



Camden Medical Campus



Capital Investment Value Estimate to Gregory Hills Corporate Park Pty Ltd Prepared by Construction Cost Associates Pty Ltd

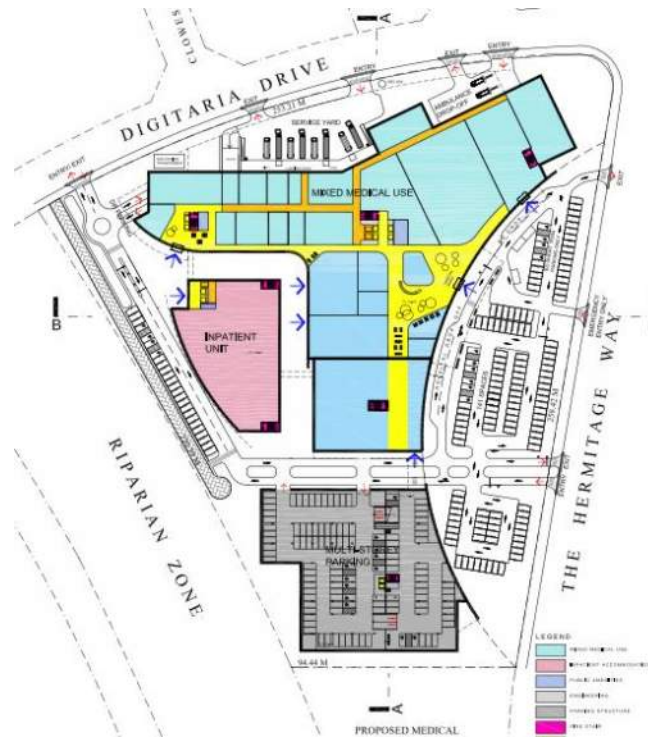
7th June 2016

CONSTRUCTION COST ASSOCIATES PTY LTD ABN 20 057 882 925

QUANTITY SURVEYORS • COST CONSULTANTS • DISPUTE RESOLUTION

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1. INTRODUCTION

This report and the enclosed CIV estimate has been prepared by Construction Cost Associates Pty Ltd as directed by Mr Mark Sweeney of CYRE Projects Pty Ltd on behalf of Gregory Hills Corporate Park Pty Ltd.

The Capital Investment Value estimate is based on the May 2016 HPI plans and preliminary elevations and sections (appended hereto) for the proposed Camden Medical Campus project.

The estimate has been prepared in accordance with the NSW Planning circular PS 10-008 dated 10 May 2010 regarding the definition of capital investment value.

The attached estimate includes a preliminary indication of the overall Capital Investment Value at current rates. The estimate does not take into account any staging costs including any associated temporary works or escalation in construction costs beyond 30 June 2016.

2. PROJECT OVERVIEW

The project proposal comprises construction of a new hospital over six levels, separate medical suites building, a multi storey car park and small basement car park under one end of the main hospital building. It is envisage the project will be staged but as directed, staging has not been considered within this report.

The functional gross floor area is as indicated below:

Ground	14,185
1	16,884
2	15,269
3	9,138
4	9,138
5	9,138
Total GFA (m2)**	73,752

3. CAPITAL INVESTMENT VALUE ESTIMATE

The Capital Investment Value (CIV) estimate totals \$331,491,133 exclusive of GST and at current market rates.

The estimate is attached to this report.

It is noted the estimate, which is a square metre rates estimate, covers construction costs including site works, car parking and roads together with allowances for services infrastructure items, consultant design and project administration fees and contingency provisions.

No allowance has been made for the following:

- Loose furniture and fittings (FF&E) including specialist medical equipment;
- Staff training;
- Council contributions;
- Staging provisions, temporary works and any increased construction costs associated with project staging;
- Escalation in construction costs beyond 30 June 2016;
- Goods and services tax;
- Land and legal costs;
- Finance costs and holding charges.

4. CIV ESTIMATE DETAIL

Estimate 1.0



Project: HPI / CVMS	Details: CVMS - CIV June 2016 Issue 1.1
Building: 15729 - Camden Valley Medical Campus 1.0	

Ref	Description	Quantity	Unit	Rate	Total
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CVMS - CIV June 2016

Ref	Description	Quantity	Unit	Rate	Total
GENERAL NOTES					
A	This Capital Investment Value estimate is based on the concept DA plans produced by HPI dated 5 May 2016. The estimate is calculated in accordance with NSW Planning circular PS-10-008 dated 10 May 2010. No provision is made for GST, escalation in construction costs, staging the works incl any costs associated with temporary works for staging, fitout to shell only areas, loose furniture, fittings and equipment incl specialist medical equipment				
B	Items marked * are excluded from GFA				
BASEMENT LEVEL					
C	Basement level car park, core and service areas - 76 spaces - no provision for rock excavation*	3,318	m2	1,820	6,038,760
D	Basement vehicle access ramp*	236	m2	800	188,800
BASEMENT LEVEL SUBTOTAL					6,227,560
GROUND LEVEL					
E	Medical suites (shell only)	761	m2	2,800	2,130,800
F	Admissions and reception	153	m2	2,200	336,600
G	Ambulance drop off area, partially under cover*	443	m2	1,600	708,800
H	Back of house support corridors	572	m2	2,400	1,372,800
I	Cafe (shell only)	141	m2	2,300	324,300
J	Catering unit	260	m2	3,000	780,000
K	Day treatment (Renal & Chemotherapy)	615	m2	3,500	2,152,500
L	Drop off zone and entry awnings*	681	m2	600	408,600
M	Engineering and maintenance	116	m2	2,600	301,600
N	Housekeeping	73	m2	2,600	189,800
O	IT / data centre	96	m2	3,000	288,000
P	Linen	122	m2	2,600	317,200
Q	Medical imaging (shell only but incl structural requirements for specialist imaging equipment)	1,407	m2	2,800	3,939,600
R	Morgue	95	m2	5,000	475,000
S	Nuclear medicine (shell only)	634	m2	2,600	1,648,400
T	Pathology collection (shell only)	116	m2	2,200	255,200
U	Public amenities	96	m2	2,600	249,600
V	Public lobbies and corridors	1,565	m2	2,400	3,756,000
W	Rehab and allied health	541	m2	3,200	1,731,200
X	Retail (shell only)	218	m2	2,200	479,600
Y	Retail pharmacy (shell only)	207	m2	2,200	455,400
Z	Inpatient pharmacy (shell only)	282	m2	2,200	620,400
AA	Service yard and loading dock*	1,654	m2	600	992,400
AB	Short stay ward	566	m2	4,400	2,490,400

Estimate 1.0



Project: HPI / CVMS	Details: CVMS - CIV June 2016 Issue 1.1
Building: 15729 - Camden Valley Medical Campus 1.0	

Ref	Description	Quantity	Unit	Rate	Total
CVMS - CIV June 2016 (Continued)					
AC	Stage 3 - mixed use medical centre - partial shell construction	1,822	m2	2,800	5,101,600
AD	Stairs and core areas	203	m2	2,400	487,200
AE	Supplies unit	281	m2	2,600	730,600
AF	Urgent care unit	783	m2	4,300	3,366,900
AG	Waste management	160	m2	2,600	416,000
AH	Inpatient unit incl cores (stage 2)	2,300	m2	4,500	10,350,000
	GROUND LEVEL SUBTOTAL				46,856,500
	LEVEL 1				
AI	Administration unit	268	m2	2,800	750,400
AJ	Education unit (shell only)	1,484	m2	2,600	3,858,400
AK	ICU	624	m2	5,000	3,120,000
AL	Interventional cardiology	494	m2	4,500	2,223,000
AM	Medical records	177	m2	2,800	495,600
AN	Operating unit	4,105	m2	5,300	21,756,500
AO	Operating unit expansion	1,425	m2	5,300	7,552,500
AP	Plant areas	219	m2	2,200	481,800
AQ	Public amenities	153	m2	2,600	397,800
AR	Stairs and core areas	221	m2	2,400	530,400
AS	Research library (shell only)	1,305	m2	2,400	3,132,000
AT	Seminar rooms (shell only)	978	m2	2,400	2,347,200
AU	Staff amenities	180	m2	2,800	504,000
AV	Staff lounge	257	m2	2,800	719,600
AW	Corridors, lobbies and balance areas	2,694	m2	2,400	6,465,600
AX	Inpatient unit incl cores (MHU)	2,300	m2	4,500	10,350,000
	LEVEL 1 SUBTOTAL				78,817,700
	LEVEL 2				
AY	Birth unit and special care nursery	733	m2	4,800	3,518,400
AZ	Central store	500	m2	2,800	1,400,000
BA	Clinical training rooms (shell only)	850	m2	2,400	2,040,000
BB	CSSD	484	m2	5,000	2,420,000
BC	CSSD expansion	358	m2	5,000	1,790,000
BD	Inpatient unit (modular construction for typical rooms / components)	1,457	m2	4,000	5,828,000
BE	Medical records / archive	730	m2	2,800	2,044,000
BF	Medical suites (shell only)	1,817	m2	2,200	3,997,400
BG	Mixed use medical (shell only)	3,128	m2	2,400	7,507,200
BH	OT Plant	1,082	m2	2,200	2,380,400

Estimate 1.0



Project: HPI / CVMS		Details: CVMS - CIV June 2016 Issue 1.1			
Building: 15729 - Camden Valley Medical Campus 1.0					
Ref	Description	Quantity	Unit	Rate	Total
CVMS - CIV June 2016 (Continued)					
BI	Plant expansion areas	1,510	m2	2,200	3,322,000
BJ	Plant areas	219	m2	2,200	481,800
BK	Public amenities	66	m2	2,600	171,600
BL	Stairs and core areas	221	m2	2,400	530,400
BM	Staff amenities	250	m2	2,800	700,000
BN	Mixed used medical over IPU (shell only)	1,864	m2	3,000	5,592,000
BO	Engineering area to mixed unit medical building	436	m2	2,200	959,200
	LEVEL 2 SUBTOTAL				44,682,400
	LEVEL 3				
BP	IPU's x 3 @ 1395 m2 each (modular construction for typical rooms / components)	4,380	m2	4,000	17,520,000
BQ	Plant areas	219	m2	2,200	481,800
BR	Public amenities	66	m2	2,600	171,600
BS	Stairs and core areas	221	m2	2,400	530,400
BT	Additional support space for IPU's	1,952	m2	3,500	6,832,000
BU	Rehab area to roof top of structure below - assumed area*	1,500	m2	450	675,000
BV	Mixed use medical / commercial tenancy (shell only over IPU / MH building incl cores)	2,300	m2	3,000	6,900,000
	LEVEL 3 SUBTOTAL				33,110,800
	LEVEL 4				
BW	IPU's x 3 @ 1395 m2 each (modular construction for typical rooms / components)	4,380	m2	4,000	17,520,000
BX	Plant areas	219	m2	2,200	481,800
BY	Public amenities	66	m2	2,600	171,600
BZ	Stairs and core areas	221	m2	2,400	530,400
CA	Additional support space for IPU's	1,952	m2	3,500	6,832,000
CB	Mixed use medical / commercial tenancy (shell only over IPU / MH building incl cores)	2,300	m2	3,000	6,900,000
	LEVEL 4 SUBTOTAL				32,435,800
	LEVEL 5				
CC	IPU's x 3 @ 1395 m2 each (modular construction for typical rooms / components)	4,380	m2	4,000	17,520,000
CD	Plant areas	219	m2	2,200	481,800
CE	Public amenities	66	m2	2,600	171,600
CF	Stairs and core areas	221	m2	2,400	530,400
CG	Additional support space for IPU's	1,952	m2	3,500	6,832,000
CH	Mixed use medical / commercial tenancy (shell only over IPU / MH building incl cores)	2,300	m2	3,000	6,900,000
	LEVEL 5 SUBTOTAL				32,435,800
	EXTERNAL WORKS				

Estimate 1.0



Project: HPI / CVMS		Details: CVMS - CIV June 2016 Issue 1.1			
Building: 15729 - Camden Valley Medical Campus 1.0					
Ref	Description	Quantity	Unit	Rate	Total
CVMS - CIV June 2016 (Continued)					
CI	Site crossovers to estate roads	449	m2	200	89,800
CJ	Pavements, landscape areas and buffer zones	12,273	m2	40	490,920
CK	Site access and distribution roads	4,242	m2	140	593,880
CL	Gas storage and primary reticulation	1	item	500,000	500,000
CM	External signage provisions	1	item	100,000	100,000
CN	On grade parking	2,900	m2	120	348,000
EXTERNAL WORKS SUBTOTAL					2,122,600
INFRASTRUCTURE AND INCOMING SERVICES UPGRADES (PROVISIONAL ALLOWANCES ONLY)					
CO	Electrical supply infrastructure	1	item	3,000,000	3,000,000
CP	PV solar panel installation	1	item	500,000	500,000
CQ	Stormwater discharge / management	1	item	1,000,000	1,000,000
CR	Sewer connections	1	item	1,000,000	1,000,000
CS	Water supply incl fire mains, hydrant booster assemblies, tanks, etc	1	item	2,000,000	2,000,000
INFRASTRUCTURE SUBTOTAL					7,500,000
MULTI STOREY CAR PARK					
CT	Car park is assumed as a reinforced concrete frame with post tensioned floor decks, two passenger lifts, escape stairs, perimeter balustrades, fire services, fire sprinklers to enclosed levels, lighting, directional signage and similar				
CU	Car park operational equipment incl boom gates, access, timing and payment systems, etc., is not included in the current estimate				
CV	GF - Multi storey car park - on grade with columns and foundations supporting upper levels	4,780	m2	880	4,206,400
CW	L1 - Multi storey car park	4,780	m2	850	4,063,000
CX	L2 - Multi storey car park	4,780	m2	850	4,063,000
CY	L3 - Multi storey car park	4,780	m2	850	4,063,000
CZ	L4 - Multi storey car park	4,780	m2	850	4,063,000
DA	L5 - Multi storey car park	4,780	m2	850	4,063,000
DB	L6 - Multi storey car park - top level open deck with pole lighting	4,780	m2	850	4,063,000
SUBTOTAL - MULTI STOREY CAR PARK					28,584,400
OVERALL PROJECT CONSTRUCTION COST					298,640,660
NON CONTRACT COSTS					
DC	Consultant fees	9.0	%		26,877,659
DD	Client contingency	2.0	%		5,972,813
DE	Local authority fees and charges				EXCL
DF	Commissioning				EXCL

Estimate 1.0



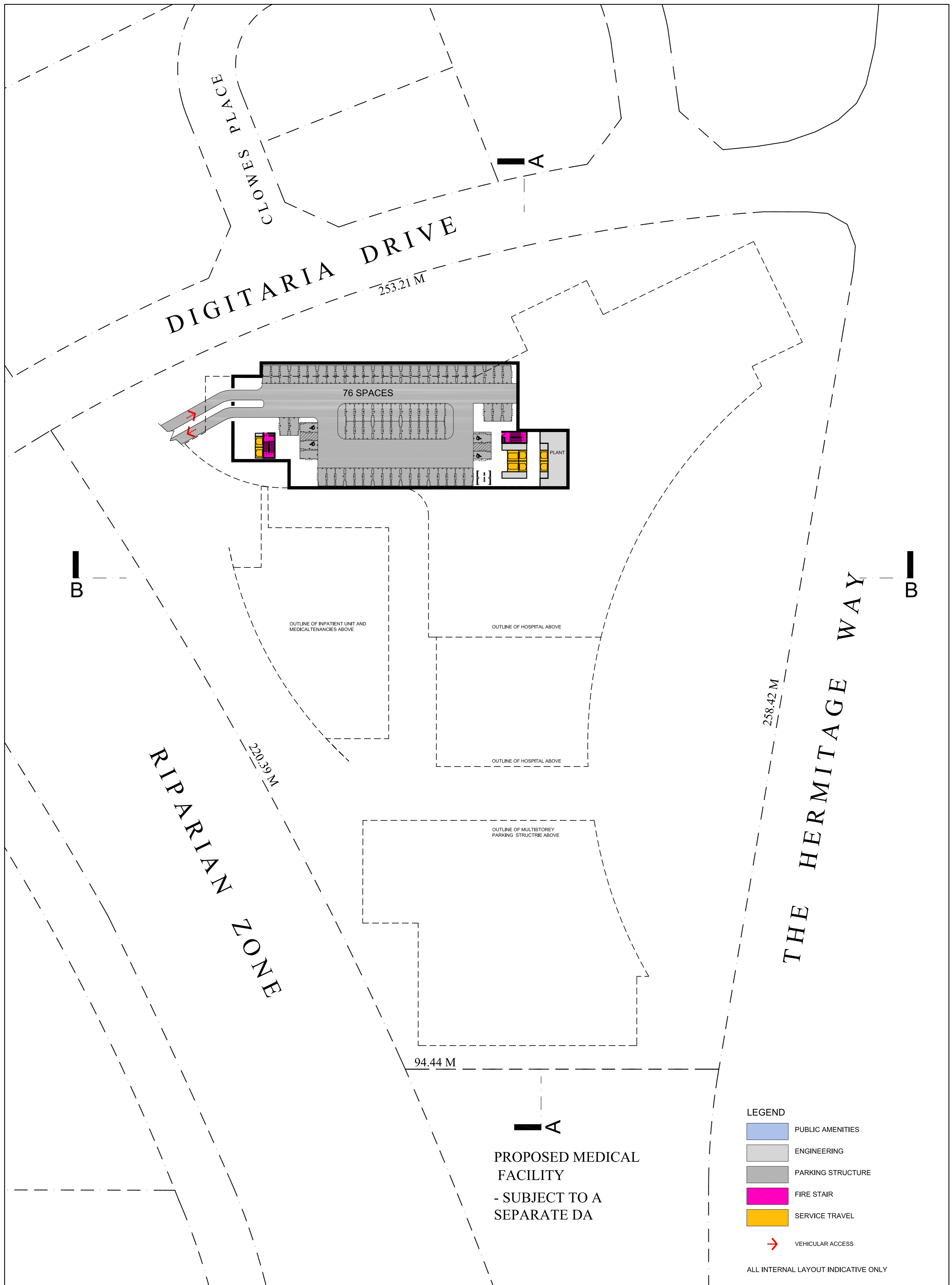
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Building: 15729 - Camden Valley Medical Campus 1.0	

Ref	Description	Quantity	Unit	Rate	Total
CVMS - CIV June 2016					<i>(Continued)</i>
DG	Furniture, fittings and equipment				EXCL
	NON CONTRACT COSTS SUBTOTAL				32,850,473
	TOTAL ESTIMATED CAPITAL INVESTMENT VALUE (CIV) 6th June 2016 - (Excl GST)				331,491,133
	GROSS FLOOR AREA - ALL STRUCTURES - AVERAGE M2 RATE INCL NON CONTRACT COSTS	110,530	m2		
	GROSS FLOOR AREA - EXCL PARKING	73,752	m2		

CVMS - CIV June 2016

5. ARCHITECTURAL PLANS USED TO PREPARE THE CIV ESTIMATE

Plans used to prepare the estimate are appended as follows:



CLOWES PLACE

DIGITARIA DRIVE 253.21 M

RIPARIAN ZONE 220.39 M

THE HERMITAGE WAY 258.42 M

OUTLINE OF INPATIENT UNIT AND MEDICAL TENANCIES ABOVE

OUTLINE OF HOSPITAL ABOVE

OUTLINE OF HOSPITAL ABOVE

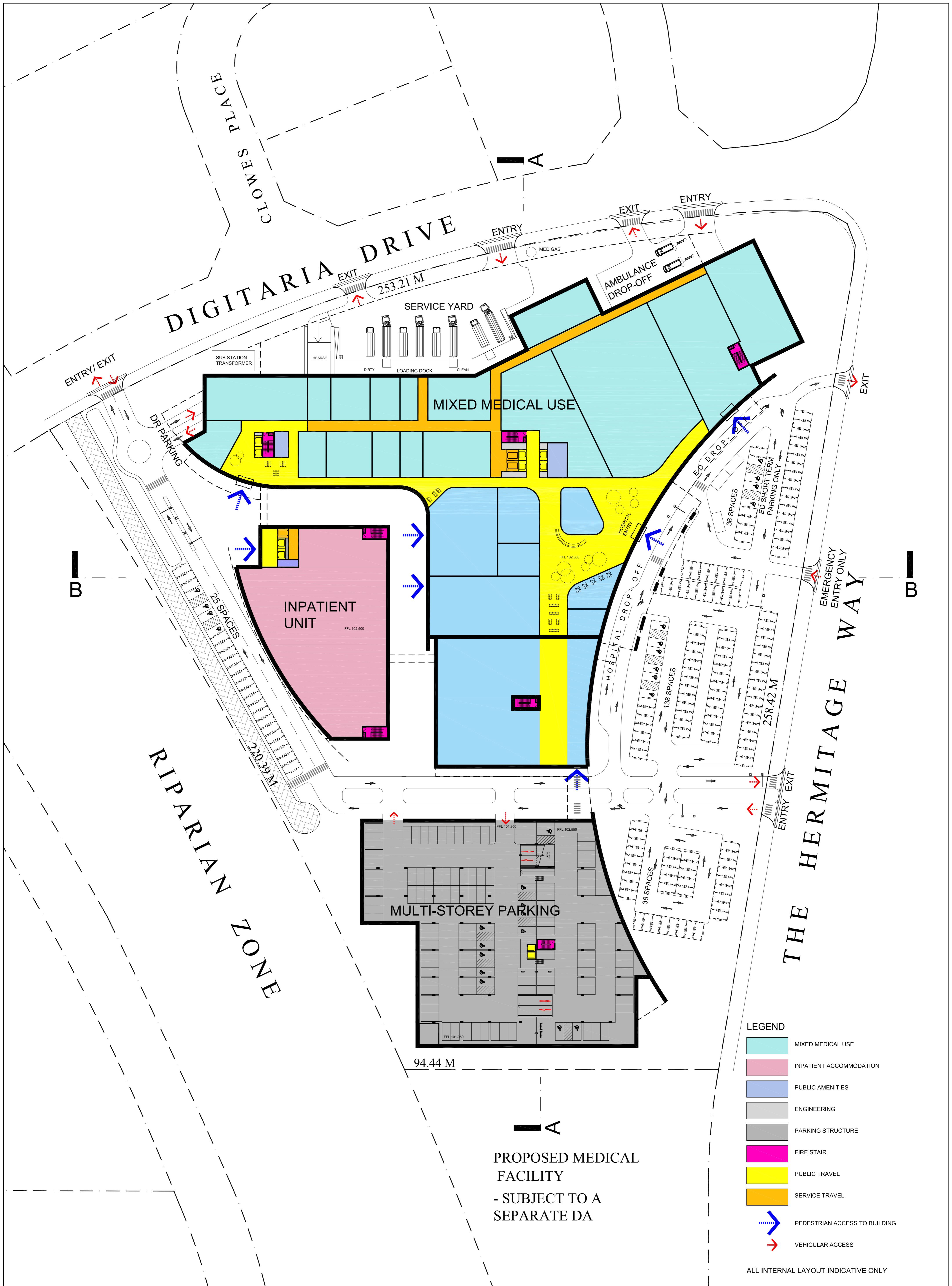
OUTLINE OF MULTISTOREY PARKING STRUCTURE ABOVE

94.44 M

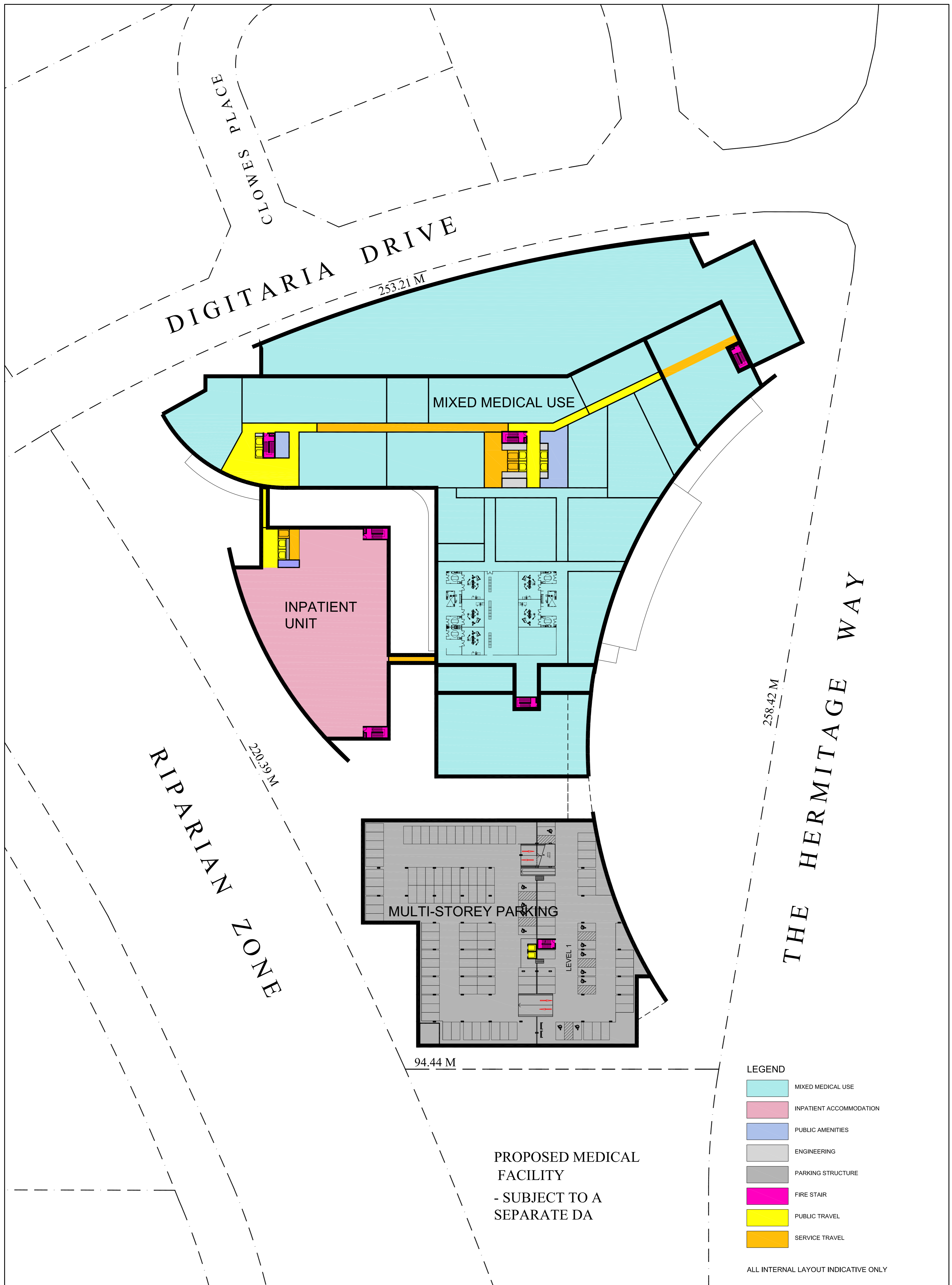
PROPOSED MEDICAL FACILITY
- SUBJECT TO A SEPARATE DA

- LEGEND**
- PUBLIC AMENITIES
 - ENGINEERING
 - PARKING STRUCTURE
 - FIRE STAIR
 - SERVICE TRAVEL
 - VEHICULAR ACCESS

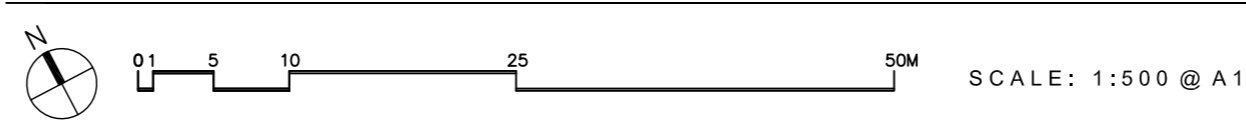
ALL INTERNAL LAYOUT INDICATIVE ONLY



- LEGEND**
- MIXED MEDICAL USE
 - INPATIENT ACCOMMODATION
 - PUBLIC AMENITIES
 - ENGINEERING
 - PARKING STRUCTURE
 - FIRE STAIR
 - PUBLIC TRAVEL
 - SERVICE TRAVEL
 - PEDESTRIAN ACCESS TO BUILDING
 - VEHICULAR ACCESS
- ALL INTERNAL LAYOUT INDICATIVE ONLY

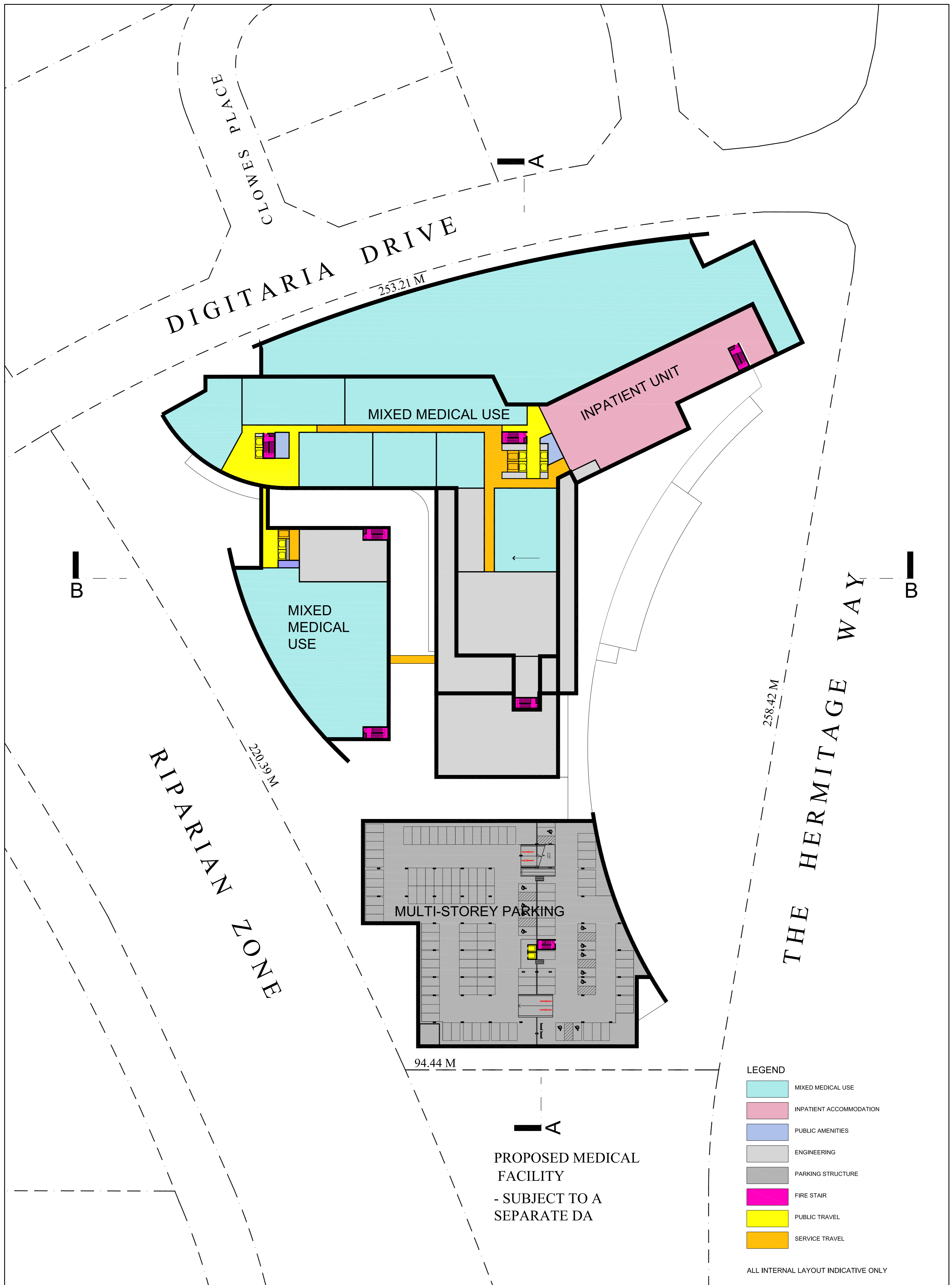


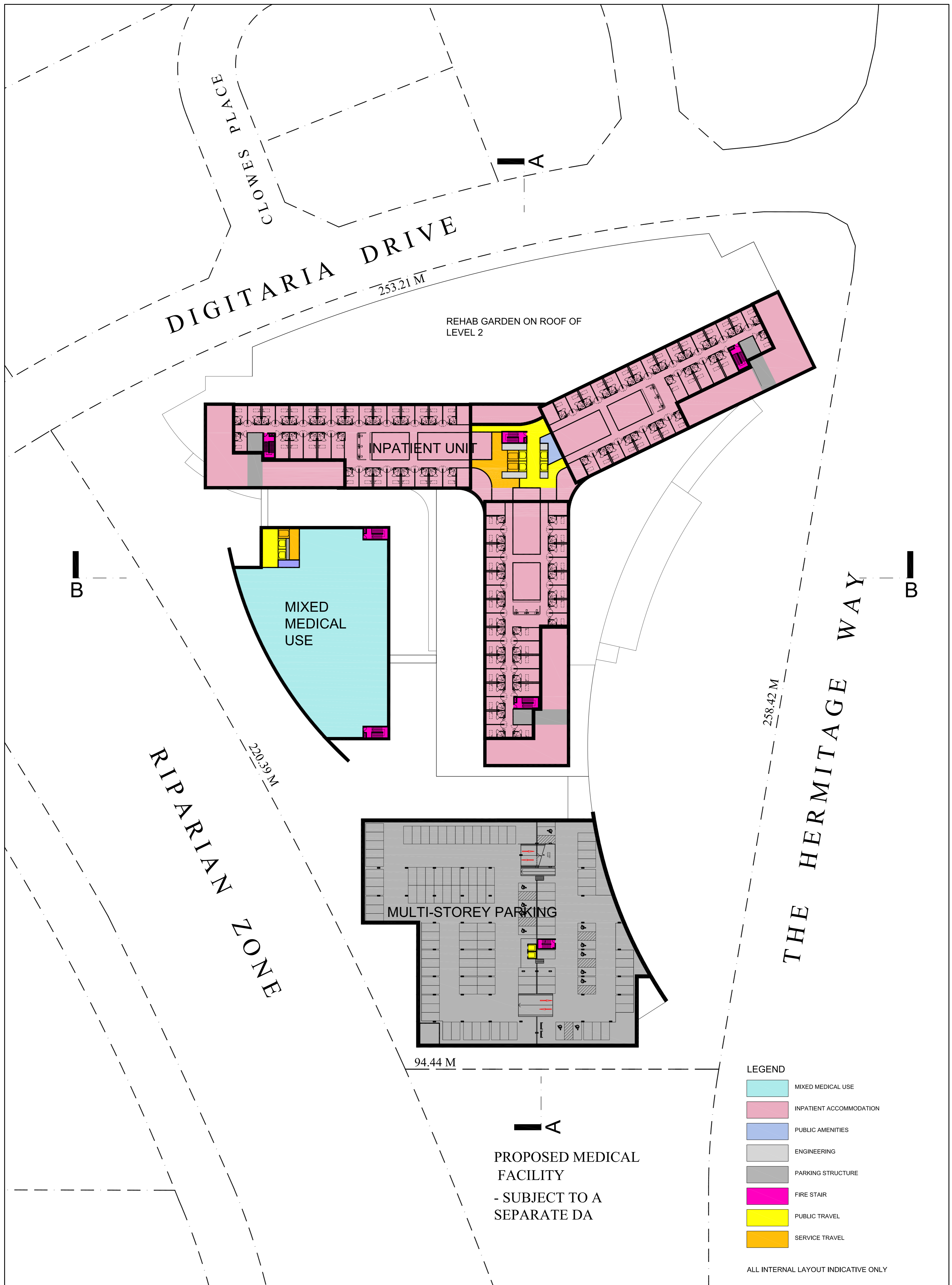
LEVEL 1 FLOOR PLAN



- LEGEND**
- MIXED MEDICAL USE
 - INPATIENT ACCOMMODATION
 - PUBLIC AMENITIES
 - ENGINEERING
 - PARKING STRUCTURE
 - FIRE STAIR
 - PUBLIC TRAVEL
 - SERVICE TRAVEL

ALL INTERNAL LAYOUT INDICATIVE ONLY





REHAB GARDEN ON ROOF OF LEVEL 2

INPATIENT UNIT

MIXED MEDICAL USE

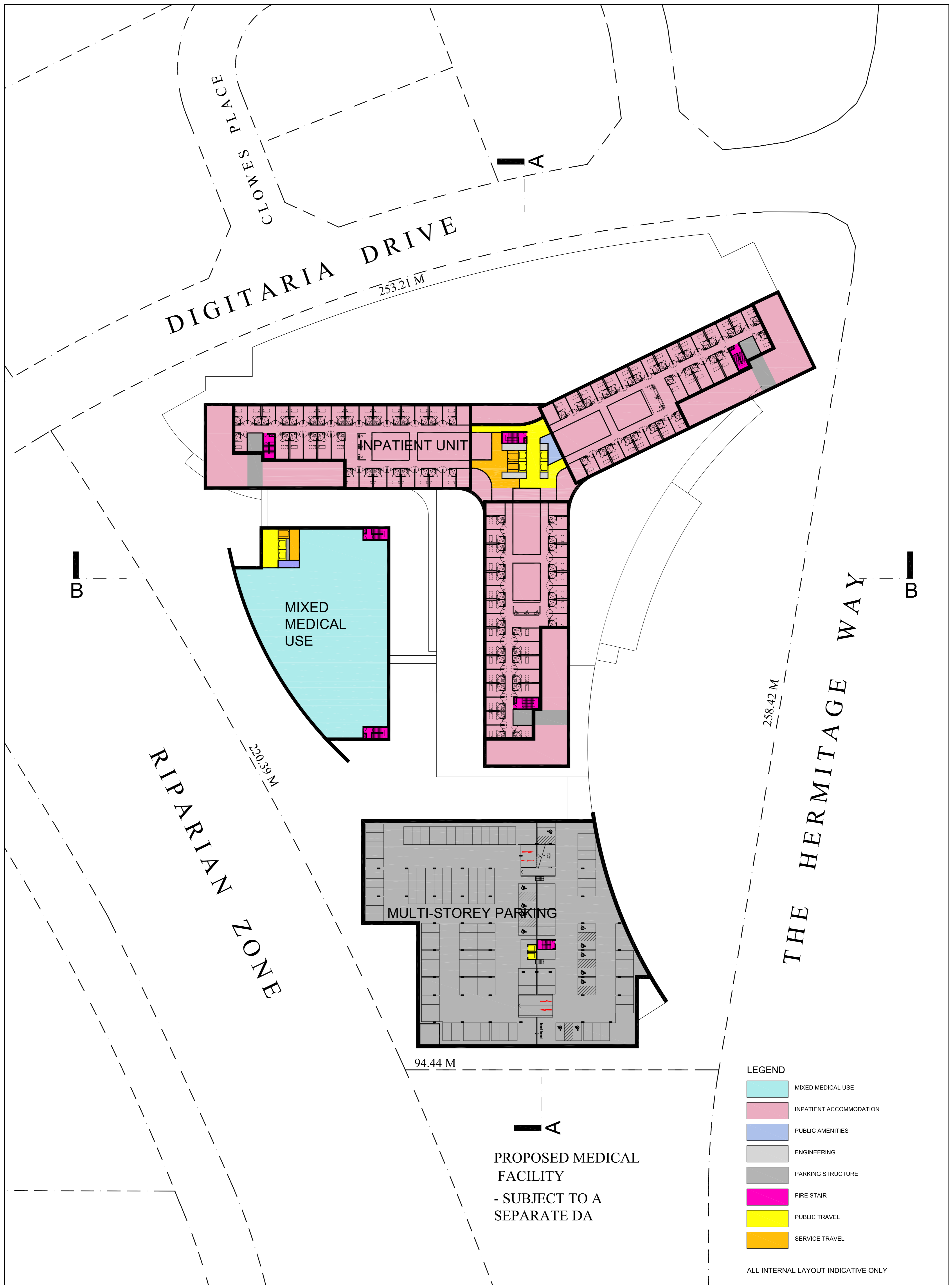
MULTI-STOREY PARKING

PROPOSED MEDICAL FACILITY
- SUBJECT TO A SEPARATE DA

- LEGEND**
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 - INPATIENT ACCOMMODATION
 - PUBLIC AMENITIES
 - ENGINEERING
 - PARKING STRUCTURE
 - FIRE STAIR
 - PUBLIC TRAVEL
 - SERVICE TRAVEL

ALL INTERNAL LAYOUT INDICATIVE ONLY



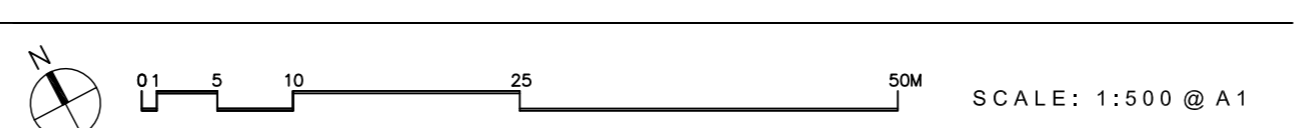


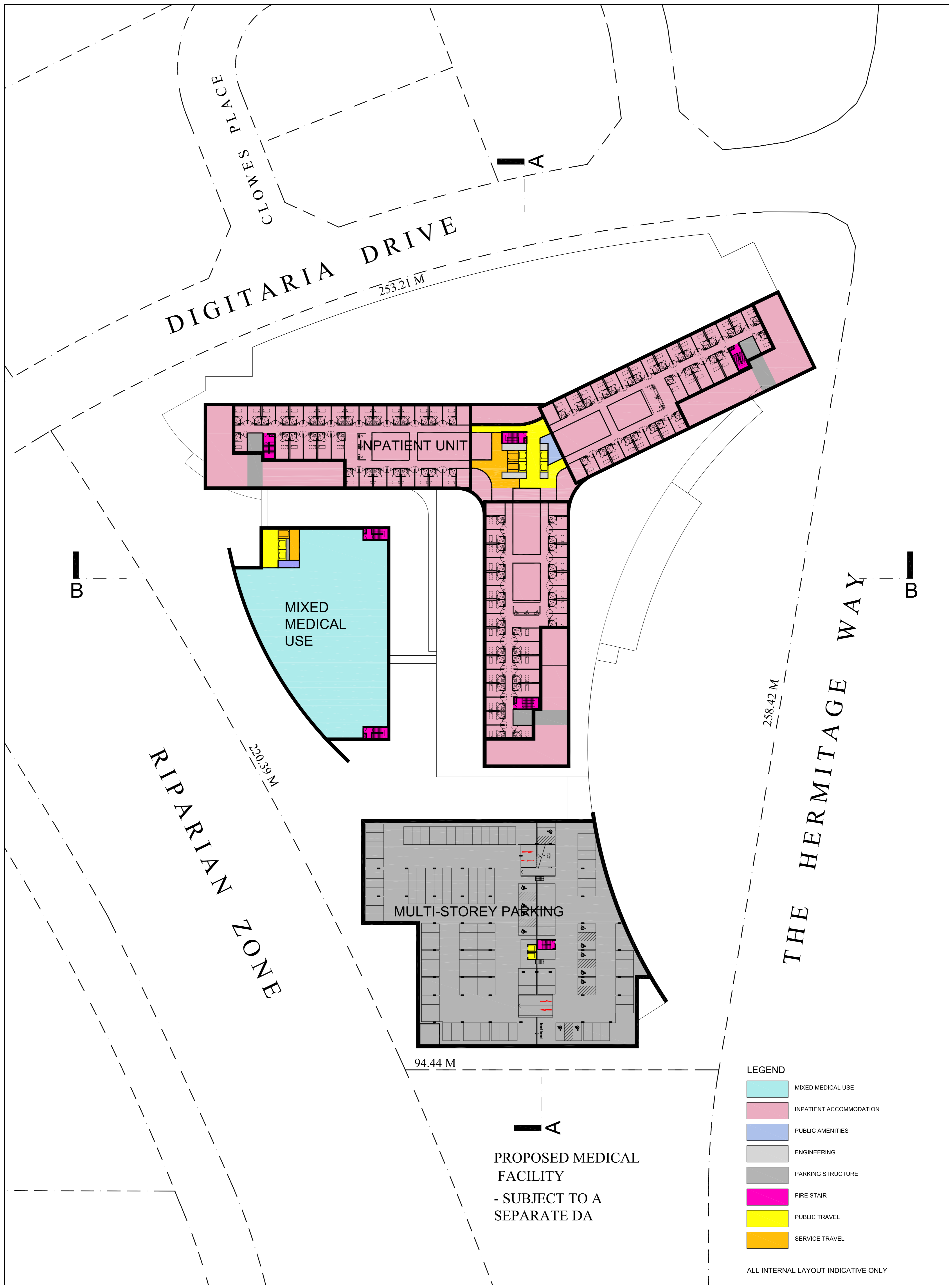
PROPOSED MEDICAL FACILITY
 - SUBJECT TO A SEPARATE DA

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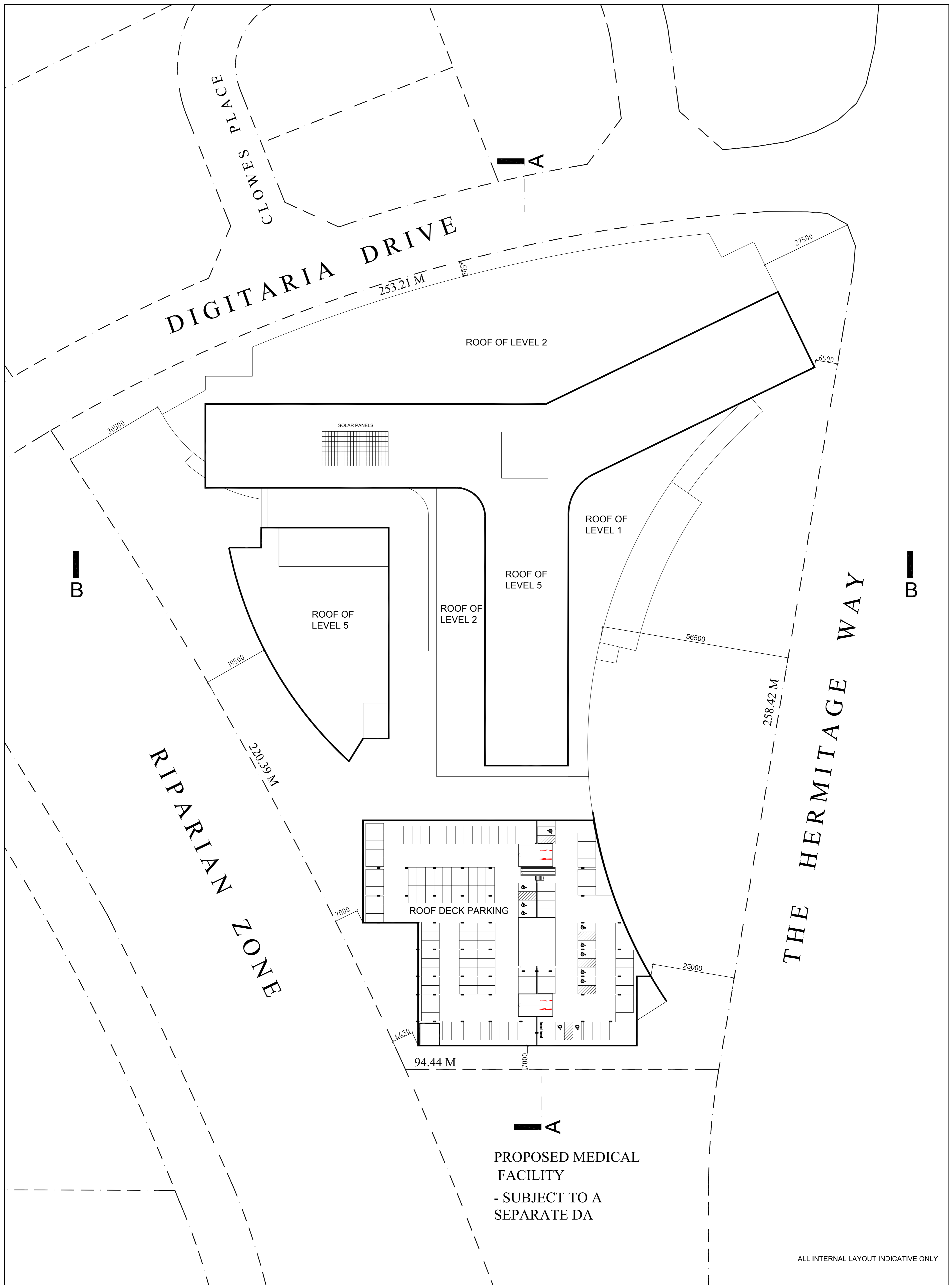
LEVEL 4 FLOOR PLAN

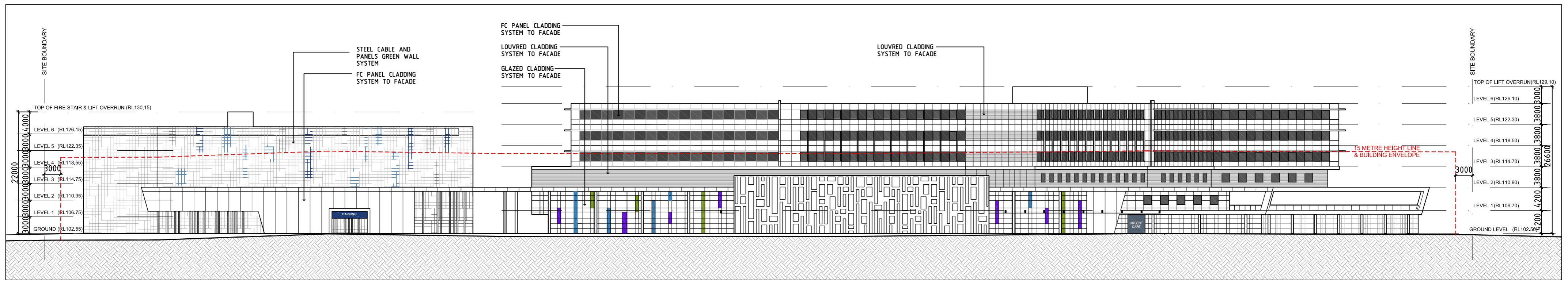




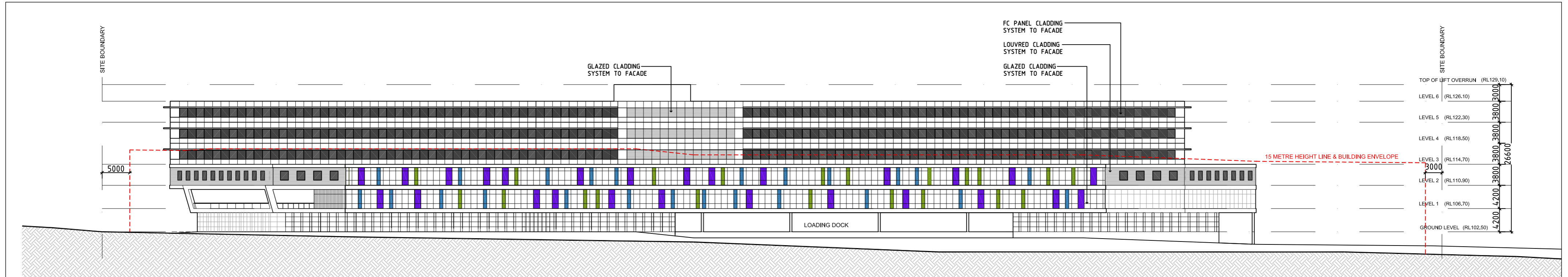
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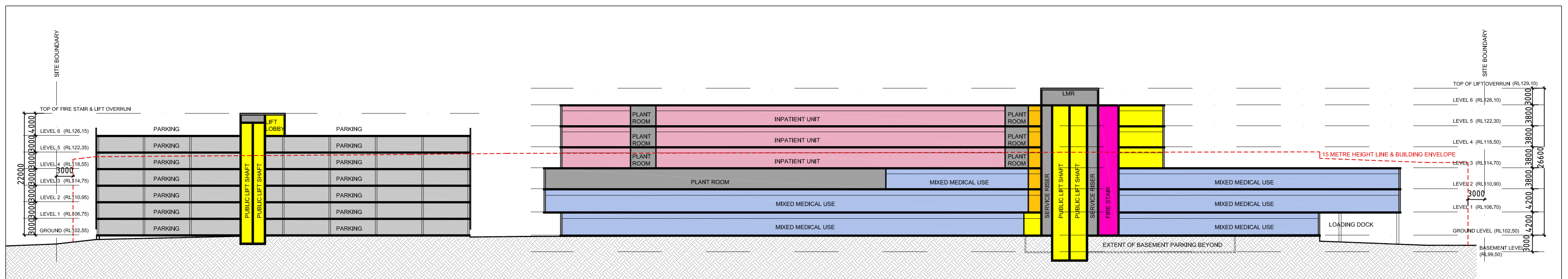




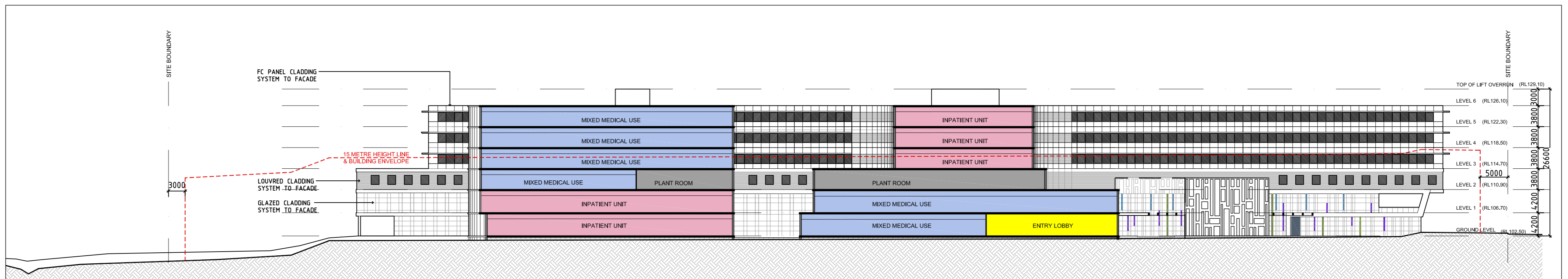
EAST ELEVATION (AS SEEN FROM THE HERMITAGE WAY)



NORTH ELEVATION (AS SEEN FROM DIGITARIA DRIVE)



SECTION A-A



SECTION B-B

LEGEND

- MIXED MEDICAL USE
- INPATIENT ACCOMMODATION
- PUBLIC AMENITIES
- ENGINEERING
- PARKING STRUCTURE
- FIRE STAIR
- PUBLIC TRAVEL
- SERVICE TRAVEL

ALL MATERIALS, FINISHES AND COLOURS INDICATIVE ONLY

NOTES
 MULTI-STORY PARKING STRUCTURE HAS A SPLIT LEVEL DESIGN. ON GROUND LEVEL THE UPPER DECK IS AT RL102.55, WHILE THE LOWER DECK IS AT RL 101.05. TO ILLUSTRATE THE MAXIMUM HEIGHT IMPACT THE UPPER DECK RL IS NOTED IN THE ELEVATIONS AND SECTIONS