



31 January 2025

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Dear Anne

MACQUARIE POINT STADIUM

WT PROFESSIONAL DETAILS AND BASIS OF COST ESTIMATION

Further to your request, we are pleased to provide further details regarding basis of cost estimates and WT professional details.

Basis of Cost Estimates

WT has operated within Tasmania since 1956. Over this period, extensive understanding and knowledge has been developed of the local Tasmanian construction market.

WT has extensive experience working on major stadium developments which is used provide benchmark data for costs associated with stadium developments. Examples of recent stadium and sports projects include:

	VALUE	COMPLETION	MULTI PURPOSE STADIUM	SPORTS FACILITY	FULL ROOF	TASMANIA
MARVEL STADIUM, VIC	\$225M	2024	★	★	★	
SMHBA STADIUM, VIC	\$102M	2023	★	★		
OFTUS STADIUM, WA	\$1B	2018	★	★		
AAMI PARK, VIC	\$267M	2010	★	★		
SYDNEY FOOTBALL STADIUM, NSW REDEVELOPMENT, NSW	\$730M	2022	★	★		
COMMBANK STADIUM, NSW	\$300M	2019	★	★		
UTAS STADIUM, TAS	\$130M	TBC	★	★		★
MCG REDEVELOPMENT, VIC	\$450M	2012	★	★		
MCG GREAT SOUTHERN STAND - TECHNOLOGY UPGRADES, VIC	\$55M	2015	★	★		
BILLYSTONE ARENA RICKY PONTING STAND DEVELOPMENT, TAS	\$30M	2015	★	★		★
KING GEORGE V OVAL REDEVELOPMENT, TAS	\$8.7M	2011	★	★		★
GLENORCHY INDOOR MULTI SPORTS FACILITY, TAS	\$60M	TBC	★	★		★
NORTHERN SUBURBS COMMUNITY RECREATION HUB, TAS	\$42M	TBC	★	★		★
DEVONPORT STADIUM, TAS	\$65M	TBC	★	★		★
NEWTOWN SPORTING PRECINCT, MASTERPLAN, TAS	\$60M	TBC	★	★		★
QUEENBOROUGH OVAL REDEVELOPMENT, TAS	\$5M	TBA	★	★		★
MYSTATE BANK ARENA REDEVELOPMENT, TAS	\$56M	2023	★	★		★
HOME OF THE MATILDAS, VIC	\$116M	2023	★	★		
RICHMOND FOOTBALL CLUB, PUNT ROAD, VIC	\$65M	TBC	★	★		
NORTH MELBOURNE / ESSENDON / ST KILDA / HAWTHORN AFLW TRAINING FACILITIES, VIC	Various	Various	★	★		
NEW STATE RUGBY CENTRE OF EXCELLENCE, VIC	\$11M	TBC	★	★		
STATE BASKETBALL CENTRE, VIC	\$132M	2024	★	★		
TE KAHIA STADIUM, CHRISTCHURCH, NZ	NZ\$5.62M	2026	★	★	★	
EDEN PARK, NZ	NZ\$250M	2010	★	★		
IRONKONOMA SPORTS ARENA DEVELOPMENT, NEW YORK	US\$1B	TBC	★	★		
NFL ALOHA STADIUM REDEVELOPMENT, HAWAII	US\$1B	TBC	★	★		
NFL STADIUM MASTER PLAN, CLEVELAND, USA	Conf	TBC	★	★	★	
FIFA / OLYMPIC BASRA SPORTS CITY, IRAQ	GBP	2022	★	★		



Cost Planning involves forecasting the costs required to complete the project. Accurate cost estimation is essential for setting realistic budgets, securing funding, and managing project finances effectively. The following types of cost estimates will be provided on the Macquarie Point Stadium:

- Initial Budget or Concept Cost Plans (Stage A): These estimates are prepared during the early stages of the project to provide a rough idea of the overall cost. They are based on limited information and are used for feasibility studies and initial budgeting.
- Preliminary Cost Plans / Estimates (Stage B): These estimates are more detailed and are prepared during the design development phase. They provide a clearer picture of the project costs based on preliminary designs and specification.
- Design Development Cost Plans / Estimates (Stage C): These estimates are prepared during the detailed design phase and are based on more comprehensive information. They provide a more accurate estimate of the project costs and are used for budgeting and cost control.
- Pre-Tender Estimates (Stage D): These estimates are prepared just before the project is put out to tender. They provide a detailed breakdown of the project costs based on final designs and specifications and are used for evaluating contractor bids.

In the preparation of an estimate, the works are quantified from the available design and documentation and rates are applied which are appropriate for the scope of works. Rates which are applied include for materials, labour and equipment which are required to undertake the item of works. The rates are based on current market conditions in the Tasmanian construction market and are benchmarked to previous data from previous projects to ensure that the rates are appropriate for the nature of the project and likely subcontractor pool who may undertake the work.

At the issue of each estimate, a reconciliation is prepared with the previous estimate (e.g., preliminary and design development estimates) to identify any significant changes or discrepancies. Including reconciliation with the project budget and identifying any areas where costs savings or adjustment may be required. This assists the project team, client, Project Manager and Architect understand the quantum and reasoning behind each increase / decrease in the estimate throughout the life of the cost planning process.

WT has extensive procedures in place to ensure that estimates are fully reviewed and signed off prior to issue. This includes undertaking bulk checks of quantities to ensure that the full scope of works is captured and undertaking peer reviews with other directors within WT who also have experience on stadium experience ensures that peer reviews from other Directors is undertaken at each stage of the estimate



RICS and AIQS Membership

Directors and Associates of WT are members of either the Royal Institute of Chartered Surveyors (RICS) or members of the Australian Institute of Quantity Surveyors (AIQS).

In order to obtain RICS or AIQS membership designation, the member must have obtained appropriate academic qualifications, have passed the Assessment of Professional Competence (APC) and complete Continual Professional Development (CPD) in line with the regulated organisation requirements.

We trust this covers your queries for the TPC. If you require any additional information please do not hesitate to contact us.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'C. Hawkins', followed by a horizontal line.

CHRIS HAWKINS

Director

WT