

Jf.15045.CIVEst.Report.as.ce

11 September 2015

Point Project Management

241 Denison Street
BROADMEADOW NSW 2292

Attention: Carl Sueli
Email: carl.sueli@pointpm.com.au

Dear Carl

NEWCASTLE PRIVATE HOSPITAL REDEVELOPMENT QUANTITY SURVEYOR CERTIFICATE OF COST

As requested we have prepared this Quantity Surveyor's Certificate of Cost to verify the Capital Investment Value of the project in accordance with the definition contained in the State Environment Planning Policy (Major Development) 2005.

Under this policy the Capital Investment Value has the same meaning as in the Environmental Planning Assessment Regulation 2000 which was amended on 7 May 2010 to the following;

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 Environmental Planning and Assessment 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)*



ISO 9001
FS 548756

Based on this definition, we advise that our estimate of Capital Investment Value for the overall project is \$54,095,000 excluding GST. We previously prepared a Capital Investment Value for the original project design dated 14 May 2009 to the value of \$33,711,000 excluding GST. The difference between these two values is **\$20,384,000 excluding GST**.

We note our estimate excludes allowances for the following items;

- Development Application and Construction Certificate fees
- Authority fees
- Escalation for potential cost increases beyond December 2015
- Fitout of cold shell consultant suites subject to separate development applications
- Loose fixtures, fittings and equipment
- Finance costs
- Land costs

We confirm our estimate is based on the following information;

Dwpsuters:

- Drawings SK000 – SK002, SK010 – SK013, SK015, SK016, SK021, SK075, SK101, SK201 – SK213, SK215, SK401, SK402, SK501, SK502, SK901 dated 3 August 2015 and 17 August 2015.
- A new building Gross Floor Area (GFA) of 14,070m² and a refurbishment of existing building GFA of 2,037m². We understand fitout of the consultant suites with a GFA of 2,522m² will be subject to separate development application(s) in the future.

Should you have any queries or require any further information or comment, please do not hesitate to contact us.

Yours faithfully



Mark Hocking

Director

Rider Levett Bucknall

mark.hocking@au.rlb.com

Appendix A

CIV Estimate

Newcastle Private Hospital

CIV Estimate - September 2015

Location Summary

GFA: Gross Floor Area
Rates Current At August 2015

Location	GFA m ²	Cost/m ²	Total Cost
A NEW BUILDING WORKS			
A1 PILING			104,000
A2 BASEMENT / SEMI BASEMENT CARPARKING; LEVELS			
A2A Level B4/B3	2,600	1,132	2,941,996
A2 - BASEMENT / SEMI BASEMENT CARPARKING; LEVELS	2,600	\$1,132	\$2,941,996
A3 ABOVE GROUND CARPARKING & LOADING DOCK			
A3A Level B2	2,754	862	2,373,963
A3B Level B1	2,175	957	2,081,683
A3C Ground Level (part) - Roof Top Carpark			760,438
A3 - ABOVE GROUND CARPARKING & LOADING DOCK	4,929	\$1,058	\$5,216,084
A4 WARDS AND RECOVERY - LEVEL 1 TO LEVEL 3			
A4A Level 1 (Cath Lab)	1,343	3,640	4,888,890
A4B Level 2	1,343	3,200	4,297,445
A4C Level 3	1,333	3,516	4,686,359
A4 - WARDS AND RECOVERY - LEVEL 1 TO LEVEL 3	4,019	\$3,452	\$13,872,694
A5 CONSULTING SUITES - GROUND LEVEL AND LEVEL 4			
A5A Ground Level (part)	1,343	1,691	2,271,193
A5B Level 4	1,179	1,881	2,217,840
A5 - CONSULTING SUITES - GROUND LEVEL AND LEVEL 4	2,522	\$1,780	\$4,489,033
A6 ROOF			595,710
A7 VERTICAL TRANSPORTATION			760,000
A8 EXTERNAL WORKS			
D1 Incoming Services			510,000
D2 Civil Works			4,197,150
D3 Hard & Soft Landscaping			499,660
D4 On-ground Carparking			217,500
D5 Mine Subsidence Rectification Works			Excl.
A8 - EXTERNAL WORKS			\$5,424,310
A - NEW BUILDING WORKS	14,070	\$2,374	\$33,403,827
B REFURBISHMENT WORKS			
B1 BASEMENT LEVEL 2	279	1,725	481,149
B2 BASEMENT LEVEL 1	143	387	55,360
B3 GROUND FLOOR	331	2,176	720,409
B4 FIRST FLOOR	1,261	2,868	3,616,420

Newcastle Private Hospital

CIV Estimate - September 2015

Location Summary

GFA: Gross Floor Area
Rates Current At August 2015

Location	GFA m ²	Cost/m ²	Total Cost
B5 SECOND FLOOR	23	7,354	169,140
B - REFURBISHMENT WORKS	2,037	\$2,475	\$5,042,478
ESTIMATED NET COST	16,107	\$2,387	\$38,446,305
MARGINS & ADJUSTMENTS			
Builder's Preliminaries	16.0 %		\$6,151,418
Builder's Margins	4.0 %		\$1,783,917
Professional & Legal Fees	10.0 %		\$4,638,164
Authority Fees			Excl.
Design Contingencies			Excl.
Construction Contingencies			Excl.
Land Acquisition			Excl.
Allowance for FF&E (fixed items only)	5.9 %		\$3,000,000
Allowance for IT (fixed items only)	0.1 %		\$75,000
GST			Excl.
rounding	0.0 %		\$196
ESTIMATED TOTAL COST	16,107	\$3,358	\$54,095,000

Oceania

t. +61 2 9922 2277

e. enquiries@oceania.rlb.com

Asia

t. +852 2823 1823

e. enquiries@emea.rlb.com

EMEA

t. +44 20 7398 8300

e. enquiries@emea.rlb.com

Americas

t. +1 602 443 4848

e. enquiries@americas.rlb.com

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