - Retail - podium	m <sup>2</sup>	3,106	3,300	10,249,800
180	Building B3 - Office (podium)	m <sup>2</sup>	6,408	4,250	27,234,000
181	Building B3 - Residential (within 35 storey) - 178No.	m <sup>2</sup>	28,598	3,950	112,962,100
250	Allowance for bridge connections between buildings (B3 to B4 and B3 to B6)	m <sup>2</sup>	218	7,500	1,635,000
245	Podium roof slab (over retail)	m <sup>2</sup>	1,605	650	1,043,250
247	Swimming pool allowance	No	1	1,000,000	1,000,000
	<b>SB - BUILDINGS</b>			<b>4,044/m<sup>2</sup></b>	<b>154,124,150</b>
<b>XL</b>	<b>LANDSCAPING AND IMPROVEMENTS</b>				
106	Landscaping to podium slabs and accessible roof gardens and features, extra over allowance (structure elsewhere)	m <sup>2</sup>	1,112	700	778,400
	<b>XL - LANDSCAPING AND IMPROVEMENTS</b>			<b>20/m<sup>2</sup></b>	<b>778,400</b>
<b>YY</b>	<b>SPECIAL PROVISIONS</b>				
251	ESD initiatives extra over allowance - per 'initiatives budget' \$44m split pro rata GFA	Item			5,921,670
	<b>YY - SPECIAL PROVISIONS</b>			<b>155/m<sup>2</sup></b>	<b>5,921,670</b>
<b>BUILDING B3 (RETAIL/OFFICE/RESIDENTIAL)</b>				<b>4,220/m<sup>2</sup></b>	<b>160,824,220</b>

# NORWEST MARKETOWN

## INITIAL ESTIMATE JUNE 23



### LOCATION ELEMENT ITEM

#### C STAGE 3

C7 Building B4 (retail/office/residential)

GFA: 34,978 m<sup>2</sup> Cost/m<sup>2</sup>: 4,187  
Rates Current At June 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>SB</b>	<b>BUILDINGS</b>				
182	Building B4 - Retail - podium	m <sup>2</sup>	1,165	3,300	3,844,500
183	Building B4 - Office (podium)	m <sup>2</sup>	7,160	4,250	30,430,000
184	Building B4 - Residential (within 32 storey) - 167No.	m <sup>2</sup>	26,653	3,950	105,279,350
245	Podium roof slab (over retail)	m <sup>2</sup>	1,500	650	975,000
	<b>SB - BUILDINGS</b>			<b>4,018/m<sup>2</sup></b>	<b>140,528,850</b>
<b>XL</b>	<b>LANDSCAPING AND IMPROVEMENTS</b>				
106	Landscaping to podium slabs and accessible roof gardens and features, extra over allowance (structure elsewhere)	m <sup>2</sup>	686	700	480,200
	<b>XL - LANDSCAPING AND IMPROVEMENTS</b>			<b>14/m<sup>2</sup></b>	<b>480,200</b>
<b>YY</b>	<b>SPECIAL PROVISIONS</b>				
251	ESD initiatives extra over allowance - per 'initiatives budget' \$44m split pro rata GFA	Item			5,434,723
	<b>YY - SPECIAL PROVISIONS</b>			<b>155/m<sup>2</sup></b>	<b>5,434,723</b>
<b>BUILDING B4 (RETAIL/OFFICE/RESIDENTIAL)</b>				<b>4,187/m<sup>2</sup></b>	<b>146,443,773</b>

# NORWEST MARKETOWN

## INITIAL ESTIMATE JUNE 23



### LOCATION ELEMENT ITEM

#### C STAGE 3

C8 Building B6 (retail/cinema)

GFA: 6,811 m<sup>2</sup> Cost/m<sup>2</sup>: 6,021  
Rates Current At June 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>SB</b>	<b>BUILDINGS</b>				
187	Building B6 - Retail - podium	m <sup>2</sup>	589	3,300	1,943,700
188	Building B6 - Cinema / Education / Entertainment / Public (within 5 storey) - feature design	m <sup>2</sup>	6,222	6,000	37,332,000
	<b>SB - BUILDINGS</b>			<b>5,767/m<sup>2</sup></b>	<b>39,275,700</b>
<b>XL</b>	<b>LANDSCAPING AND IMPROVEMENTS</b>				
106	Landscaping to podium slabs and accessible roof gardens and features, extra over allowance (structure elsewhere)	m <sup>2</sup>	963	700	674,100
	<b>XL - LANDSCAPING AND IMPROVEMENTS</b>			<b>99/m<sup>2</sup></b>	<b>674,100</b>
<b>YY</b>	<b>SPECIAL PROVISIONS</b>				
251	ESD initiatives extra over allowance - per 'initiatives budget' \$44m split pro rata GFA	Item			1,058,262
	<b>YY - SPECIAL PROVISIONS</b>			<b>155/m<sup>2</sup></b>	<b>1,058,262</b>
<b>BUILDING B6 (RETAIL/CINEMA)</b>				<b>6,021/m<sup>2</sup></b>	<b>41,008,062</b>

# NORWEST MARKETOWN

## INITIAL ESTIMATE JUNE 23



### LOCATION ELEMENT ITEM

#### C STAGE 3

C9 Building B7 (public)

GFA: 10,185 m<sup>2</sup> Cost/m<sup>2</sup>: 6,222  
Rates Current At June 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>SB</b>	<b>BUILDINGS</b>				
189	Building B7 - Public / Education / Entertainment) (8 storey) - cold shell - feature design	m <sup>2</sup>	10,185	6,000	61,110,000
	<b>SB - BUILDINGS</b>			<b>6,000/m<sup>2</sup></b>	<b>61,110,000</b>
<b>XL</b>	<b>LANDSCAPING AND IMPROVEMENTS</b>				
106	Landscaping to podium slabs and accessible roof gardens and features, extra over allowance (structure elsewhere)	m <sup>2</sup>	963	700	674,100
	<b>XL - LANDSCAPING AND IMPROVEMENTS</b>			<b>66/m<sup>2</sup></b>	<b>674,100</b>
<b>YY</b>	<b>SPECIAL PROVISIONS</b>				
251	ESD initiatives extra over allowance - per 'initiatives budget' \$44m split pro rata GFA	Item			1,582,499
	<b>YY - SPECIAL PROVISIONS</b>			<b>155/m<sup>2</sup></b>	<b>1,582,499</b>
<b>BUILDING B7 (PUBLIC)</b>				<b>6,222/m<sup>2</sup></b>	<b>63,366,599</b>

# NORWEST MARKETOWN

## INITIAL ESTIMATE JUNE 23



### LOCATION ELEMENT ITEM

#### C STAGE 3

C10 Building B8 (retail/residential)

GFA: 38,219 m<sup>2</sup> Cost/m<sup>2</sup>: 4,115  
Rates Current At June 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>SB</b>	<b>BUILDINGS</b>				
190	Building B8 - Retail - podium	m <sup>2</sup>	1,128	3,300	3,722,400
191	Building B8 - Residential (36 storey) - 232No.	m <sup>2</sup>	37,091	3,950	146,509,450
245	Podium roof slab (over retail)	m <sup>2</sup>	1,394	650	906,100
	<b>SB - BUILDINGS</b>			<b>3,955/m<sup>2</sup></b>	<b>151,137,950</b>
<b>XL</b>	<b>LANDSCAPING AND IMPROVEMENTS</b>				
106	Landscaping to podium slabs and accessible roof gardens and features, extra over allowance (structure elsewhere)	m <sup>2</sup>	274	700	191,800
	<b>XL - LANDSCAPING AND IMPROVEMENTS</b>			<b>5/m<sup>2</sup></b>	<b>191,800</b>
<b>YY</b>	<b>SPECIAL PROVISIONS</b>				
251	ESD initiatives extra over allowance - per 'initiatives budget' \$44m split pro rata GFA	Item			5,938,295
	<b>YY - SPECIAL PROVISIONS</b>			<b>155/m<sup>2</sup></b>	<b>5,938,295</b>
<b>BUILDING B8 (RETAIL/RESIDENTIAL)</b>				<b>4,115/m<sup>2</sup></b>	<b>157,268,045</b>

# NORWEST MARKETOWN

## INITIAL ESTIMATE JUNE 23



### LOCATION ELEMENT ITEM

#### C STAGE 3

C11 Building B9 (retail/office/residential)

GFA: 35,992 m<sup>2</sup> Cost/m<sup>2</sup>: 4,142  
Rates Current At June 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>SB</b>	<b>BUILDINGS</b>				
192	Building B9 - Retail - podium - water facing	m <sup>2</sup>	3,730	3,550	13,241,500
193	Building B9 - Office (podium)	m <sup>2</sup>	6,756	4,300	29,050,800
194	Building B9 - Residential (within 29 storey) - 159No.	m <sup>2</sup>	25,506	3,850	98,198,100
245	Podium roof slab (over retail)	m <sup>2</sup>	2,007	650	1,304,550
247	Swimming pool allowance	No	1	1,000,000	1,000,000
	<b>SB - BUILDINGS</b>			<b>3,967/m<sup>2</sup></b>	<b>142,794,950</b>
<b>XL</b>	<b>LANDSCAPING AND IMPROVEMENTS</b>				
106	Landscaping to podium slabs and accessible roof gardens and features, extra over allowance (structure elsewhere)	m <sup>2</sup>	987	700	690,900
	<b>XL - LANDSCAPING AND IMPROVEMENTS</b>			<b>19/m<sup>2</sup></b>	<b>690,900</b>
<b>YY</b>	<b>SPECIAL PROVISIONS</b>				
251	ESD initiatives extra over allowance - per 'initiatives budget' \$44m split pro rata GFA	Item			5,592,274
	<b>YY - SPECIAL PROVISIONS</b>			<b>155/m<sup>2</sup></b>	<b>5,592,274</b>
<b>BUILDING B9 (RETAIL/OFFICE/RESIDENTIAL)</b>				<b>4,142/m<sup>2</sup></b>	<b>149,078,124</b>

# NORWEST MARKETOWN

## INITIAL ESTIMATE JUNE 23



### LOCATION ELEMENT ITEM

#### C STAGE 3

C12 Concourse retail etc.

GFA: 11,547 m<sup>2</sup> Cost/m<sup>2</sup>: 3,846  
Rates Current At June 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>SB</b>	<b>BUILDINGS</b>				
197	Concourse - Retail	m <sup>2</sup>	3,775	2,700	10,192,500
198	Concourse - Supermarket	m <sup>2</sup>	3,690	2,850	10,516,500
199	Concourse - Public (Education)	m <sup>2</sup>	1,565	4,000	6,260,000
242	Concourse - Lobby	m <sup>2</sup>	1,296	5,000	6,480,000
243	Concourse - mall	m <sup>2</sup>	1,222	4,500	5,499,000
239	Bulk excavation for retail lower level - assumed clean, part OTR, part rippable rock	m <sup>3</sup>	30,469	85	2,589,865
240	Allowance for extra over for shoring walls to lower level retail	m <sup>2</sup>	1,168	750	876,000
238	Vertical transportation for below level retail (escalation and share of lifts)	Lot	2	1,000,000	2,000,000
<b>SB - BUILDINGS</b>				<b>3,846/m<sup>2</sup></b>	<b>44,413,865</b>
<b>CONCOURSE RETAIL ETC.</b>				<b>3,846/m<sup>2</sup></b>	<b>44,413,865</b>

# NORWEST MARKETOWN

## INITIAL ESTIMATE JUNE 23

### LOCATION ELEMENT ITEM

#### D STAGE 4

D1 Site Preparation / Earthworks

Rates Current At June 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>XP</b>	<b>SITE PREPARATION</b>				
1	Allow to strip existing site of hard and soft surfacing and external works items (site area allowance)	m <sup>2</sup>	3,597	50	179,850
2	Remove existing trees / vegetation	m <sup>2</sup>	3,597	2	7,194
5	Allow for sediment and erosion control (site area msd)	m <sup>2</sup>	3,597	1	3,597
207	Demolish swimming centre building	m <sup>2</sup>	1,432	250	358,000
6	Cut and fill over site in material other than rock (allowance up to 1m only - subject to design information) (carpark and lower level excavation included separately)	m <sup>3</sup>	3,597	40	143,880
145	Provisional allowance - disposal of top 500mm excavated material as GSW (provisional allowance - assumed)	t	3,596.10	250	899,025
8	Imported filling - assumed none	Item			Excl.
9	Extra over for excavation in rock - provisional allowance 25% (surface cut and fill)	m <sup>3</sup>	900	50	45,000
11	Compaction of subgrade	m <sup>2</sup>	3,597	2	7,194
13	Geotechnical testing and monitoring allowance	Item			16,726
159	Allow to safely disconnect existing services, including making safe, temporary divert, etc.	m <sup>2</sup>	3,597	8	28,776
<b>XP - SITE PREPARATION</b>					<b>1,689,242</b>
<b>YY</b>	<b>SPECIAL PROVISIONS</b>				
244	Staging allowance external works - 2%	Item			33,785
<b>YY - SPECIAL PROVISIONS</b>					<b>33,785</b>
<b>PR</b>	<b>PRELIMINARIES</b>				
101	Preliminaries - external works and infrastructure costs - 12%	Item			206,764
<b>PR - PRELIMINARIES</b>					<b>206,764</b>
<b>MA</b>	<b>BUILDERS MARGIN &amp; OVERHEAD</b>				
102	Margin - external works and infrastructure costs - 5%	Item			96,490
<b>MA - BUILDERS MARGIN &amp; OVERHEAD</b>					<b>96,490</b>
<b>SITE PREPARATION / EARTHWORKS</b>					<b>2,026,281</b>

# NORWEST MARKETOWN

## INITIAL ESTIMATE JUNE 23

### LOCATION ELEMENT ITEM

#### D STAGE 4

D2 Roads and Services Infrastructure

Rates Current At June 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>XR</b>	<b>ROADS, FOOTPATHS AND PAVED AREAS</b>				
208	Shared road construction including base layers and paver surfacing, incl. signage, linemarking, metalwork etc.	m <sup>2</sup>	604	320	193,280
24	Kerb and gutter	m	160	180	28,800
27	Pedestrian pavements - refer landscaping	Lot	1		Incl.
	<b>XR - ROADS, FOOTPATHS AND PAVED AREAS</b>				<b>222,080</b>
<b>XK</b>	<b>EXTERNAL STORMWATER DRAINAGE</b>				
30	Sedimentation basins allowance - provisional - shared cost	Item			80,000
42	Piped stormwater drainage network along roads generally (various diameters)	m	93	900	83,700
43	Allowance for pits	No	4	7,500	30,000
48	Minor drainage network within site open spaces (site area allowance)	m <sup>2</sup>	3,597	30	107,910
147	Allow for OSD - assumed part above / part under	No	1	300,000	300,000
45	Stormwater drainage connections at buildings (lots)	No	1	40,000	40,000
	<b>XK - EXTERNAL STORMWATER DRAINAGE</b>				<b>641,610</b>
<b>XD</b>	<b>EXTERNAL SEWER DRAINAGE</b>				
149	Allow for connection with existing sewer system at boundary (lead in included elsewhere)	No	1	20,000	20,000
53	Sewer drainage pipe network within site - allowance to future layout	m	110	700	77,000
54	Sewer pits allowance (within site)	No	3	7,000	21,000
150	Sewer connection works at buildings	No	1	20,000	20,000
56	Sewer infrastructure to open spaces (park amenities uses etc.) - site area	m <sup>2</sup>	3,597	5	17,985
232	Pumping station allowance	No	1	75,000	75,000
	<b>XD - EXTERNAL SEWER DRAINAGE</b>				<b>230,985</b>
<b>XW</b>	<b>EXTERNAL WATER SUPPLY</b>				
220	Water connection at stage boundary (lead in included elsewhere)	No	1	10,000	10,000
49	Water supply pipework within site including valves and associated works	m	209	500	104,500
87	Recycled water reticulation within site including valves and associated works	m	209	500	104,500
52	Water supply to open areas allowance (park amenities uses etc.) - site area	m <sup>2</sup>	3,597	3	10,791
164	Water connections to lots (including recycled connection)	No	1	40,000	40,000
	<b>XW - EXTERNAL WATER SUPPLY</b>				<b>269,791</b>

# NORWEST MARKETOWN

## INITIAL ESTIMATE JUNE 23

### LOCATION ELEMENT ITEM

#### D STAGE 4

D2 Roads and Services Infrastructure (continued)

Rates Current At June 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>XG</b>	<b>EXTERNAL GAS</b>				
230	Gas infrastructure - by Authority	Lot	1		Excl.
	<b>XG - EXTERNAL GAS</b>				<b>Excl.</b>
<b>XF</b>	<b>EXTERNAL FIRE PROTECTION</b>				
88	Allowance for fire hydrants in road corridor (assumes no separate ring main)	Item			75,000
165	External fire protection at buildings / lots (shared cost)	No	1	30,000	30,000
	<b>XF - EXTERNAL FIRE PROTECTION</b>				<b>105,000</b>
<b>XE</b>	<b>EXTERNAL ELECTRIC LIGHT AND POWER</b>				
58	Allowance for HV installation within site (route allowance)	m	215	2,000	430,000
223	Substation and connections for lots - allowance stage 4	Lot	1	1,400,000	1,400,000
61	External electrical lighting and power (parks/amenities/open spaces/private spaces etc) - site area	m <sup>2</sup>	3,597	35	125,895
62	Street lighting allowance	No	8	8,000	64,000
	<b>XE - EXTERNAL ELECTRIC LIGHT AND POWER</b>				<b>2,019,895</b>
<b>XC</b>	<b>EXTERNAL COMMUNICATIONS</b>				
65	Communications connection to buildings (lots)	No	1	20,000	20,000
254	Conduits allowance	m	215	100	21,500
	<b>XC - EXTERNAL COMMUNICATIONS</b>				<b>41,500</b>
<b>YY</b>	<b>SPECIAL PROVISIONS</b>				
244	Staging allowance external works - 2%	Item			72,618
255	External communications and security allowance	Item			100,000
	<b>YY - SPECIAL PROVISIONS</b>				<b>172,618</b>
<b>PR</b>	<b>PRELIMINARIES</b>				
101	Preliminaries - external works and infrastructure costs - 12%	Item			444,418
	<b>PR - PRELIMINARIES</b>				<b>444,418</b>
<b>MA</b>	<b>BUILDERS MARGIN &amp; OVERHEAD</b>				
102	Margin - external works and infrastructure costs - 5%	Item			207,395
	<b>MA - BUILDERS MARGIN &amp; OVERHEAD</b>				<b>207,395</b>
<b>ROADS AND SERVICES INFRASTRUCTURE</b>					<b>4,355,292</b>

# NORWEST MARKETOWN

## INITIAL ESTIMATE JUNE 23

### LOCATION ELEMENT ITEM

#### D STAGE 4

D3 Landscape Masterplan

Rates Current At June 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>XR</b>	<b>ROADS, FOOTPATHS AND PAVED AREAS</b>				
137	Pedestrian pavement areas - assumed reasonable paver quality	m <sup>2</sup>	1,048	600	628,800
78	External furniture, metalwork, signage allowance	Item			250,000
	<b>XR - ROADS, FOOTPATHS AND PAVED AREAS</b>				<b>878,800</b>
<b>XN</b>	<b>BOUNDARY WALLS, FENCING AND GATES</b>				
170	Retaining walls - provisional allowance (extent TBC)	m <sup>2</sup>	3,597	10	35,970
	<b>XN - BOUNDARY WALLS, FENCING AND GATES</b>				<b>35,970</b>
<b>XL</b>	<b>LANDSCAPING AND IMPROVEMENTS</b>				
143	Soft landscaping areas - general spaces	m <sup>2</sup>	229	150	34,350
71	Feature items - provisional allowance (per stage split)	Item			250,000
173	Hydroseeding to site area	m <sup>2</sup>	3,597	2	7,194
174	Allowance for landscaping along road edge - allowance	m	159	200	31,800
	<b>XL - LANDSCAPING AND IMPROVEMENTS</b>				<b>323,344</b>
<b>YY</b>	<b>SPECIAL PROVISIONS</b>				
244	Staging allowance external works - 2%	Item			24,763
	<b>YY - SPECIAL PROVISIONS</b>				<b>24,763</b>
<b>PR</b>	<b>PRELIMINARIES</b>				
101	Preliminaries - external works and infrastructure costs - 12%	Item			151,546
	<b>PR - PRELIMINARIES</b>				<b>151,546</b>
<b>MA</b>	<b>BUILDERS MARGIN &amp; OVERHEAD</b>				
102	Margin - external works and infrastructure costs - 5%	Item			70,722
	<b>MA - BUILDERS MARGIN &amp; OVERHEAD</b>				<b>70,722</b>
<b>LANDSCAPE MASTERPLAN</b>					<b>1,485,145</b>

# NORWEST MARKETOWN

## INITIAL ESTIMATE JUNE 23



### LOCATION ELEMENT ITEM

#### D STAGE 4

D5 Basement Car Parking

GFA: 5,250 m<sup>2</sup> Cost/m<sup>2</sup>: 1,991  
Rates Current At June 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>SB</b>	<b>BUILDINGS</b>				
200	Basement Car Parking - including excavation and shoring (assuming not in water table) (approx. 2603No. overall site)	m <sup>2</sup>	4,138	1,450	6,000,100
241	Extra over basement car parking below water	m <sup>2</sup>	4,138		Excl.
201	Loading Dock B3	m <sup>2</sup>	1,114	2,350	2,617,900
236	Extra over basement for foundations	m <sup>2</sup>	2,070	250	517,500
237	Open roof slab over carpark / lower ground	m <sup>2</sup>	1,161	600	696,600
252	Transfers extra over allowance - footprint (TBC)	m <sup>2</sup>	2,070	300	621,000
<b>SB - BUILDINGS</b>				<b>1,991/m<sup>2</sup></b>	<b>10,453,100</b>
<b>BASEMENT CAR PARKING</b>				<b>1,991/m<sup>2</sup></b>	<b>10,453,100</b>

# NORWEST MARKETOWN

## INITIAL ESTIMATE JUNE 23



### LOCATION ELEMENT ITEM

#### D STAGE 4

D6 Building B5 (retail/residential)

GFA: 20,707 m<sup>2</sup> Cost/m<sup>2</sup>: 3,826  
Rates Current At June 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>SB</b>	<b>BUILDINGS</b>				
185	Building B5 - Retail - podium - water facing	m <sup>2</sup>	1,858	3,550	6,595,900
186	Building B5 - Residential (23 storey) - 118No.	m <sup>2</sup>	18,849	3,600	67,856,400
245	Podium roof slab (over retail)	m <sup>2</sup>	1,329	650	863,850
	<b>SB - BUILDINGS</b>			<b>3,637/m<sup>2</sup></b>	<b>75,316,150</b>
<b>XL</b>	<b>LANDSCAPING AND IMPROVEMENTS</b>				
106	Landscaping to podium slabs and accessible roof gardens and features, extra over allowance (structure elsewhere)	m <sup>2</sup>	984	700	688,800
	<b>XL - LANDSCAPING AND IMPROVEMENTS</b>			<b>33/m<sup>2</sup></b>	<b>688,800</b>
<b>YY</b>	<b>SPECIAL PROVISIONS</b>				
251	ESD initiatives extra over allowance - per 'initiatives budget' \$44m split pro rata GFA	Item			3,217,360
	<b>YY - SPECIAL PROVISIONS</b>			<b>155/m<sup>2</sup></b>	<b>3,217,360</b>
<b>BUILDING B5 (RETAIL/RESIDENTIAL)</b>				<b>3,826/m<sup>2</sup></b>	<b>79,222,310</b>

# NORWEST MARKETOWN

## INITIAL ESTIMATE JUNE 23



## LOCATION ELEMENT ITEM

## D STAGE 4

D7 Concourse retail etc.

GFA: 1,866 m<sup>2</sup>    Cost/m<sup>2</sup>: 2,701

Rates Current At June 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SB	BUILDINGS				
197	Concourse - Retail	m²	1,867	2,700	5,040,900
	SB - BUILDINGS			2,701/m²	5,040,900
CONCOURSE RETAIL ETC.				2,701/m²	5,040,900

**APPENDIX B:**  
**Schedule of Information**

Norwest Marketown Planning Proposal  
Initial Estimate Report 13 September 2023

Schedule of Information Used

- FJMT architectural concept information including
  - Area schedule 230529 5 to 1 Scheme dated 29 May 2023 Rev A
  - 230620 Updated Indicative Area and Basement Plans dated 20/06/2023
    - 2081 – Indicative Lower Ground Level Plan
    - 2000 – Indicative Ground Level Plan
    - 2001 – Typical Podium Level Plan
    - 2004 – Typical Apartment Floor Plan
    - 2082 – Level Mezzanine -2 Carpark
    - 2083 – Level -3 Loading Dock
    - 2084 – Level -4 Commercial Parking
    - 2085 – Level -5 Residential Parking
    - 2086 – Level -6 Residential Parking
  - 230620 Updated Illustrative Plans
- Site plan images “22453\_MASTERPLAN\_1to500@A1”
- ESD initiatives budget prepared by Finding Infinity “Summary of Initiatives and Opportunities”
- Services lead-in utilities servicing cost guidance – prepared by J.Wyndham Prince dated 18 April 2023
- Preliminary stormwater management analysis prepared by Calibre dated 21 April 2023
- Geotechnical preliminary site investigation report prepared by Geotechnique dated 21 December 2022
- Indicative site staging mark up (image) received 21 June 2023 (FJC Studio)

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