
DA STAGE ESTIMATE REPORT

FEBRUARY 2025

LINGARD PRIVATE HOSPITAL

NEWCASTLE, NSW
HEALTHCARE SURGICAL PTY LTD

PROJECT ID: 18354



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12 February 2025

HealthCare Surgical Pty Ltd
Level 13, 160 Sussex Street
Sydney NSW 2000

Attention: Jenna King
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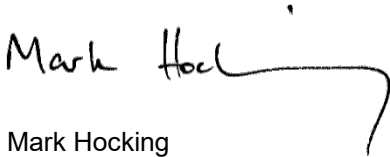
Dear Jenna

**LINGARD PRIVATE HOSPITAL
DA STAGE ESTIMATE REPORT**

We have pleasure in enclosing our DA Stage Estimate Report for the above stated scheme.

We trust that our report is of assistance and will be pleased to provide any further information, which you may require upon request.

Yours sincerely



Mark Hocking
Director
Rider Levett Bucknall
mark.hocking@au.rlb.com

REPORTS ISSUED

Revision	Date	Title Description	Released By
001	4 April 2023	DA Stage Estimate	Director
002	12 February 2025	DA Stage Estimate	Director

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1 EXECUTIVE SUMMARY

The project is the proposed refurbishment of Lingard Private Hospital, located in Newcastle, NSW. The project comprises the following:

- Additional level at the existing Lingard Consulting including alteration and addition works, additional consulting rooms, amenities, and courtyard;
- Extension of the existing Lingard Private Hospital site including required demolition works, site preparation and bulk excavation works, lower and upper car park levels, ground floor Genea Clinic to a cold shell finish, theatre expansion, storage, 54 bed ward, two 29 bed wards, courtyards and link bridges; and
- External works including the extension of Tye Road, hardstand and landscaping areas, and incoming services.

This report estimates a total cost of \$87,835,000 including GST based on the Design Stage Information received 7 December 2022. The project comprises the following:

- Modifications to Lingard Private Hospital – \$77,220,000 including GST represents a cost of \$5,995/m².
- Modifications to Lingard Consulting – \$10,615,000 including GST represents a cost of \$5,315/m².

Rates used in the formulation of this estimate are current as at April 2023. We have prepared this estimate based upon the project being procured via a single stage competitive tender to suitably qualified and competent Contractors using an industry standard lump sum contract.

We refer you to the body of the report for the full summary, assumptions, clarifications, and detailed basis of the above estimate.

2 INTRODUCTION

2.1 PURPOSE OF REPORT

This DA Stage Estimate report has been prepared for Healthecare Surgical Pty Ltd and is based on the provided Development Application information received 7 December 2022. The report has been prepared to forecast the total cost of the project as currently detailed.

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.

This estimate is an order of cost for budget purposes only, as instructed, and is based on conceptual information only. 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 site boundaries, environmental concerns, geotechnical conditions, authorities costs and impositions, and the like.

2.2 PROJECT DESCRIPTION

The project is the proposed refurbishment of Lingard Private Hospital, located in Newcastle, NSW.

The Estimate indicates the likely costs for the proposed development and will be further developed and refined as the project progresses through the design stages.

The project comprises the following:

- Additional level at the existing Lingard Consulting including alterations and additions works, additional consulting rooms, amenities, courtyard;
- Extension of the existing Lingard Private Hospital site including required demolition works, site preparation and bulk excavation works, lower and upper car park levels, ground floor Genea Clinic to a cold shell finish, theatre expansion, storage, 54 bed ward, two 29 bed wards, courtyards and link bridges; and
- External works including the extension of Tye Road, hardstand and landscaping areas, and incoming services.

2.3 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.

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3 PROJECT COSTS

3.1 COST ESTIMATE SUMMARY

The costs can be summarised as follows:

Description	Cost \$	Cost \$/m2	% Cost
Existing Lingard Private Hospital			
Site Preparation and Demolition Works	1,605,140		2%
Building Works	59,070,359	4,586	67%
External Works and Services	2,406,722		3%
Existing Lingard Consulting			
Site Preparation and Demolition Works	229,794		0%
Building Works	8,425,773	4,219	10%
External Works and Services	12,885		0%
TOTAL CONSTRUCTION COST	71,750,673	4,823	82%
Preliminaries	Incl.		
D&C Related Costs	Excl.		
Margin	Incl.		
Staging Allowance	1,407,732	95	2%
Locality Allowance	Excl.		
Design Completion Contingency	Excl.		
Escalation to Commencement	Excl.		
Escalation during Construction	Excl.		
Design Consultant Fees	5,121,091	344	6%
Authority Fees	1,565,594	105	2%
Project Contingency	Excl.		
Construction Phase Contingency	Excl.		
Client direct costs	Excl.		
Rounding	4,910		0%
Goods and Services Tax	7,985,000		
TOTAL OTHER PROJECT COSTS	16,084,327	1,081	18%
TOTAL ESTIMATE	87,835,000	5,904	100%

A further breakdown of cost can be found in the Estimate in Appendix A of this report.

4 BASIS OF ESTIMATE

4.1 BASIS OF QUANTIFICATION & PRICING

This estimate is based upon:

- Measured elemental quantities priced with rates current as at April 2023

This cost estimate is based on the documentation listed below and in Appendix B and does not, at this stage, provide a direct comparison with the tenders to be received at a future date. To enable monitoring of costs, this estimate should be updated regularly during the design phases of this project.

A full record of the information used can be found in Appendix B of this report.

4.2 BASIS OF PROCUREMENT

We have prepared this estimate based on the project being procured via a single stage competitive tender as separable portions, on a construct only, fixed lump sum contract basis utilising an industry recognised standard contract. We assume all tenderers will be suitably experienced and qualified to complete the project.

4.3 PROGRAMME

No programme information has been provided.

4.4 ESCALATION

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

In the absence of any information on programme, we have excluded escalation from the date of the estimate to a future construction start date.

4.5 CONTINGENCY

This estimate excludes any contingency. Given the early stage of the design we suggest that a contingency be allocated within the budget to allow for future design detailing and minor scope adjustments.

4.6 CLARIFICATIONS AND ASSUMPTIONS

- It is assumed that all existing concrete panels will be repainted to Lingard Consulting
- Allowance for modifications to the existing Lingard Consulting other than specified have been excluded
- It is assumed the proposed Genea Clinic tenancy will be of a Cold Shell finish
- Architectural specifications and finishes generally. Allowances made in this estimate are therefore subject to future design, further information and investigation
- Structural and Services Engineering specifications generally. Allowances made in this estimate are therefore subject to future design, further information and investigation
- It is assumed that existing services infrastructure contains suitable spare capacity to accommodate the proposed development
- Loose FF&E has been excluded from this estimate
- Fittings and equipment specifications have been assumed
- It is assumed that existing incoming site services are suitable for the proposed development

- The estimate is based on the assumption that all works will be undertaken in a single stage. Based on this assumption, the contractor Preliminaries and Margin are calculated proportionately based on the cost of the works only
- An allowance has been included for works related to unknown geotechnical conditions including potential subsidence issues which is subject to future investigation and design

4.7 ITEMS SPECIFICALLY EXCLUDED

Site Works

- Rock excavation
- Piled foundations
- Removal, decontamination or remediation of hazardous or contaminated materials
- Upgrades of existing services infrastructure
- Works outside site boundary
- Diverting existing services
- De-watering

Temporary Works

- Standby power generation
- Reduced carbon material selections, construction processes and activities other than those stated

Fit-out and Interiors

- Fitout to Genea Clinic Tenancy
- Curtains and blinds
- Loose furniture fixtures and equipment
- Medical Gas supply and fitout
- Major Medical Equipment
- Operating supplies and equipment
- Artwork
- Tenant fit-out

Building Services

- AV equipment
- Active ICT equipment
- Specialised equipment, computer equipment, business machines (copiers, printers, etc.) or other 'plug-in' equipment
- New drenchers to Lingard Consulting

Sustainability

- Greenstar or NABERS certification

Authority Fees and Requirements

- Authority charges and contributions
- Destructive testing
- Environmental impact studies

Other

- Works to Stair 4 of Lingard Private Hospital
- Roof to Courtyard of Lingard Consulting
- Secondary skin to lower ground carpark walling system of Lingard Private Hospital
- Development costs including land, approvals, legal fees, agent fees and lease incentives

- Phasing costs
- Escalation after April 2023
- Client direct costs
- Contingencies for Design, Construction or general Project
- Finance and interest charges
- Prototypes
- Relocation costs
- Project Staging
- Promotion and marketing costs
- Pre-opening budget
- Effect of foreign exchange currency fluctuations
- Work at penalty rates for “out of hours” or program acceleration
- Changes in law, standards and codes

**APPENDIX A:
Estimate**

LINGARD PRIVATE HOSPITAL

DA STAGE ESTIMATE



GFA: Gross Floor Area
Rates Current At April 2023

LOCATION SUMMARY

Ref	Location	GFA m ²	GFA \$/m ²	Total Cost \$
A	EXISTING LINGARD PRIVATE HOSPITAL			
A1	SITE PREPARATION AND DEMOLITION WORKS			1,605,140
A2	BUILDING WORKS	12,880	4,586	59,070,359
A3	EXTERNAL WORKS AND SERVICES			2,406,722
	A - EXISTING LINGARD PRIVATE HOSPITAL	12,880	4,898	63,082,221
B	EXISTING LINGARD CONSULTING			
B1	SITE PREPARATION AND DEMOLITION WORKS			229,794
B2	BUILDING WORKS	1,997	4,219	8,425,773
B3	EXTERNAL WORKS AND SERVICES			12,885
	B - EXISTING LINGARD CONSULTING	1,997	4,341	8,668,452
	ESTIMATED NET COST	14,877	4,823	71,750,673
MARGINS & ADJUSTMENTS				
	Preliminaries			Incl.
	D&C Related Costs			Incl.
	Margin			Incl.
	CONSTRUCTION SUBTOTAL	14,877	4,823	71,750,673
	Staging Allowance	2.0%		1,407,732
	Locality Allowance			Excl.
	Design Completion Contingency			Excl.
	Escalation to commencement			Excl.
	Escalation during construction			Excl.
	CONSTRUCTION TOTAL	14,877	4,918	73,158,405
	Design Consultant Fees	7.0%		5,121,091
	Authority Fees	2.0%		1,565,594
	Planning Contingency			Excl.
	Construction Phase Contingency			Excl.
	Client direct costs			Excl.
	PROJECT TOTAL	14,877	5,367	79,845,090
	Rounding	0.0%		4,910
	Goods and Services Tax	10.0%		7,985,000
	ESTIMATED TOTAL COST	14,877	5,904	87,835,000

LINGARD PRIVATE HOSPITAL

DA STAGE ESTIMATE



GFA: Gross Floor Area
Rates Current At April 2023

LOCATION SUMMARY

Ref	Location	GFA m ²	GFA \$/m ²	Total Cost \$
A EXISTING LINGARD PRIVATE HOSPITAL				
A1	SITE PREPARATION AND DEMOLITION WORKS			1,605,140
A2	BUILDING WORKS	12,880	4,586	59,070,359
A3	EXTERNAL WORKS AND SERVICES			2,406,722
A - EXISTING LINGARD PRIVATE HOSPITAL		12,880	4,898	63,082,221
ESTIMATED NET COST		12,880	4,898	63,082,221
MARGINS & ADJUSTMENTS				
	Preliminaries			Incl.
	D&C Related Costs			Incl.
	Margin			Incl.
CONSTRUCTION SUBTOTAL		12,880	4,898	63,082,221
	Staging Allowance	2.0%		1,237,658
	Locality Allowance			Excl.
	Design Completion Contingency			Excl.
	Escalation to commencement			Excl.
	Escalation during construction			Excl.
CONSTRUCTION TOTAL		12,880	4,994	64,319,879
	Design Consultant Fees	7.0%		4,502,393
	Authority Fees	2.0%		1,376,447
	Planning Contingency			Excl.
	Construction Phase Contingency			Excl.
	Client direct costs			Excl.
PROJECT TOTAL		12,880	5,450	70,198,719
	Rounding	0.0%		1,281
	Goods and Services Tax	10.0%		7,020,000
ESTIMATED TOTAL COST		12,880	5,995	77,220,000

LINGARD PRIVATE HOSPITAL

DA STAGE ESTIMATE



LOCATION ELEMENT ITEM

A EXISTING LINGARD PRIVATE HOSPITAL

A1 SITE PREPARATION AND DEMOLITION WORKS

Rates Current At April 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
AR ALTERATIONS AND RENOVATIONS					
15	Allowance to demolish existing walls and make good	m ²	92	61	5,627
17	Allowance for sundry demolition and making good works affected by demolition works	Item			25,485
18	Allowance for dealing with contaminated hazardous materials; asbestos etc - EXCLUDED	Item			Excl.
AR - ALTERATIONS AND RENOVATIONS					31,112
XX ALTERATIONS AND RENOVATIONS TO EXISTING EXTERNAL WORKS					
3	Allowance to demolish and remove single storey brick building; measured as footprint area	m ²	326	61	19,940
4	Allowance to demolish and remove double storey brick building; measured as footprint area	m ²	615	112	68,961
5	Allowance to demolish and remove three storey brick building; measured as footprint area	m ²	370	153	56,576
6	Allowance to demolish and remove single storey Lingard Private Hospital; measured as footprint area	m ²	2,262	102	230,582
7	Allowance to demolish and remove existing shade sails	No	5	255	1,275
8	Allowance to demolish and remove existing perimeter fencing and retaining walls	m	255	31	7,799
10	Allowance to demolish and remove existing awning structure	m ²	179	41	7,299
11	Allowance to demolish existing group apartment letterbox	No	1	510	510
12	Allowance for sundry alterations and renovations to existing residential block and making good; subject to future detail	m ²	2,886	20	58,839
13	Allowance for sundry alterations and renovations to existing Lingard private hospital block and making good; subject to future detail	m ²	3,577	20	72,926
20	Allowance to demolish existing hardstand area	m ²	1,161	25	29,588
9	Allowance for diversion of existing services - scope TBC	Item			254,845
14	Removal of contaminated and hazardous material - EXCLUDED	Item			Excl.
XX - ALTERATIONS AND RENOVATIONS TO EXISTING EXTERNAL WORKS					809,140
XP SITE PREPARATION					
23	Site clearance including removal of vegetation, undergrowth, bushes, hedges, trees and rubbish, etc.	m ²	6,483	10	66,086
24	Surface preparation to slab on ground; grading, trimming, compacting etc	m ²	4,664	10	47,544
25	Surface preparation to paved areas; grading, trimming, compacting etc	m ²	844	10	8,604
36	Bulk earthworks to achieve required levels; subject to further detail	m ²	6,483	20	132,172
26	Extra over bulk earthworks to achieve required levels to lower ground carpark; subject to further detail	m ³	2,100	51	107,034
22	Removal of existing trees	No	42	510	21,408
27	Allowance for sedimentation control	Item			15,291

LINGARD PRIVATE HOSPITAL

DA STAGE ESTIMATE



LOCATION ELEMENT ITEM

A EXISTING LINGARD PRIVATE HOSPITAL

A1 SITE PREPARATION AND DEMOLITION WORKS (continued)

Rates Current At April 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
28	Allowance for dewatering - EXCLUDED	Item			Excl.
29	Cart excess excavated spoil off site - EXCLUDED	Item			Excl.
30	Allowance for rock excavation - EXCLUDED	Item			Excl.
31	Removal of contaminated soils and materials - EXCLUDED	Item			Excl.
32	Treatment of reactive soil and acid sulphate soils - EXCLUDED	Item			Excl.
34	Dealing with heritage, cultural and archaeological artifacts / findings - EXCLUDED	Item			Excl.
35	Temporary propping, strutting, underpinning etc to existing buildings - EXCLUDED	Item			Excl.
	XP - SITE PREPARATION				398,139
PR	PRELIMINARIES				
1	Builders Preliminaries (21%)	Item			260,060
298	D&C Related Costs (3%)	Item			46,752
	PR - PRELIMINARIES				306,812
MA	BUILDERS MARGIN & OVERHEAD				
2	Builders Margin (4%)	Item			59,937
	MA - BUILDERS MARGIN & OVERHEAD				59,937
SITE PREPARATION AND DEMOLITION WORKS					1,605,140

LINGARD PRIVATE HOSPITAL

DA STAGE ESTIMATE



LOCATION ELEMENT ITEM

A EXISTING LINGARD PRIVATE HOSPITAL

A2 BUILDING WORKS

GFA: 12,880 m² Cost/m²: 4,586
Rates Current At April 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
XP	SITE PREPARATION				
33	Allowance for mine grouting and mine subsidence works; subject to further detail	m ²	4,664	153	713,158
	XP - SITE PREPARATION			55/m²	713,158
SB	SUBSTRUCTURE				
40	Reinforced concrete slab on ground including basecourse, reinforcement and barrier membrane	m ²	4,664	204	950,877
39	Allowance for foundation system to reinforced concrete slab on ground; to future design	m ²	4,664	326	1,521,403
37	Lift pit to basement	No	5	15,291	76,454
38	Allowance to connect new concrete slab on ground to existing	m	94	255	23,956
	SB - SUBSTRUCTURE			200/m²	2,572,690
CL	COLUMNS				
41	Allowance for columns and support structures	m ²	11,100	51	565,755
42	Allowance for columns and support structures to basement carpark	m ²	1,781	71	127,087
	CL - COLUMNS			54/m²	692,842
UF	UPPER FLOORS				
43	Suspended reinforced concrete slab	m ²	8,467	408	3,452,433
44	Extra over allowance for suspended reinforced concrete ramp slab to carpark	m ²	167	408	68,095
45	Allowance to connect new and existing slab; including make good	m	161	255	41,031
52	Extra over allowance for suspended internal reinforced concrete ramp complete; including handrail	m ²	28	306	8,563
159	Allowance for bridge link slab; to future design	m ²	41	510	20,898
	UF - UPPER FLOORS			279/m²	3,591,020
SC	STAIRCASES				
47	Allowance for reinforced concrete fire stair; complete including stair finish and steel balustrade and handrail	M/R	22	3,364	74,007
48	Works to Stair 4; assumed existing - EXCLUDED	Item			Excl.
	SC - STAIRCASES			6/m²	74,007
RF	ROOF				
49	Allowance for roof slab; Reinforced concrete roof slab including waterproofing and drainage	m ²	4,669	459	2,141,766
50	Lift and fire stair overrun slab including waterproofing	m ²	163	510	83,080
53	Allowance for parapet to concrete roof including capping and painting; allowed 500mm high	m ²	301	408	122,734
51	Roof safety access system	Item			50,969
160	Allowance for bridge link roof slab; to future design	m ²	41	408	16,718
	RF - ROOF			188/m²	2,415,267

LINGARD PRIVATE HOSPITAL

DA STAGE ESTIMATE



LOCATION ELEMENT ITEM

A EXISTING LINGARD PRIVATE HOSPITAL

A2 BUILDING WORKS (continued)

GFA: 12,880 m² Cost/m²: 4,586
Rates Current At April 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
EW	EXTERNAL WALLS				
56	Allowance for external core walls to lift shafts and fire stairs	m ²	286	510	145,772
54	Allowance for external wall system to lower ground car park	m ²	153	1,223	187,159
77	Allowance for external concrete wall to carpark	m ²	178	459	81,653
80	Allowance for external feature pattern brickwork walls to facade	m ²	2,277	1,019	2,321,126
94	Allowance for external aluminium louvres	m ²	249	1,835	456,886
118	Allowance for aluminium panel clad external wall	m ²	227	1,835	416,518
123	Allowance for clip on tile terracotta clad external wall	m ²	262	2,854	747,817
70	Allowance for fixed vision glass panels	m ²	1,259	1,121	1,411,738
72	Allowance for opaque spandrel glass panels	m ²	504	1,631	822,027
137	Allowance for coloured external precast concrete fins	m	804	917	737,623
139	Allowance for aluminium shading to windows	m	99	1,529	151,378
145	Allowance to connect new external walls to existing	Item			25,485
55	Secondary skin to lower ground car park walling system - EXCLUDED	Item			Excl.
161	Allowance for bridge link wall; to future design	m ²	121	1,529	185,018
	EW - EXTERNAL WALLS			597/m²	7,690,200
ED	EXTERNAL DOORS				
146	Allowance for single fire door	No	6	1,835	11,010
147	Allowance for single glazed door	No	5	3,568	17,840
150	Allowance for double fire door	No	2	3,568	7,136
149	Allowance for roller door	No	1	5,097	5,097
	ED - EXTERNAL DOORS			3/m²	41,083
NW	INTERNAL WALLS				
76	Allowance for internal walls	m ²	10,639	183	1,952,131
79	Allowance for internal core walls to lift shafts, fire stairs & fire corridor	m ²	1,131	510	576,459
151	Reinforced concrete blockwork wall including core filling	m ²	591	408	240,982
152	Allowance for internal walls to freezer and cold store	m ²	101	459	46,331
154	Plasterboard lining to core walls and face of existing external walls	m ²	916	112	102,713
	NW - INTERNAL WALLS			227/m²	2,918,616
NS	INTERNAL SCREENS AND BORROWED LIGHTS				
82	Allowance for toilet partitions	No	6	2,039	12,233
	NS - INTERNAL SCREENS AND BORROWED LIGHTS			1/m²	12,233
ND	INTERNAL DOORS				
83	Single leaf door	No	175	1,223	214,070
84	Single leaf fire door	No	12	1,631	19,573
88	1.5 leaf door	No	113	1,835	207,342
89	Pair of doors	No	17	2,243	38,125

LINGARD PRIVATE HOSPITAL

DA STAGE ESTIMATE



LOCATION ELEMENT ITEM

A EXISTING LINGARD PRIVATE HOSPITAL

A2 BUILDING WORKS (continued)

GFA: 12,880 m² Cost/m²: 4,586
Rates Current At April 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
87	Pair of doors to services cupboard	No	26	1,631	42,407
153	Single leaf door to freezer and cold store	No	2	2,549	5,097
ND - INTERNAL DOORS				41/m²	526,614
WF	WALL FINISHES				
90	Paint finish to internal wall linings	m ²	19,481	15	297,879
91	Allowance for wall tiling including waterproofing to wet areas; allowed 2,400mm high	m ²	2,713	153	414,836
155	Extra over for EMF shielding (lead) to Operating Theatres	m ²	768	1,019	782,883
156	Allowance for sundry wall finishes; feature walls, acoustic treatments, splashbacks etc	Item			76,454
157	Basement carpark wall finishes: assumed exposed with no finish - EXCLUDED	Item			Excl.
WF - WALL FINISHES				122/m²	1,572,052
FF	FLOOR FINISHES				
158	Allowance for concrete sealer to carpark and plant areas	m ²	3,920	20	79,920
97	Allowance for vinyl floor finish generally	m ²	6,584	143	939,623
98	Allowance for tile floor finish to wet areas	m ²	667	183	122,387
108	Allowance for tile floor finish to Courtyard	m ²	349	204	71,153
239	Allowance for floor finish to Genea Clinic tenancy (cold shell)	m ²	598	20	12,192
99	Allowance for coved vinyl skirting	m	5,304	46	243,306
103	Allowance for floor finishes; tactile indicators, entry mats, divisional strips, etc.	Item			30,582
164	Allowance for bridge link floor finishes; to future design	m ²	41	143	5,852
FF - FLOOR FINISHES				117/m²	1,505,015
CF	CEILING FINISHES				
100	Allowance for plasterboard ceiling including insulation and paint finish	m ²	7,250	163	1,182,480
101	Allowance for cornice and edge trims	m	6,414	31	196,150
102	Sundry ceiling finishes; bulkheads, ceiling access panels, etc.	Item			30,582
165	Allowance for bridge link ceiling finishes; to future design	m ²	41	102	4,180
CF - CEILING FINISHES				110/m²	1,413,392
FT	FITMENTS				
106	Allowance for fitout to AWC	No	3	3,364	10,092
168	Fitments to carpark; signage, bollards, guard rails, wheel stops etc	m ²	3,593	28	100,723
169	Allowance for handrail to ward corridors	m	656	280	183,897
221	Allowance for Bumper Rails	m	656	196	128,728
166	Allowance for fitout to Single Bed Ward Fitout	No	112	10,092	1,130,288
167	Allowance for fitout to Ensuite	No	113	2,243	253,418
170	Allowance for fitout to Bike Store	No	1	11,214	11,214

LINGARD PRIVATE HOSPITAL

DA STAGE ESTIMATE



LOCATION ELEMENT ITEM

A EXISTING LINGARD PRIVATE HOSPITAL

A2 BUILDING WORKS (continued)

GFA: 12,880 m² Cost/m²: 4,586
Rates Current At April 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
171	Allowance for fitout to MSB Comms.	No	1	5,607	5,607
172	Allowance for fitout to Medical Gas Store	No	1	5,607	5,607
175	Allowance for fitout to Storage	No	1	28,033	28,033
176	Allowance for fitout to small Support area	No	8	8,410	67,280
178	Allowance for fitout to large Support area	No	2	22,427	44,853
177	Allowance for fitout to Loans	No	1	6,728	6,728
180	Allowance for fitout to Kitchen	No	1	168,198	168,198
181	Allowance for fitout to Dry Store	No	1	5,607	5,607
182	Allowance for fitout to Cold Store	No	1	8,410	8,410
183	Allowance for fitout to Freezer	No	1	11,214	11,214
184	Allowance for fitout to Staff Hub	No	1	33,640	33,640
185	Allowance for fitout to Recovery	No	1	28,033	28,033
186	Allowance for fitout to Dirty Utility	No	5	8,410	42,050
187	Allowance for fitout to Clean Utility	No	4	8,410	33,640
188	Allowance for fitout to Cleaners	No	2	3,364	6,728
189	Allowance for fitout to Staff Amenities	No	1	22,427	22,427
196	Allowance for fitout to Equipment Store	No	1	5,607	5,607
197	Allowance for fitout to Operating Theatre	No	5	56,066	280,330
198	Allowance for fitout to Theatre Expansion Corridor	No	1	8,410	8,410
200	Allowance for fitout to Lounge	No	2	5,607	11,214
199	Allowance for fitout to Office	No	2	5,607	11,214
201	Allowance for fitout to NUM	No	4	5,607	22,427
202	Allowance for fitout to Hand Basin	No	7	561	3,925
203	Allowance for fitout to Write Up	No	2	8,410	16,820
204	Allowance for fitout to Staff WC	No	3	3,028	9,083
205	Allowance for fitout to Staff Base	No	6	16,820	100,919
206	Allowance for fitout to Nurse Base	No	1	11,214	11,214
207	Allowance for fitout to Work Room	No	3	5,607	16,820
208	Allowance for fitout to Theatre Plant	No	1	11,214	11,214
209	Allowance for fitout to MED	No	3	5,607	16,820
214	Allowance for fitout to small Staff Room	No	1	5,607	5,607
210	Allowance for fitout to large Staff Room	No	1	11,214	11,214
211	Allowance for fitout to Store	No	1	1,682	1,682
212	Allowance for fitout to Equipment Bay	No	1	2,804	2,804
213	Allowance for fitout to Equipment Store	No	1	5,607	5,607
215	Allowance for fitout to ICU Bays 1-9	No	9	8,410	75,689
216	Allowance for Linen, Support & Equipment Storage Cupboard	No	18	3,925	70,644

LINGARD PRIVATE HOSPITAL

DA STAGE ESTIMATE



LOCATION ELEMENT ITEM

A EXISTING LINGARD PRIVATE HOSPITAL

A2 BUILDING WORKS (continued)

GFA: 12,880 m² Cost/m²: 4,586
Rates Current At April 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
217	Allowance for fitout to IT	No	1	1,682	1,682
222	Allowance for sundry wall protection	Item			33,640
190	Allowance for wayfinding and statutory signage	Item			56,066
179	Allowance for fitout to Genea Clinic; assumed Cold Shell - EXCLUDED	No	1		Excl.
191	Curtains and blinds - EXCLUDED	Item			Excl.
192	Operating Tables and Surgical Equipment - EXCLUDED	Item			Excl.
193	Theatre Pendants - EXCLUDED	Item			Excl.
194	Allowance for Imaging Equipment - EXCLUDED	Item			Excl.
195	Major Medical Equipment - EXCLUDED	Item			Excl.
218	Loose furniture and equipment - EXCLUDED	Item			Excl.
219	Carpark equipment incl. boom gates, ticket machines, car park sensors and lights - EXCLUDED	Item			Excl.
	FT - FITMENTS			243/m²	3,127,067
SE	SPECIAL EQUIPMENT				
220	Special Medical Equipment - EXCLUDED	Item			Excl.
	SE - SPECIAL EQUIPMENT				Excl.
HS	HYDRAULIC SERVICES				
113	Allowance for WC suite	No	124	3,925	486,651
115	Allowance for hand basin	No	131	3,364	440,677
223	Allowance for cleaners sink	No	2	2,804	5,607
227	Allowance for shower	No	113	2,803	316,773
228	Allowance for kitchen sink	No	4	3,364	13,456
229	Allowance for dishwasher point	No	4	1,682	6,728
230	Allowance for washing machine point	No	10	1,682	16,820
235	Allowance for scrub trough	No	5	11,213	56,066
117	Allowance for floor waste	No	154	841	129,513
231	Hot water service; priced per point	No	269	1,121	301,635
236	Allowance for hydraulic services to Commercial Kitchen	m ²	179	280	50,179
232	Allowance for hydraulic services including stormwater drainage to carpark	m ²	3,593	56	201,445
238	Allowance for base build hydraulic services to Genea Clinic	m ²	598	67	40,233
119	General hydraulic services allowance for modifications	m ²	8,000	135	1,076,465
233	Sanitary drainage pipework - INCLUDED	Item			Incl.
234	Water supply pipework - INCLUDED	Item			Incl.
	HS - HYDRAULIC SERVICES			244/m²	3,142,248
MS	MECHANICAL SERVICES				
225	Allowance for mechanical services to hospital levels	m ²	7,474	505	3,771,324
240	Allowance for mechanical ventilation to carpark levels	m ²	3,450	67	232,113

LINGARD PRIVATE HOSPITAL

DA STAGE ESTIMATE



LOCATION ELEMENT ITEM

A EXISTING LINGARD PRIVATE HOSPITAL

A2 BUILDING WORKS (continued)

GFA: 12,880 m² Cost/m²: 4,586
Rates Current At April 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
246	Allowance for mechanical services to BOH areas	m ²	737	280	206,603
245	Allowance for base build mechanical services to Genea Clinic	m ²	598	196	117,346
242	Extra over allowance for mechanical services to Operating Theatres	No	5	112,132	560,658
241	Allowance for stair pressurisation system; Allow per level to each stair case	No	6	3,925	23,548
243	Allowance for pre-conditioner and HEPA filters to Operating Theatres - INCLUDED	Item			Incl.
	MS - MECHANICAL SERVICES			381/m²	4,911,592
MG	MEDICAL GASES				
174	Allowance for medical gas supply systems	m ²	12,249	112	1,373,501
	MG - MEDICAL GASES			107/m²	1,373,501
FP	FIRE PROTECTION				
248	Allowance for fire services including fire sprinklers and wet and dry fire protection	m ²	12,880	112	1,444,256
	FP - FIRE PROTECTION			112/m²	1,444,256
ES	ELECTRICAL SERVICES				
250	Allowance for lighting and power to carpark areas	m ²	3,450	67	232,113
251	Allowance for electrical services including lighting, power, MATV, comms, security, etc to hospital levels	m ²	7,474	505	3,771,325
252	Allowance for electrical services including lighting, power, MATV, comms, security, etc to BOH areas	m ²	737	336	247,924
253	Allowance for base build electrical services to Genea Clinic	m ²	598	191	113,994
256	Extra over for electrical services to surgical area	m ²	578	168	97,219
255	Allowance for diesel standby generator	Item			897,054
	ES - ELECTRICAL SERVICES			416/m²	5,359,629
AV	AV / IT EQUIPMENT				
257	AV & IT equipment - EXCLUDED	Item			Excl.
	AV - AV / IT EQUIPMENT				Excl.
SV	SECURITY SERVICES				
258	CCTV throughout - EXCLUDED	Item			Excl.
	SV - SECURITY SERVICES				Excl.
TS	TRANSPORTATION SYSTEMS				
259	Allowance for passenger lift; priced per level	No	9	33,640	302,756
260	Allowance for goods lift; priced per level	No	5	44,853	224,264
	TS - TRANSPORTATION SYSTEMS			41/m²	527,020
BW	BUILDERS WORK IN CONNECTION WITH SERVICES				
130	Builder's work in connection with services (3%)	Item			457,043
	BW - BUILDERS WORK IN CONNECTION WITH SERVICES			35/m²	457,043

LINGARD PRIVATE HOSPITAL

DA STAGE ESTIMATE



LOCATION ELEMENT ITEM

A EXISTING LINGARD PRIVATE HOSPITAL

A2 BUILDING WORKS (continued)

GFA: 12,880 m² Cost/m²: 4,586
Rates Current At April 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
PR	PRELIMINARIES				
1	Builders Preliminaries (21%)	Item			9,201,294
298	D&C Related Costs (3%)	Item			1,667,841
	PR - PRELIMINARIES			844/m²	10,869,135
MA	BUILDERS MARGIN & OVERHEAD				
2	Builders Margin (4%)	Item			2,120,679
	MA - BUILDERS MARGIN & OVERHEAD			165/m²	2,120,679
BUILDING WORKS				4,586/m²	59,070,359

LINGARD PRIVATE HOSPITAL

DA STAGE ESTIMATE



LOCATION ELEMENT ITEM

A EXISTING LINGARD PRIVATE HOSPITAL

A3 EXTERNAL WORKS AND SERVICES

Rates Current At April 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
XR	ROADS, FOOTPATHS AND PAVED AREAS				
261	Allowance for concrete road pavement including line marking, traffic and signage accessories	m ²	545	183	100,001
262	Allowance for kerb and gutter	m	117	71	8,349
263	Allowance for concrete footpath	m ²	300	102	30,582
264	Allowance to connect to existing road and kerbs including make good	Item			10,194
265	Upgrade works to existing footpath to site boundary - EXCLUDED	Item			Excl.
	XR - ROADS, FOOTPATHS AND PAVED AREAS				149,126
XN	BOUNDARY WALLS, FENCING AND GATES				
92	Allowance for fencing to oxygen enclosure	m ²	6	408	2,447
93	Allowance for single leaf gate	No	1	2,039	2,039
266	Allowance for planter bed retaining walls; subject to further detail	m	120	561	67,279
267	Allowance for metal blade fence	m ²	26	765	19,878
268	Allowance for miscellaneous fencing, screens and gates currently not detailed	Item			25,485
270	Fencing to site boundary - EXCLUDED	Item			Excl.
	XN - BOUNDARY WALLS, FENCING AND GATES				117,128
XL	LANDSCAPING AND IMPROVEMENTS				
128	Allowance for fixed joinery to Courtyard: Subject to further detail	No	3	5,097	15,291
129	Allowance for landscaping to Courtyard: Subject to further detail	No	3	5,097	15,291
271	Allowance for soft landscaping	m ²	267	102	27,218
272	Allowance for irrigation to landscaped areas	m ²	267	15	4,083
275	Allowance for bike racks	No	3	765	2,294
278	Allowance for public bench seating	m	14	1,223	17,126
273	Allowance for street trees, bench seating and planter boxes currently not detailed	Item			20,388
274	Allowance for maintenance of landscaped works - EXCLUDED	Item			Excl.
276	Public artwork - EXCLUDED	Item			Excl.
277	Landscaping works to existing hospital area - EXCLUDED	Item			Excl.
	XL - LANDSCAPING AND IMPROVEMENTS				101,691
XK	EXTERNAL STORMWATER DRAINAGE				
279	Allowance for stormwater drainage to external hardstand areas - subject to future detail	m ²	844	56	47,321
280	Allowance for associated connection to site	Item			5,608
281	Allowance for subsoil / surface drainage - subject to future detail	Item			11,214
282	Allowance for on-site stormwater detention tank - subject to future detail	Item			112,131
283	Allowance for stormwater drainage infrastructure upgrades - EXCLUDED	Item			Excl.
	XK - EXTERNAL STORMWATER DRAINAGE				176,274

LINGARD PRIVATE HOSPITAL

DA STAGE ESTIMATE



LOCATION ELEMENT ITEM

A EXISTING LINGARD PRIVATE HOSPITAL

A3 EXTERNAL WORKS AND SERVICES (continued)

Rates Current At April 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
XD	EXTERNAL SEWER DRAINAGE				
284	Allowance for sewer drainage services infrastructure and associated connection to site	Item			11,214
285	Allowance for sewer drainage services infrastructure upgrades - EXCLUDED	Item			Excl.
	XD - EXTERNAL SEWER DRAINAGE				11,214
XW	EXTERNAL WATER SUPPLY				
286	Allowance for water supply services infrastructure and associated connection to site	Item			11,214
287	Allowance for water supply services infrastructure upgrades - EXCLUDED	Item			Excl.
	XW - EXTERNAL WATER SUPPLY				11,214
XG	EXTERNAL GAS				
288	Allowance for gas supply services infrastructure and associated connection to site	Item			11,214
289	Allowance for gas supply services infrastructure upgrades - EXCLUDED	Item			Excl.
	XG - EXTERNAL GAS				11,214
XF	EXTERNAL FIRE PROTECTION				
173	Allowance for water storage tanks for sprinkler system including pumps and all fittings	Item			84,098
290	Allowance for fire protection services infrastructure and associated connection to site	Item			16,821
291	Allowance for fire booster assembly	Item			22,427
292	Allowance for fire protection services infrastructure upgrades - EXCLUDED	Item			Excl.
	XF - EXTERNAL FIRE PROTECTION				123,346
XE	EXTERNAL ELECTRICAL SERVICES				
293	Allowance for electrical to pavement	m ²	844	45	37,857
294	Allowance for substation / kiosk	Item			560,652
295	Allowance for external light and power	Item			16,821
301	Allowance for generator	Item			560,653
	XE - EXTERNAL ELECTRICAL SERVICES				1,175,983
XC	EXTERNAL COMMUNICATIONS				
296	Allowance for communications services infrastructure and associated connection to site	Item			11,214
297	Allowance for communications services infrastructure upgrades - EXCLUDED	Item			Excl.
	XC - EXTERNAL COMMUNICATIONS				11,214
PR	PRELIMINARIES				
1	Builders Preliminaries (21%)	Item			367,536

LINGARD PRIVATE HOSPITAL

DA STAGE ESTIMATE



LOCATION ELEMENT ITEM

A EXISTING LINGARD PRIVATE HOSPITAL

A3 EXTERNAL WORKS AND SERVICES (continued)

Rates Current At April 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
298	D&C Related Costs (3%)	Item			66,074
					433,610
	PR - PRELIMINARIES				
MA	BUILDERS MARGIN & OVERHEAD				
2	Builders Margin (4%)	Item			84,708
					84,708
	MA - BUILDERS MARGIN & OVERHEAD				
EXTERNAL WORKS AND SERVICES					2,406,722

LINGARD PRIVATE HOSPITAL

DA STAGE ESTIMATE



GFA: Gross Floor Area
Rates Current At April 2023

LOCATION SUMMARY

Ref	Location	GFA m ²	GFA \$/m ²	Total Cost \$
B	EXISTING LINGARD CONSULTING			
B1	SITE PREPARATION AND DEMOLITION WORKS			229,794
B2	BUILDING WORKS	1,997	4,219	8,425,773
B3	EXTERNAL WORKS AND SERVICES			12,885
	B - EXISTING LINGARD CONSULTING	1,997	4,341	8,668,452
ESTIMATED NET COST		1,997	4,341	8,668,452
MARGINS & ADJUSTMENTS				
	Preliminaries			Incl.
	D&C Related Costs			Incl.
	Margin			Incl.
CONSTRUCTION SUBTOTAL		1,997	4,341	8,668,452
	Staging Allowance	2.0%		170,074
	Locality Allowance			Excl.
	Design Completion Contingency			Excl.
	Escalation to commencement			Excl.
	Escalation during construction			Excl.
CONSTRUCTION TOTAL		1,997	4,426	8,838,526
	Design Consultant Fees	7.0%		618,698
	Authority Fees	2.0%		189,147
	Planning Contingency			Excl.
	Construction Phase Contingency			Excl.
	Client direct costs			Excl.
PROJECT TOTAL		1,997	4,830	9,646,371
	Rounding	0.0%		3,629
	Goods and Services Tax	10.0%		965,000
ESTIMATED TOTAL COST		1,997	5,315	10,615,000

LINGARD PRIVATE HOSPITAL

DA STAGE ESTIMATE



LOCATION ELEMENT ITEM

B EXISTING LINGARD CONSULTING

B1 SITE PREPARATION AND DEMOLITION WORKS

Rates Current At April 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
AR ALTERATIONS AND RENOVATIONS					
59	Allowance for sundry alterations and renovations to existing structure and making good; subject to future detail	m ²	1,997	25	50,891
60	Allowance to protect existing parapet and make good	m ²	186	51	9,481
61	Allowance to demolish concrete lid to roof of stairs and lift and make good	m ²	77	153	11,774
62	Allowance to disconnect and cap existing services as required	m ²	1,997	20	40,714
63	Allowance to prepare and make good existing roof slab	m ²	1,997	5	10,179
143	Allowance for works to existing building other than specified - EXCLUDED	Item			Excl.
AR - ALTERATIONS AND RENOVATIONS					123,039
XX ALTERATIONS AND RENOVATIONS TO EXISTING EXTERNAL WORKS					
57	Allowance to remove and relocate existing solar panels	Item			10,194
58	Allowance to remove and relocate existing roof plant	Item			30,581
141	Allowance to repaint existing concrete panels	m ²	588	31	17,981
144	Allowance for works to existing building other than specified - EXCLUDED	Item			Excl.
XX - ALTERATIONS AND RENOVATIONS TO EXISTING EXTERNAL WORKS					58,756
PR PRELIMINARIES					
299	Builders Preliminaries (18%)	Item			32,723
298	D&C Related Costs (3%)	Item			6,694
PR - PRELIMINARIES					39,417
MA BUILDERS MARGIN & OVERHEAD					
2	Builders Margin (4%)	Item			8,582
MA - BUILDERS MARGIN & OVERHEAD					8,582
SITE PREPARATION AND DEMOLITION WORKS					229,794

LINGARD PRIVATE HOSPITAL

DA STAGE ESTIMATE



LOCATION ELEMENT ITEM

B EXISTING LINGARD CONSULTING

B2 BUILDING WORKS

GFA: 1,997 m² Cost/m²: 4,219
Rates Current At April 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
CL COLUMNS					
64	Allowance for columns and support structures to Level 2 Consulting	m ²	1,997	51	101,786
				CL - COLUMNS	51/m² 101,786
UF UPPER FLOORS					
109	Allowance for topping slab: subject to further detail	m ²	1,997	102	203,570
				UF - UPPER FLOORS	102/m² 203,570
SC STAIRCASES					
65	Allowance to modify existing reinforced concrete fire stair to service to Level 2	M/R	9	3,568	32,111
				SC - STAIRCASES	16/m² 32,111
RF ROOF					
134	Allowance for metal roof; complete including framing, insulation, cladding, flashings and drainage	m ²	1,955	408	797,152
50	Lift and fire stair overrun slab including waterproofing	m ²	69	510	35,169
67	Allowance for plant deck	m ²	412	561	230,991
133	Allowance for screed and trafficable finish to concrete slab lid	m ²	7	51	357
66	Allowance for roof to courtyard - EXCLUDED	m ²	106		Excl.
51	Roof safety access system	Item			71,357
				RF - ROOF	568/m² 1,135,026
EW EXTERNAL WALLS					
56	Allowance for external core walls to lift shafts and fire stairs	m ²	122	510	62,183
131	Allowance for cladding screens to plant decks	m ²	296	663	196,128
70	Allowance for fixed vision glass panels	m ²	291	1,121	326,302
72	Allowance for opaque spandrel glass panels	m ²	266	1,631	433,847
73	Allowance for external walls to courtyard	m ²	114	357	40,674
74	Allowance for glazing to courtyard	m ²	110	1,121	123,344
75	Extra over external walls to courtyard for parapet	m ²	54	153	8,257
140	Allowance for render to fire stair core walls	m ²	96	51	4,894
69	Allowance to connect new external walls to existing	m	196	51	9,990
71	Allowance for aluminium external fins	m	478	1,223	584,714
				EW - EXTERNAL WALLS	897/m² 1,790,333
ED EXTERNAL DOORS					
132	Allowance for gate to plant deck	No	4	918	3,670
				ED - EXTERNAL DOORS	2/m² 3,670
NW INTERNAL WALLS					
76	Allowance for internal walls	m ²	1,174	183	215,415
78	Allowance for internal walls to services cupboards	m ²	20	204	4,078

LINGARD PRIVATE HOSPITAL

DA STAGE ESTIMATE



LOCATION ELEMENT ITEM

B EXISTING LINGARD CONSULTING

B2 BUILDING WORKS (continued)

GFA: 1,997 m² Cost/m²: 4,219
Rates Current At April 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
79	Allowance for internal core walls to lift shafts, fire stairs & fire corridor	m ²	185	510	94,293
	NW - INTERNAL WALLS			157/m²	313,786
NS	INTERNAL SCREENS AND BORROWED LIGHTS				
81	Allowance for internal glazed partitions	m ²	114	714	81,347
82	Allowance for toilet partitions	No	2	2,039	4,078
	NS - INTERNAL SCREENS AND BORROWED LIGHTS			43/m²	85,425
ND	INTERNAL DOORS				
83	Single leaf door	No	4	1,224	4,894
84	Single leaf fire door	No	2	1,632	3,263
85	Single leaf glazed door	No	12	3,568	42,814
88	1.5 leaf door	No	1	1,835	1,835
89	Pair of doors	No	1	2,243	2,243
86	Single door to services cupboard	No	2	816	1,632
87	Pair of doors to services cupboard	No	1	1,632	1,632
	ND - INTERNAL DOORS			29/m²	58,313
WF	WALL FINISHES				
90	Paint finish to internal wall linings	m ²	2,280	15	34,863
91	Allowance for wall tiling including waterproofing to wet areas; allowed 2,400mm high	m ²	137	153	20,949
95	Allowance for feature finish to Lift Lobby	m ²	34	204	6,932
156	Allowance for sundry wall finishes; feature walls, acoustic treatments, splashbacks etc	Item			15,291
	WF - WALL FINISHES			39/m²	78,035
FF	FLOOR FINISHES				
96	Allowance for vinyl floor finish to Consult	m ²	1,541	143	219,921
97	Allowance for vinyl floor finish generally	m ²	294	143	41,958
98	Allowance for tile floor finish to wet areas	m ²	38	184	6,973
108	Allowance for tile floor finish to Courtyard	m ²	98	204	19,980
99	Allowance for coved vinyl skirting	m	922	46	42,295
103	Allowance for floor finishes; tactile indicators, entry mats, divisional strips, etc.	Item			5,097
	FF - FLOOR FINISHES			168/m²	336,224
CF	CEILING FINISHES				
100	Allowance for plasterboard ceiling including insulation and paint finish	m ²	1,872	163	305,324
101	Allowance for cornice and edge trims	m	979	31	29,940
102	Sundry ceiling finishes; bulkheads, ceiling access panels, etc.	Item			5,097
	CF - CEILING FINISHES			170/m²	340,361

LINGARD PRIVATE HOSPITAL

DA STAGE ESTIMATE



LOCATION ELEMENT ITEM

B EXISTING LINGARD CONSULTING

B2 BUILDING WORKS (continued)

GFA: 1,997 m² Cost/m²: 4,219
Rates Current At April 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
FT FITMENTS					
104	Allowance for fitout to Male WC	No	1	6,169	6,169
105	Allowance for fitout to Female WC	No	1	6,169	6,169
106	Allowance for fitout to AWC	No	1	3,365	3,365
107	Allowance for fitout to Wait	No	1	2,805	2,805
110	Allowance for fitout to Consult	No	15	5,607	84,099
111	Allowance for fitout to Lift Lobby	No	1	5,608	5,608
190	Allowance for wayfinding and statutory signage	Item			16,821
191	Curtains and blinds - EXCLUDED	Item			Excl.
192	Operating Tables and Surgical Equipment - EXCLUDED	Item			Excl.
193	Theatre Pendants - EXCLUDED	Item			Excl.
194	Allowance for Imaging Equipment - EXCLUDED	Item			Excl.
195	Major Medical Equipment - EXCLUDED	Item			Excl.
218	Loose furniture and equipment - EXCLUDED	Item			Excl.
				63/m²	125,036
SE SPECIAL EQUIPMENT					
220	Special Medical Equipment - EXCLUDED	Item			Excl.
				Excl.	Excl.
HS HYDRAULIC SERVICES					
113	Allowance for WC suite	No	5	3,925	19,625
115	Allowance for hand basin	No	5	3,364	16,821
117	Allowance for floor waste	No	7	841	5,888
231	Hot water service; priced per point	No	5	1,122	5,608
119	General hydraulic services allowance for modifications	m ²	2,095	135	281,898
233	Sanitary drainage pipework - INCLUDED	Item			Incl.
234	Water supply pipework - INCLUDED	Item			Incl.
				165/m²	329,840
MS MECHANICAL SERVICES					
300	Allowance for mechanical services to consulting	m ²	1,997	336	671,774
241	Allowance for stair pressurisation system; Allow per level to each stair case	No	2	3,926	7,851
				340/m²	679,625
MG MEDICAL GASES					
224	Medical gas services to Consulting Suites - EXCLUDED	Item			Excl.
				Excl.	Excl.
FP FIRE PROTECTION					
121	Allowance to modify existing for dry fire services to Level 2: Smoke / fire detection, EWIS, etc.	m ²	2,095	45	93,967

LINGARD PRIVATE HOSPITAL

DA STAGE ESTIMATE



LOCATION ELEMENT ITEM

B EXISTING LINGARD CONSULTING

B2 BUILDING WORKS (continued)

GFA: 1,997 m² Cost/m²: 4,219
Rates Current At April 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
122	Allowance to modify existing for wet fire services to Level 2: Hydrants, hose reel, etc.	m ²	2,095	28	58,729
124	Allowance to modify existing for fire sprinklers to Level 2	m ²	2,095	56	117,458
142	Allowance for drenchers to windows - EXCLUDED	Item			Excl.
FP - FIRE PROTECTION				135/m²	270,154
ES ELECTRICAL SERVICES					
125	Allowance to modify existing for electrical services to Level 2: Lighting, power, MATV, comms, security, etc.	m ²	1,997	336	671,774
127	Allowance to upgrade existing solar system: subject to further detail	Item			22,428
ES - ELECTRICAL SERVICES				348/m²	694,202
AV AV / IT EQUIPMENT					
257	AV & IT equipment - EXCLUDED	Item			Excl.
AV - AV / IT EQUIPMENT					Excl.
SV SECURITY SERVICES					
258	CCTV throughout - EXCLUDED	Item			Excl.
SV - SECURITY SERVICES					Excl.
TS TRANSPORTATION SYSTEMS					
126	Allowance to modify existing lift to service 1 additional level	No	3	28,033	84,099
TS - TRANSPORTATION SYSTEMS				42/m²	84,099
BW BUILDERS WORK IN CONNECTION WITH SERVICES					
130	Builder's work in connection with services (3%)	Item			56,126
BW - BUILDERS WORK IN CONNECTION WITH SERVICES				28/m²	56,126
PR PRELIMINARIES					
299	Builders Preliminaries (18%)	Item			1,163,361
298	D&C Related Costs (3%)	Item			239,630
PR - PRELIMINARIES				703/m²	1,402,991
MA BUILDERS MARGIN & OVERHEAD					
2	Builders Margin (4%)	Item			305,060
MA - BUILDERS MARGIN & OVERHEAD				153/m²	305,060
BUILDING WORKS				4,219/m²	8,425,773

LINGARD PRIVATE HOSPITAL

DA STAGE ESTIMATE



LOCATION ELEMENT ITEM

B EXISTING LINGARD CONSULTING

B3 EXTERNAL WORKS AND SERVICES

Rates Current At April 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
XL	LANDSCAPING AND IMPROVEMENTS				
128	Allowance for fixed joinery to Courtyard: Subject to further detail	No	1	5,096	5,096
129	Allowance for landscaping to Courtyard: Subject to further detail	No	1	5,096	5,096
274	Allowance for maintenance of landscaped works - EXCLUDED	Item			Excl.
276	Public artwork - EXCLUDED	Item			Excl.
277	Landscaping works to existing hospital area - EXCLUDED	Item			Excl.
	XL - LANDSCAPING AND IMPROVEMENTS				10,192
PR	PRELIMINARIES				
299	Builders Preliminaries (18%)	Item			1,835
298	D&C Related Costs (3%)	Item			376
	PR - PRELIMINARIES				2,211
MA	BUILDERS MARGIN & OVERHEAD				
2	Builders Margin (4%)	Item			482
	MA - BUILDERS MARGIN & OVERHEAD				482
EXTERNAL WORKS AND SERVICES					12,885

APPENDIX B:
Schedule of Information

SCHEDULE OF INFORMATION

Lingard Private Hospital Architectural documentation produced by HSPC Health Architects dated October 2022:

- 9-21-0020 DA001 – Cover Sheet and Drawing List – Rev A
- 9-21-0020 DA003 – Site Context Plan – Rev A
- 9-21-0020 DA050 – Existing / Demolition Site Plan – Rev A
- 9-21-0020 DA051 – Proposed Site Plan – Rev A
- 9-21-0020 DA100 – Proposed Lower Ground Plan – Rev A
- 9-21-0020 DA101 – Proposed Ground Floor Plan – Rev A
- 9-21-0020 DA102 – Proposed Level 1 Plan – Rev A
- 9-21-0020 DA104 – Proposed Roof Plan – Rev A
- 9-21-0020 DA200 – Existing Elevations – Rev A
- 9-21-0020 DA201 – Proposed Elevations – Rev A
- 9-21-0020 DA202 – Proposed Elevations – Rev A
- 9-21-0020 DA300 – Proposed Sections – Rev A
- 9-21-0020 DA301 – Proposed Setback Diagrams – Rev A

Lingard Consulting Architectural documentation produced by HSPC Health Architects dated August 2021:

- 9-21-0020 DA000 – Cover Sheet and Drawing List – Rev
- 9-21-0020 DA001 – Site Context Plan – Rev
- 9-21-0020 DA010 – Existing / Demolition Site Plan – Rev
- 9-21-0020 DA020 – Proposed Site Plan – Rev
- 9-21-0020 DA034 – Proposed Floor Plan – Level 2 – Rev
- 9-21-0020 DA035 – Proposed Floor Plan – Roof Plan – Rev
- 9-21-0020 DA200 – Elevations – Sheet 1 – Rev
- 9-21-0020 DA201 – Elevations – Sheet 2 – Rev
- 9-21-0020 DA250 – Sections – Sheet 1 – Rev
- 9-21-0020 DA251 – Sections – Sheet 2 – Rev
- 9-21-0020 DA500 – Shadow Diagrams June – Rev
- 9-21-0020 DA501 – Shadow Diagrams September – Rev
- 9-21-0020 DA502 – Shadow Diagrams December – Rev

**APPENDIX C:
Standard Area Definitions**

STANDARD AREA DEFINITIONS

The terminology “GFA” as utilised in this report relates to Gross Floor Area. The definition of GFA as measured in this report is as follows:

GROSS FLOOR AREA (G.F.A.)

The sum of the “Fully Enclosed Covered Area” and “Unenclosed Covered Area” as defined.

FULLY ENCLOSED COVERED AREA (F.E.C.A.)

The sum of all such areas at all building floor levels, including basements (except unexcavated portions), floored roof spaces and attics, garages, penthouses, enclosed porches and attached enclosed covered ways alongside buildings, equipment rooms, lift shafts, vertical ducts, staircases and any other fully enclosed spaces and usable areas of the building, computed by measuring from the normal inside face of exterior walls but ignoring any projections such as plinths, columns, piers and the like which project from the normal inside face of exterior walls. It shall not include open courts, lightwells, connecting or isolated covered ways and net open areas or upper portions of rooms, lobbies, halls, interstitial spaces and the like which extend through the storey being computed.

UNENCLOSED COVERED AREA (U.C.A.)

The sum of all such areas at all building floor levels, including roofed balconies, open verandahs, porches and porticos, attached open covered ways alongside buildings, undercrofts and usable space under buildings, unenclosed access galleries (including ground floor) and any other trafficable covered areas of the building which are not totally enclosed by full height walls, computed by measuring the area between the enclosing walls or balustrade (i.e. from the inside face of the U.C.A. excluding the wall or balustrade thickness). When the covering element (i.e. roof or upper floor) is supported by columns, is cantilevered or is suspended, or any combination of these, the measurements shall be taken to the edge of the paving or to the edge of the cover, whichever is the lesser. U.C.A. shall not include eaves overhangs, sun shading, awnings and the like where these do not relate to the clearly defined trafficable areas, nor shall it include connecting or isolated covered ways.

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