

HIGH LEVEL ESTIMATE

Cost Plan 1 R1

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Cost Plan 1

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2/03/2026
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Executive Summary of Costs		Project Cost excl GST	Cost per unit	Cost per unit (excluding demolition, retail basements, GF retail + supermarket)
Site Clearance		\$ 1,025,953		
Bulk Excavation		\$ 10,141,842		
Substructure		\$ 6,369,888		
Site Infrastructure		\$ 3,276,510		
Landscape & Roadworks		\$ 3,319,180		
Building Construction				
Basement B3		\$ 10,274,800		
Basement B2		\$ 10,271,400		
Basement B1		\$ 10,627,470		
Basement 1 and Ground Floor (Duplex)		\$ 4,034,600		
Ground Floor (Supermarket & Retail)		\$ 15,202,950		
Level 1 - Building A - 1 floor		\$ 6,799,700		
Level 1 - Building B - 1 floor		\$ 5,480,475		
Level 2 - 5 - Building A		\$ 24,149,200		
Level 2 - 5 - Building B		\$ 18,263,200		
Level 6 - Building A		\$ 6,230,100		
Level 7 - 9 - Building A		\$ 18,690,300		
Roof		\$ 4,215,400		
Vertical Transport and Stairs		\$ 4,662,340		
Trade Cost (excl preliminaries, margin, fees, contingency, GST):	\$3,439/m2(GBA)	\$ 163,035,307	\$ 988,093	\$ 696,362
Preliminaries 24%	24%	\$ 39,128,474		
Margin 5%	5%	\$ 10,108,189		
Design Fees by D&C Contractor 4% (also see 4% under developer cost)	4%	\$ 8,490,879		
Design Coordination Contingency by D&C Contractor 1.5%	1.5%	\$ 3,184,080		
Construction Cost excluding escalation (excl fees, contingency, GST):	\$4,724/m2(GBA)	\$ 223,946,928	\$ 1,357,254	\$ 956,530
Escalation to mid point of construction (April 2028 - allow 3.8% p.a. in 2026, 3.5% p.a in 2027, 3.5% p.a. in 2028)		\$ 17,967,794		
Construction Cost including escalation (excl fees, contingency, GST):	\$5,103/m2(GBA)	\$ 241,914,722	\$ 1,466,150	\$ 1,033,274
Design Fees by Client (see 4% design fee by D&C contractor separately)	4%	\$ 9,676,589		
Authority Fees (allow 1.5% for City of Ryde S7.11 contribution, LSL 0.25%, misc fees 0.25%)	2.0%	\$ 4,838,294		
Developer's Contingency (planning, design & construction)	10%	\$ 25,642,961		
Project Total (Excluding GST)	\$5,950/m2(GBA)	\$ 282,072,566	\$ 1,709,531	\$ 1,211,096

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Detailed Trade Estimate

Basis of Cost Estimate	Area	Unit	Rate	Total
Site Clearance				1,025,953
Survey drawing not available				
Demolish existing concrete carpark / hard landscaping	587	m2	110	64,570
Demolish existing bitumen carpark	1,064	m2	70	74,480
Demolish existing gravel carpark	1,463	m2	50	73,150
Demolish hard landscaping / soft landscaping	418	m2	80	33,440
Demolish existing undercover carpark	1,286	m2	75	96,450
Demolish existing 1 storey building (3,722m2 footprint)	3,722	m2	150	558,300
Demolish miscellaneous items (e.g. trees, fences, concrete hobs, kerb)	7,254	m2	8	55,563
Allowance for demolition hazmat removal - excl, assumed not required				Excl
Allowance for dilapidation report	1	item	70,000	70,000
Bulk Excavation				10,141,842
Bulk excavation to site to required levels incl disposal as ENM	62,336	m3	50	3,116,818
Extra over for rock excavation (assumed rock 3m below natural ground)	44,441	m3	120	5,332,890
Extra over for disposal of excavated materials - assumed 90% of the top 400mm of excavation as GSW (Non-Putrescible)	4,440	t	260	1,154,462
Extra over for disposal of excavated materials - assumed 10% of the top 400mm of excavation as asbestos	493	t	450	222,012
Final trim & compaction	6,044	m2	15	90,660
Allowance for dewatering	15	weeks	15,000	225,000
Substructure				6,369,888
Basement				
Allow piling foundation to basement	6,044	m2	500	3,022,000
Allow for shoring wall including shoring piles, shotcrete and rock anchors	3,731	m2	750	2,797,988
Allow for RC capping beam	357	m	700	249,900
Allow for underpinning to North Ryde library & Community Centre, and neighbouring houses where required	1	item	300,000	300,000
Site Infrastructure				3,276,510
Allowance for substation 2 x 1000kWA	2	no	300,000	600,000
Allowance for site stormwater drainage system	7,254	m2	65	471,510
Allowance for site wide hydraulic infrastructure	1	item	400,000	400,000
Allowance for site wide wet fire infrastructure	1	item	450,000	450,000
Allowance for site wide electrical power infrastructure	1	item	800,000	800,000
Allowance for site wide communication infrastructure	1	item	250,000	250,000
Allowance for external lighting	1	item	200,000	200,000
Allowance for site irrigation system	1	item	105,000	105,000
Landscape & Roadworks				3,319,180
Ground Floor				
New trees	11	no	2,000	22,000
Allowance for soft landscaping includes turf, shrubs, plants, soil, etc to GF (north-west)	194	m2	110	21,340
Allowance for soft landscaping includes turf, shrubs, plants, soil, etc to GF (south-east)	285	m2	110	31,350
Allowance for soft landscaping includes turf, shrubs, plants, soil, planters, etc to GF (duplex)	121	m2	170	20,570
Carpark entrance to GF	133	m2	400	53,200
Allowance for 500mm thick masonry wall to L1 - 7m high (north-east)	700	m2	750	525,000
Level 1				
New trees	10	no	2,000	20,000
Gates	4	no	3,000	12,000
Allowance for soft landscaping includes turf, shrubs, plants, soil, etc to communal open space	2,237	m2	110	246,070
Brick pavers to communal open space (L1)	401	m2	270	108,270
Allowance for 500mm thick masonry wall to L1 - 3m high (south-west, north-west, south-east)	594	m2	750	445,500
Allowance for L1 courtyard planter/ low wall (1m high)	555	m2	300	166,500
Allowance for shading structure to L1 communal open space	1	item	150,000	150,000
Building A Roof Terrace Courtyard				
Allowance for soft landscaping includes turf, shrubs, plants, soil, planters, etc to Building A roof communal outdoor space	290	m2	110	31,900
Allowance for brick paver to Building A roof communal outdoor space	652	m2	270	176,040
Allowance for communal roof terrace courtyard planter/ low wall (1m high)	266	m2	300	79,800
Outdoor Furniture & Signage				
Allowance for outdoor furniture and special equipment to L1 and Building A roof communal	1	item	250,000	250,000
Allowance for external signage	1	item	60,000	60,000
Public Domain				
Allowance for connection to existing road	1	item	30,000	30,000
Awnings to shop front and duplex	225	m2	1,500	337,500
Reconstruction of public domain footpath & verge along Coxs Rd	310	m2	250	77,500
Reconstruction of public domain carpark along Coxs Rd	333	m2	400	133,200
Reconstruction of public domain footpath along Conney St	88	m2	250	22,000
Reconstruction of public domain verge along Conney St	162	m2	120	19,440
Relocation of 1no. pedestrian crossing	1	item	130,000	130,000
Allowance for other public domain works that may be required	1	item	150,000	150,000
Building Construction				138,901,935

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Detailed Trade Estimate

Basement B3				
Basement Carpark Trade Works (GBA/m2) - B3 (excavation and piling included separately)	6,044	m2	1,700	10,274,800
Basement Carpark Trade Works - B3 Residential - Stairs and Lift				Incl separately
Basement B2				
Basement Carpark Trade Works (GBA/m2) - B2	6,042	m2	1,700	10,271,400
Basement Carpark Trade Works - B2 Residential - Stairs and Lift				Incl separately
Basement B1				
Basement Carpark Trade Works (GBA/m2) - B1	5,623	m2	1,700	9,559,100
Basement Carpark Trade Works - B1 Residential - Stairs and Lift				Incl separately
E/O for transfer beams between Basement 1 and Ground Floor	5,623	m2	190	1,068,370
Basement 1 and Ground Floor (Duplex)				
B1 Residential - Duplex	271	m2	5,800	1,571,800
B1 Residential - Balconies / Courtyards	114	m2	3,000	342,000
B1 Residential - Services	15	m2	2,800	42,000
Ground Floor - Duplex	349	m2	5,800	2,024,200
Ground Floor - Services	21	m2	2,600	54,600
Ground Floor (Supermarket & Retail)				
Loading Dock	792	m2	2,300	1,821,600
Retails - cold shell	474	m2	2,500	1,185,000
Resident Waste Collection	107	m2	2,300	246,100
Retail Entrance & Corridor	581	m2	2,750	1,597,750
Supermarket - warm shell	3,073	m2	3,100	9,526,300
Supermarket - BOH	146	m2	2,200	321,200
Services	35	m2	3,000	105,000
Stairs and Lift				Incl separately
E/O allowance for feature façade / column	1	item	400,000	400,000
Level 1 - Building A - 1 floor				
Building A - Apartments	1,065	m2	4,600	4,899,000
Building A - Balconies	409	m2	2,600	1,063,400
Building A - Lobby & Corridor	169	m2	2,600	439,400
Building A - Services	25	m2	2,700	67,500
Building A - Stairs and Lift				Incl separately
E/O for transfer beams between GF and L1	1,888	m2	175	330,400
Level 1 - Building B - 1 floor				
Building B - Apartments	799	m2	4,600	3,675,400
Building B - Balconies	287	m2	2,600	746,200
Building B - Lobby & Corridor	138	m2	2,600	358,800
Building B - Services	18	m2	2,700	48,600
Building B - Plant Room - Communal Area	151	m2	2,700	407,700
Building B - Stairs and Lift				Incl separately
E/O for transfer beams between GF and L1	1,393	m2	175	243,775
Level 2 - 5 - Building A				
Building A - Apartments	4,260	m2	4,600	19,596,000
Building A - Balconies	1,268	m2	2,600	3,296,800
Building A - Lobby & Corridor	676	m2	2,600	1,757,600
Building A - Services	100	m2	2,700	270,000
Building A - Stairs and Lift				Incl separately
Building A - adjust for affordable apartments	1,928	m2	-400	-771,200
Level 2 - 5 - Building B				
Building B - Apartments	3,200	m2	4,600	14,720,000
Building B - Balconies	736	m2	2,600	1,913,600
Building B - Lobby & Corridor	552	m2	2,600	1,435,200
Building B - Services	72	m2	2,700	194,400
Building B - Stairs and Lift				Incl separately
Level 6 - Building A				
Building A - Apartments	1,065	m2	4,600	4,899,000
Building A - Balconies	317	m2	2,600	824,200
Building A - Lobby & Corridor	169	m2	2,600	439,400
Building A - Services	25	m2	2,700	67,500
Building A - Stairs and Lift				Incl separately
Level 7 - 9 - Building A				
Building A - Apartments	3,195	m2	4,600	14,697,000
Building A - Balconies	951	m2	2,600	2,472,600
Building A - Lobby & Corridor	507	m2	2,600	1,318,200
Building A - Services	75	m2	2,700	202,500
Building A - Stairs and Lift				Incl separately
Roof				
Podium roof	3,052	m2	700	2,136,400
Communal roof terrace	1,164	m2	750	873,000
Tower roof - Bld A	735	m2	600	441,000

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Detailed Trade Estimate

Tower roof - Bld B	1,275	m2	600	765,000
Vertical Transport and Stairs				
Travelator between B1 and GF	2	no	300,000	600,000
Vertical Transport - Building A (from B3 to Roof terrace) - 14 stops	2	no	420,000	840,000
Vertical Transport - Building A (from B3 to GF) - 4 stops	1	no	140,000	140,000
Vertical Transport - Building B (from B3 to Level 5) - 9 stops	2	no	370,000	740,000
Vertical Transport - Building B (from B2 to GF) - 3 stops	1	no	120,000	120,000
Internal Stairs to Duplex	25	m/rise	4,000	98,000
Fire Stairs - Building A (from B3 to Level 1)	16	m/rise	5,500	88,550
Fire Stairs - Building A (from B3 to Roof terrace) - assumed scissor stairs	180	m/rise	5,500	987,800
Fire Stairs - Building B (from B3 to Level 1)	16	m/rise	5,500	88,550
Fire Stairs - Building B (from B3 to Level 5) - assumed scissor stairs	116	m/rise	5,500	635,800
E/O for stair pressurisation	180	m/rise	1,800	323,640
Trade Cost (excl preliminaries, margin, fees, contingency, GST):	47,406	m2	3,439	163,035,307
Preliminaries 24%	24.0%			39,128,474
Margin 5%	5.0%			10,108,189
Design Fees by D&C Contractor 4% (also see 4% under developer cost)	4.0%			8,490,879
Design Coordination Contingency by D&C Contractor 1.5%	1.5%			3,184,080
Construction Cost excluding escalation (excl fees, contingency, GST):	47,406	m2	4,724	223,946,928
Escalation to mid point of construction (April 2028 - allow 3.8% p.a. in 2026, 3.5% p.a in 2027, 3.5% p.a. in 2028)	8.0%			17,967,794
Construction Cost including escalation (excl fees, contingency, GST):	47,406	m2	5,103	241,914,722
Design Fees by Client (see 4% design fee by D&C contractor separately)	4.0%			9,676,589
Authority Fees (allow 1.5% for City of Ryde S7.11 contribution, LSL 0.25%, misc fees 0.25%)	2.0%			4,838,294
Developer's Contingency (planning, design & construction)	10.0%			25,642,961
Project Cost (excl fees, contingency, GST):	47,406	m2	5,950	282,072,566

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Area and Unit Schedule

DESCRIPTION	Units Count							
	Area	Unit	1B	2B	3B	Total Units	Supermarket	Retail
Area Schedule								
Total Building Area	47,406	GBA m2						
Site Area	7,254	Site m2						
Basement	18,253	GBA m2						
Basement Carpark - B3	6,044	GBA m2						
Basement Carpark - B2	6,042	GBA m2						
Basement Carpark - B1	5,623	GBA m2						
Basement Residential - B1	544	GBA m2	Incl in GF	Incl in GF		Incl in GF		
Ground Floor	6,227	GBA m2						
Ground Floor	6,227	GBA m2	3	4		7	1	5
Typical Tower Upper Plan	22,926	GBA m2						
Building A (L1)	1,888	GBA m2	2	8	2	12		
Building B (L1)	1,393	GBA m2	4	6		10		
Building A (L2-5) - 4 floors (1,805m2 each floor)	7,220	GBA m2	8	32	8	48		
Building B (L2-5) - 4 floors (1,295m2 each floor)	5,180	GBA m2	16	24		40		
Building A (L6)	1,806	GBA m2	2	8	2	12		
Building A (L7-9) - 3 floors (1,813m2 each floor)	5,439	GBA m2	6	24	6	36		
Total	47,406	GBA m2	41	106	18	165	1	5

Drawings / Documentation used

23034 NSWNorthRydeCoxsRoad-Draft Rev B & C dated 26/02/2026

52055 001DT 2023-07-31

Exclusions

GST (10%)	Excluded
Hazmat removal and site remediation beyond current allowance	Excluded
Service upgrade, diversion and extension beyond current allowance	Excluded
Legal Fees	Excluded
Work outside normal hours	Excluded
Statutory charges / outgoings	Excluded
Land cost, land holding cost, stamp duty, etc	Excluded
Operation and Maintenance Costs	Excluded
Escalation beyond current allowance for escalation to mid point of construction	Excluded

Assumptions/Notes

Assumed cold shell finish to retail area	Note
Assumed warm shell finish to supermarket area	Note
Assumed rock breaking to excavation where 3m below natural ground	Note