

FIGTREE
PRIVATE HOSPITAL

Figtree Private Hospital

ABN 91 000 392 10

1 Suttor Place

Figtree NSW 2525

Telephone: (02) 4255 5000

Facsimile: (02) 4271 4393

Web: www.ramsayhealth.com.au

31 August 2007

Dr Arthur Stanton
AA Crown Holdings Pty Ltd
C/- 43 Bellombi Street
CAMPSIE NSW 2194



Dear Dr Stanton

I am pleased to provide a letter regarding the major benefits and opportunities we would see for Ramsay Health Care's Figtree Private Hospital, should the new proposed development proceed with AA Crown Holdings.

In terms of the benefits for patients and doctors of the private hospital, we envisage that the new development as proposed would afford the following advantages:

- **Increased operating theatre capacity to meet growing demands:** The proposed development would enable us to expand the volume and range of surgical procedures with appropriate supporting infrastructure.
- **Increased bed capacity:** A purpose-built building would see an increase in the number of beds available with an emphasis on single room accommodation in line with the expectations of private patients in today's market. Independent health planning data underpins the number of beds required in the proposed development.
- **Better integrated health campus with the private hospital operating in closer proximity to Consulting Suites for Visiting Medical Officers, expanded diagnostic services and adjacent to the public hospital and emergency department.** Such a development provides a greater convenience for patients, visitors and clinicians of both the public and private hospitals.
- **Collocated on-site medical consulting suites provides an attraction for new specialists to the Wollongong area to service both the public and private hospitals.** The proposed development would create a 'medical precinct' which does not exist currently in Wollongong.
- **Day Only Services expansion:** The proposed development would enable us to respond to the changing nature of private health care where there is a marked increase in Day Surgery. The development of a large Day Unit with its own theatre and procedure rooms would ensure the growing demand for same day procedural services can be met.

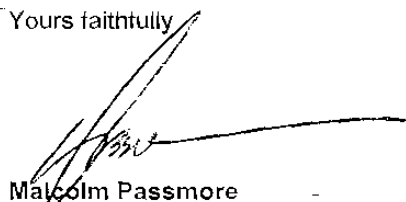
- **Improved support services and facilities:** The new development would provide staff and customers with adequate facilities within the complex. These include car parking, retail and associated diagnostic ambulatory services. Moreover, the development would be within an identifiable 'health and medical precinct' rather than within a suburban environment.
- **Sustainable Environment:** As a new built development, the proposal would enable the incorporation of sustainable built environment technologies and capabilities including energy efficiencies, improved water management, recycling and waste reduction facilities – many of which are cost-prohibitive or impossible to retro-fit into existing buildings. The possibility of centralised energy plant to service the development would see further efficiencies for an infrastructure development of this size.

The maintenance of a strong, viable and accessible private hospital is a critical component in delivering a full range of health services to the people of Wollongong and surrounding areas. The accessibility of a modern private hospital which meets current market expectations ensures that people continue to see and derive value in maintaining their private health insurance. In turn, maintenance of a strong private hospital sector is critical to ensuring that public hospital services are not over-stretched and are better able to deliver services to public patients most in need of their care.

As indicated previously, Ramsay Health Care is excited about the possibilities that the proposed development offers to the Wollongong community and we look forward to working closely with you on this important development.

Please do not hesitate to contact me if I can provide any further information or elaboration on these points.

Yours faithfully



Malcolm Passmore
Chief Executive Officer