

MODEL FOR MODERN MEDICINE

Norwest Private Hospital and Medical Centre is designed as a state of the art model for modern medicine using the latest design and technology to deliver an end product that upon opening will stand out as pre-eminent against other like styled developments.

The project commenced construction in November 2007 and achieved Practical Completion in early July 2009. The hospital will open its doors on the 7th September 2009.

Norwest Private Hospital and Medical Centre is the latest Greenfield private hospital development in one of Sydney's largest growth corridors. Designed as a medical hub, the project comprises a 4 storey 171 bed private hospital with 10 operating theatres, a private Accident and Emergency Department, 690 car bays and an attached 3 storey Medical Centre with 8,000 sqm specialised medical/allied health suites and retail strata suites including an onsite pharmacy and coffee shop.

The new hospital will be able to treat a third more patients than the current Hills Private hospital which Norwest Private Hospital will be replacing.

Building and Site – State of the Art Facility with superior access to greater Sydney

Norwest Private Hospital and Medical Centre is a \$142M, 23,255m² commercial/medical facility located within Norwest Business Park.

Norwest Business Park over the past 15 years has become home to 450 businesses, 25,000 employees and 4,700 residents.

A newly opened direct access from Old Windsor Road into Norbrik Drive provides Norwest Private Hospital with easy access and fast connection to the M2, M4, M5 and M7 motorways, allowing paths to the Sydney CBD within 30 minutes and convenient entry to greater metropolitan Sydney.

The Development Team

The Norwest Private Hospital development team has previously worked together on the development of the highly successful Campbelltown Private Hospital.

Norwest Private Hospital's development team consists of:

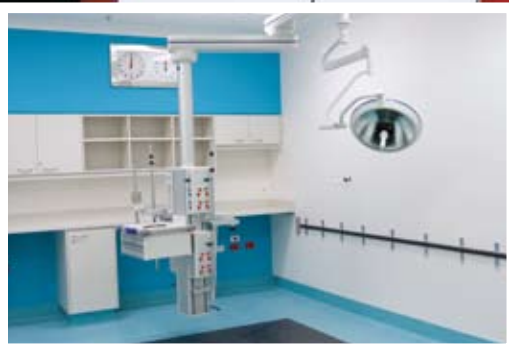
- Developer: Aspen Developments Fund No. 1 Limited
- Private Hospital Owner/Operator: Healthscope Limited
- Contractor: A W Edwards
- Architect/Project Manager: Health Projects International (HPI)

Aspen Developments Fund No 1 Limited is a diverse property development fund, managed by Aspen Group Ltd. Aspen Group is a diversified property investment and management group formed in 2002 and listed on the Australian Stock Exchange. Aspen manages or owns



NORWEST PRIVATE HOSPITAL

ASPEN DEVELOPMENTS
NORWEST NSW



in excess of \$1.1 billion in property assets, and has developed a track record over the past five years of actively managing and adding value to its property assets and developing and managing property-related investment funds for investors.

Healthscope is one of Australia's leading private healthcare operators. Healthscope owns or manages 47 medical/surgical, rehabilitation and psychiatric hospitals. The reach of facilities around the country firmly places Healthscope as the nation's second largest private hospital provider.

Mr Stephen Gameren will be the General Manager of Norwest Private Hospital upon project completion.

Stephen had this to say of the project:

"Healthscope is very excited about Norwest Private Hospital as a high tech medical surgical hospital and the benefits it will deliver to the community via an extension of our current key services and medical specialists. We will also enjoy the additional benefit of being located in the excellent transport hub of Norwest Business Park

The hospital will serve one of the highest population growth corridors in Australia and we will transfer key nursing skills in operating theatres and wards from the existing Hills Private with the intention to attract further clinical acumen through a focused recruitment drive."



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TEAM APPROACH BENEFITS NEW HOSPITAL



EXCEEDING THEATRE STANDARDS



The Norwest Private Hospital project is located in the North West Growth Corridor of Metropolitan Sydney, where 60,000 new dwellings are planned for construction over the next 20 years. The site is close to major public transport facilities and transport links including the M7 Sydney Orbital, which will provide good access to Sydney Airport, North Sydney, Sydney's CBD, and the city's east, west and south western suburbs. It encompasses the development of 171 beds, 10 operating theatres, over 8,000m² of strata suites and a car park for 690 vehicles. The project team has undertaken an extensive consultation program with key clinical end users to ensure that the Hospital will provide a high level of health care for the surrounding community. The Theatre complex incorporates the latest "racetrack" layout, designed in conjunction with surgeons. The hospital component will be owned and operated by Healthscope Limited, with strata suites available to purchase or lease from the developer.

Melvin Pty Ltd (NSW) is supplying and installing painted compressed fibrous cement facades to the New Hospital, and sunscreens to the car park. It is also installing plasterboard ceilings, in a total sub-contract package to the main contractors, A.W. Edwards. In order to maximise quality-control, it has instituted a new organisational approach using centralising compartmentalised teams to complete specific areas fully rather than returning to them trade by trade.

The company specialises in internal fit outs, partitions and ceilings, internal carpentry, and external cladding. It is well experienced in hospital construction, having worked successfully on seven major hospitals since its establishment in 1991. It readily employs the required number of people depending on workloads, and Norwest was completed with the most efficient team of tradesmen.

Melvin has worked on numerous award winning projects including Resmed, Pomeroy Apartments, Queenwood School for Girls, Campbelltown Private Hospital, Qantas Distribution Centre, and have also been recognised with awards for dedication to safety on site. Melvin is also currently working on Leichhardt Bus Depot, Sydney International Airport and the Sydney Opera House.

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Health Projects International Pty. Limited (HPI) is a company specialising in health projects combining the skills and resources of over 50 specialist staff in offering a complete range of consultancy services for Strategic Planning, Master Planning, Facility Planning, Architectural Design, Interior Design, Project Management, Finance and Operation under one umbrella. This integrated approach allows HPI to evaluate health projects efficiently and give clients the certainty they need to make the difficult decisions.

Mr Aladin Niazmand, Director of Health Projects International described the project as follows:

"Norwest Private Hospital is HPI's current benchmark for exceptional quality, flexibility and value for money. Prior to the Norwest Project, our benchmark was Healthscope's Campbelltown Private Hospital; however, we believe Norwest has far exceeded that standard. I believe our "Hot Floor" which includes the Theatres, ICU and Catheter Lab is the best we have ever designed. The plan is neat and regular with absolutely minimal variations. The patient flow through the process of surgery will be efficient, private and dignified. The 10 operating theatres are either fully digital or digital-ready. There are 9 excellent private ICU rooms with full height glass fronts. The maternity floor with its generous LDR birthing rooms and private courtyard is well appointed and works like a Swiss watch.

In several strategic areas of the hospital such as ICU, there are designated zones for internal expansion to respond to future demand. A number of very noticeable ESD features have been incorporated including several water conservation and reuse methods and a highly efficient hybrid air conditioning system. The architectural and interior design character achieved enhances the staff and patient experience of the traditional hospital environment. The HPI Project Management team for Norwest Private Hospital was very pleased to work with the builders A W Edwards to deliver the project well ahead of the contractual program."

HPI is currently responsible for the design of 5 new private hospitals and several public hospitals in Australia.

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BANKS OF BLADES BRING HEALTH TO HOSPITAL

CVS Equipment Pty Ltd has designed, manufactured and installed extensive banks of aluminium extruded ventilation louvres in Duratec powdercoat finish for Norwest Private Hospital, a 170 bed surgical and medical facility due to open in June 2009 and situated on the M7 junction with other major highways in the northwest sector of Sydney.

CVS Equipment were selected for this prestige project as a result of their experience and outstanding reputation for quality and professionalism. CVS commenced operations in 1984 and now have over 30 employees, six of whom worked on the Norwest project.

The aluminium louvres supplied and installed by CVS Equipment have substantially contributed to the architectural excellence of the hospital, providing an impressive contour of lines, and also providing the essential air ventilation to the plantrooms and the entire 680 car capacity hospital car park. The overall project involved some 13000 lineal metres of louvre blade, 1000kg of Duratec powder and the value was in excess of \$500,000.

CVS Equipment has an extensive range of louvre systems, addressing the ventilation and sunscreening requirements of commercial and industrial buildings. The product range includes fixed and operable systems, acoustic louvres, privacy screens, ellipsoid louvres, aluminium sunscreens, bar grilles and the unique air'n'lite louvre system. These

louvre systems are installed in shopping centres, warehouses, high rise developments, clubs and hundreds of schools throughout New South Wales, Queensland and Victoria.

CVS have completed renowned projects such as ANZ Stadium at Homebush, World Square in Sydney, Lucas Heights Reactor, Mater Hospital in Newcastle, Gosford Hospital, Tabitha for Bovis Lend Lease, Westfields Kotara, Ian Thorpe Swim Centre and Energy Australia Stadium at Newcastle. The company are currently also in action on the Leichhardt Bus Depot, Aldi Warehouse in Prestons, Aldi Head Office, Bovis Top Ryde Shopping Centre, the Sydney Desalination Plant and the Gold Coast Queensland Desalination Plant.

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HOSPITAL "HYBRID" HYDRAULICS

Norwest Private Hospital is a new 170-bed hospital under development in the North-West growth corridor of Sydney. Once completed it will encompass over 8000m² thereby becoming a major health facility in this region. The hospital boasts state of the art technology and design features while not compromising on patient and staff comfort or security.

Local business, Hybrid Consulting Services (HCS), has been contracted to provide economic hydraulic solutions for the entire complex. Specifically, HCS has focussed on the development of hydraulic services workshop drawings for extensive solar hot water generation, cold, hot and warm water reticulation, Natural gas reticulation, sewer and sanitary drainage, building stormwater drainage, and wet fire services.

Meticulous in detail, the drawing plans have been designed, documented and completed for immediate construction use so that no questions and, in particular, no unexpected or unintentional variations will arise as the design is implemented by tradesmen.

As the name "Hybrid" implies Hybrid Consulting Services' mission is to marry technical design capabilities with trade practice and understanding. Therefore one innovative aspect of their work for Norwest Private Hospital has been the application to reuse reject cooling water from hospital sterilization processes for toilet flushing, an initiative they are currently co-ordinating with local authorities. In addition to this, and in line with the building's overall thoughtful design, HCS is observing water conservation principles throughout the project via the adoption of water use restriction fittings.

The selection of HCS in the construction of Norwest Private Hospital is a positive reflection of the team's combined industry experience.

Director Scott Harris is overseeing the Norwest Private Hospital project and, as one of the firm's principals, believes there are key factors that contribute significantly to economical hydraulic solutions and therefore successful constructions.

These include detailed engineering inputs to ensure that conceptual design is correct and that system components accurately match project, client and authority requirements; detailed construction specifications and drawings which provide all information for equipment selection and co-ordination with architectural, structural and other engineering disciplinary requirements. Accurate documentation that enables contractors to price confidently, install efficiently and assist clients with keeping variations during construction to a minimum, are all crucial parts of the Hybrid Consulting design process.

HCS prides itself on being a local business with multifaceted expertise that appeals to a diverse client base. Their successful approach to hydraulic design and documentation can be found in numerous projects across Australia including private and public medical facilities, shopping centres, hotels, office buildings, multi-dwelling residential and commercial buildings, Health and Fitness clubs / resorts, and in a range of specialised projects.

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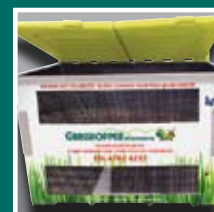
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Recycling on the Norwest Private Hospital Project



Recycling has played an important role in this project and Grasshopper, as the recycling and waste management provider for AW Edwards, has worked to deliver Maximum Recycling, Exceptional Service, Operational Efficiency and Top Value.



- Construction / Industrial
- Commercial Trade Waste & Recycling
- Confidential Document Destruction
- Scrap Metals Recycling



EQUIPMENT:

- 3 x 72m³ walk in skips
- Cranable skips and site equipment
- Front loader bins

'Recycling for the future'



The unique ring-road around Norwest Private Hospital