slattery

Ref 15381 CIV Tower B

22 May 2017

DCWC
Level 1, 14 Martin Place
SYDNEY NSW 2000

Via email mick.odriscoll@dcwc.com.au

Attention Mr Mick O'Driscoll

Dear Mick,

12 Frederick St, St Leonards
North Shore Private Hospital – Tower B

As requested, Slattery has prepared the following Capital Investment Value (CIV) Report based on the development scheme for the North Shore Private Hospital – Tower B.

Executive Summary

The development comprises the construction of the following:

- Building envelope for a new tower, known as 'Tower B', situated on the northern and eastern sides of the 2 storey podium of the proposed private hospital (Tower A and Podium, SSD 7543) on the site.
- The heights of the envelope are:
  - -single storey (maximum RL 112.950) on eastern side of podium
  - -8-storeys on northern side of podium. Predominant height of RL 144.150 and maximum height (lift overrun) of RL 146.150
- Gross floor area (GFA) of 7,655 $m^{2.}$
- Uses associated with the proposed private hospital, including (but not necessarily limited to):
  - medical consulting rooms
  - operating and procedure rooms
  - approximately 185 accommodation rooms consisting of post-natal suites, health care worker, patient and visitor accommodation
  - education and conference meeting rooms
  - gymnasium
- Additional car parking (proposed number to be confirmed) to be accommodated in the basement car park of the private hospital

The Capital Investment Value of the Project is $36,855,000 excluding GST.

The above has been calculated in accordance with EPA regulation which defines capital investment value as follows;

Capital investment value of a development or project includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment, other than the following costs:

(a) Amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 6 or 6A of Part 4 of the Act or a planning agreement under that division

(b) Costs relating to any part of the development or project that is the subject of a separate development consent or project approval

(c) Land costs (including any costs of marketing and selling land)

(d) GST (within the meaning of A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth).

Inclusions

As defined within the regional and state planning circular 'PS-10-008' the following items have been included within our capital investment value calculation:

Design and construction

The calculation of CIV should include the amount required to design and construct all buildings and other facilities that are part of/ included in the application, including any temporary buildings that will be used during the construction phase.

Structures and infrastructure

CIV should include all costs incurred from the construction of associated structures and infrastructure that are the subject of the current application. These costs include any supplementary or site preparatory works such as remediation, demolition, excavation and filling, that are required for the construction of buildings, provided these works are needed to make the site suitable for construction and for the operation of the project.

Site services

CIV should include the costs of providing electrical services, water, gas, sewerage and storm water drainage, including any temporary diversions and/ or arrangements during construction, and should form part of the application. The costs of fire protection and communications services that are reasonably required to construct and operate the project should also be included. Site works such as landscaping, car parking, roads and footpaths should also be included.

Plant and equipment

CIV should include standard building plant, such as lifts and air conditioning, and all specialist and specific equipment related to the operation of the project, provided these are specifically included as part of the application. Fit-out cost of a building may be included in the calculation of CIV where the costs are subject to the application. In such cases, the application would need to include specific tenancy use, and would be defined by specific reference to description in the application. Where such tenancy is not referred to or will be subject to further application, the fir out costs should not be included.

Labour fees

All labour and personnel costs, including the payment of long service levies and other associated construction and labour costs should be included in the calculation of the CIV.

Exclusions

As defined within regional and state planning circular 'PS-10-008' the following items have been excluded from our capital investment value calculation;

- Development contributions and fees
- Works to be submitted under a separate development application
- Land costs or value of land dedicated
- Strata related fees, stamp duty, finance charges
- Project contingencies
- GST

We trust the enclosed meets with your requirements. However, should you require any clarifications or further information please do not hesitate to contact us.

Yours faithfully,
Slattery Australia Pty Ltd

Alan Bailey
Director
ab.pm

Appendix A – CIV Calculation Summary

St Leonards

Hotel Scheme Tower B

CIV Cost Plan

Elemental Summary

Element	Tower B		
	No.:		
	Levels:		
	FECA:		-
	Ave. Size:		
	Area	$ / m2	$ Total
Substructure	7655	**178**	**1,361,130**
Superstructure	7655	**1,447**	**11,079,914**
Columns	7655	104	795,685
Upper Floors	7655	385	2,947,175
Stairs	7655	88	676,198
Roof	7655	83	631,538
External Walls / Windows / Doors	7655	264	2,023,365
Internal Walls	7655	374	2,862,812
Internal Screens	7655	17	133,134
Internal Doors	7655	132	1,010,009
Finishes	7655	**365**	**2,797,881**
Wall Finishes	7655	145	1,112,211
Floor Finishes	7655	123	943,381
Ceiling Finishes	7655	97	742,289
Fitments	7655	**210**	**1,605,078**
Fitments	7655	210	1,605,078
Special Equipment	7655	-	-
Services	7655	**1,454**	**11,126,690**
Hydraulics (inc. Sanitary Fixtures)	7655	339	2,593,226
Mechanical	7655	530	4,055,154
Fire Protection	7655	105	804,828
Electrical / Communications / Security	7655	311	2,382,899
Lifts	7655	131	1,000,000
BWIC with Services @ 3%	7655	38	290,583
Preliminaries and Overheads	7655	**548**	**4,193,967**
Builder's Margin	7655	**159**	**1,216,250**
Consultants Fees (8%)	7655	**454**	**3,474,000**
CIV Construction Total (May 2017)	**7655**	**4,815**	**36,855,000**