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15 May 2015

Director General of Planning
GPO Box 39
SYDNEY NSW 2001

Dear Sir/Madam,

**NORWEST PRIVATE HOSPITAL EXPANSION – BELLA VISTA
CAPITAL INVESTMENT VALUE FOR S96 MODIFICATION**

We have prepared an estimate of the Capital Investment Value (CIV) for Section 96 Modification for the above project in accordance with the Environmental Planning and Assessment Regulation 2000.

Our estimated CIV has been prepared in accordance with the NSW Department of Planning 'Planning Circular' (Ref. PS 10-008) published 10 May 2010.

We refer to our letter dated 8 November 2013 regarding the CIV for the project, copy of which is attached. We confirm that part of the CIV for S96 Modification have been included in the original CIV of \$53,400,000 (excluding GST).

The estimated CIV for remaining Section 96 Modification is **\$1,200,000 (excluding GST)**.

This estimated Capital Investment Value includes all design and construction costs together with any relevant civil & infrastructure works, site services, plant and equipment and all labour fees.

We refer you to the attached Summary which details the cost breakdown together with the Schedule of Information Used, Assumptions and Exclusions. We specifically refer you to the Assumptions and Exclusions.

Should you require any further information please do not hesitate to contact us.

Yours faithfully

WT PARTNERSHIP



PAUL ELPHICK

Director

Norwest Private Hospital & Medical Centre
S96 Modification costing



Date: 15 May 2015

| | | P | | Q | | R | | S = Q + S | |
|---|---|---|--|---|---|--|--|-----------|--|
| Ref | S96 Scope of works | Quantity | Unit | Notes | S96 Works Included in CIV \$53.40M | S96 Works excluded from CIV \$53.40M | Total S96 Cost excl GST | | |
| A 1 | Basement level (NWP12-DGR-B1 Rev 2 dated 18.03.2015) Basement carpark for additional parking space | 1,906 | m2 | No change in area | 697,000 | 0 | 697,000 | | |
| B 1 2 3 4 5 7 8 6 | Ground Floor - (NWP12-DGR-G Rev 2 dated 18.03.2015) Refurbment Medical Records Moved to Level 2 New wings; Replace with Maintenance Workshop (51m2) and back of House Admin & Kitchen Store (61m2) Supply Expansion (29m2) Linen Holding Expansion (8m2) Kitchen Expansion (66m2) Ground Floor Staff Room (49m2) Manifold Store Expansion (8m2) Mortuary (8m2) New Wing Extension Carpark and lift lobby | 112 29 8 66 49 8 8 | m2 m2 m2 m2 m2 m2 m2 | - No change in area New No change in area Included in New Extension | 697,000 355,000 0 | 0 | 697,000 355,000 8,000 0 | | |
| C 1 2 3 4 5 6 7 11 8 9 7 | Level 1 - (NWP12-DGR-1 Rev 2 dated 18.03.2015) Refurbment Perioperative bays (362m2) Day surgery Pre-admission / Surgical Admission Clinics and Waiting Area (164m2) OT Supports Extend Existing Building Envelope and Build Cath Lab Sterile Stock Store on Existing slan (above ambulance Bay) (31m2); Cath Bed Bay Expansion (55m20 Divide Existing Biomedical Workshop to form office (11m20 and Overnight Stay (9m2) with Ensuit (4m2) ICU Expansion (477m2) New layout for Cardiac Perfusion Room (15m2) & Cardiac Store(11m2) Clean up Room (11m2) New Wing Extension Recovery Stage 1 (568m2) OT Expansion (1910m2) Recovery Lounge (280m2) | 362 164 268 86 24 477 26 11 568 1,910 280 | m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 m2 | Original Area : 1,344m2. New layout : 1,418m2. Increase 74m2 Included in New Extension Included in New Extension Included in New Extension | 2,016,000 1,874,400 6,303,000 722,400 | 111,000 0 0 0 | 2,127,000 1,874,400 6,303,000 722,400 | | |
| D 2 6 7 8 11 | Level 2 - (NWP12-DGR-2 Rev 2 dated 18.03.2015) Refurbment Circulation & Amenities (295m2) New Metal Roof External Plant Room / enclosure New Plant Room at Grid 10-12 (143m20 Divide Existing Multi-Function Room to Office | 295 35 135 143 24 | m2 m2 m2 m2 m2 | New Wing.No change in area New New New New | 885,000 | | | | |

ASSUMPTIONS

- a All plant to be stand alone and to service current proposed development stage unless noted otherwise.
- b No structural provisions, footings, and the like to support proposed extension are currently in place.
- c Carpark is to be naturally ventilated.
- d New facade to match existing.
- e 2No passenger lifts servicing 4 levels.
- f 2No bed lifts servicing 4 levels.
- g Medical suites base fit out only excluding loose FF&E and examination beds etc.
- h New substation to connect to existing ring main.
- i All work to be completed within normal working hours (9am - 5pm Monday -Friday)

ASSUMPTIONS (cont..)

- j Live working environment to surrounding areas.
- k Core lift pit and structure to

EXCLUSIONS

- aa Finance fees, legal fees and the like.
- bb Consultant Design & Management fees and charges (in addition to the above)
- cc Escalation
- dd Goods and Service Tax

8 November 2013

Director General of Planning
GPO Box 39
SYDNEY NSW 2001

Dear Sir/Madam,

**NORWEST PRIVATE HOSPITAL EXPANSION – BELLA VISTA
CAPITAL INVESTMENT VALUE**

We have prepared an estimate of the Capital Investment Value (CIV) for the above project in accordance with the Environmental Planning and Assessment Regulation 2000.

Our estimated CIV has been prepared in accordance with the NSW Department of Planning 'Planning Circular' (Ref. PS 10-008) published 10 May 2010.

The estimated CIV is **\$53,400,000 (excluding GST)**.

This estimated Capital Investment Value includes all design and construction costs together with any relevant civil & infrastructure works, site services, plant and equipment and all labour fees.

We refer you to the attached Summary which details the cost breakdown together with the Schedule of Information Used, Assumptions and Exclusions. We specifically refer you to the Assumptions and Exclusions.

We note that the enclosed estimate should be considered as indicative only at this stage and that, prior to finalising any design or agreements, detailed estimates should be prepared based on further developed design information.

Should you require any further information please do not hesitate to contact us.

Yours faithfully
WT PARTNERSHIP



PAUL ELPHICK
Director

Norwest Private Hospital & Medical Centre
CAPITAL INVESTMENT VALUE



Rev: G2

Date: 8 November 2013

| | | | | | | | NEW BUILD / REFURB SPLIT | |
|---|--|----------|------|-----------|-----------|-------------------------------------|--------------------------|-----------------------|
| Ref | Description | Quantity | Unit | Rate | Subtotal | Total (NEW BUILD AND REFURBISHMENT) | Total (NEW BUILD) | Total (REFURBISHMENT) |
| 1.00 | Site Establishment / Ground Works | | | | | | | |
| 1.01 | Allow to clear site and strip. | 2,439 | m2 | 2 | 4,878 | | 4,878 | |
| 1.03 | Allow for protection to existing structure. | 1 | Item | 150,000 | 150,000 | | 150,000 | |
| 1.04 | Allow for piling & structural works through slabs to allow for new works above. | 2,439 | m2 | 250 | 609,750 | | 609,750 | |
| 1.05 | Allow for demolition to refurbished area on level 3 to accommodate link bridge access and egress. | 26 | m2 | 50 | 1,300 | | | 1,300 |
| 1.06 | Allow for demolition to refurbished area on level 1 to accommodate new build. | 1,344 | m2 | 50 | 67,200 | | | 67,200 |
| 1.07 | Allow for pretection to live working areas from contamination and the like. | 1 | Item | 200,000 | 200,000 | | | 200,000 |
| 2.00 | Basement 1 - Existing Carpark | 1,906 | m2 | | | 1,033,000 | 764,000 | 269,000 |
| 2.01 | Carpark unenclosed extension inclusive of line marking, kerbs and the like for 34No spaces. | 1,906 | m2 | 350 | 667,100 | | 667,100 | - |
| 2.02 | 2No Entry points to existing carpark inclsuive of roller shutters. | 3 | No | 10,000 | 30,000 | | 30,000 | - |
| 2.03 | Allowance for new motorbike parking area for 1No spaces. | 1 | Item | 2,500 | 2,500 | | 2,500 | - |
| 2.04 | Allowance for retaining wall to be raised to suit new parking. | 523 | m2 | 450 | 235,181 | | 235,181 | - |
| 2.05 | Allowance for bollards. | 69 | No | 500 | 34,500 | | 34,500 | - |
| 2.06 | Allowance for core lift pit and structure to substructure | 1 | PSUM | 150,000 | 150,000 | | 150,000 | - |
| 2.07 | Allowance for structure through basement for the building above | 2,439 | m2 | 100 | 243,900 | | 243,900 | - |
| 3.00 | Ground Floor - Carpark and New Lift Lobby | 57 | m2 | | | 1,363,000 | 1,363,000 | - |
| 3.01 | Construction of new visitors lift entry inclusive of lift shaft and the like. | 57 | m2 | 1,500 | 85,500 | | 85,500 | - |
| 3.02 | Staff room, Kitchen expansion, medical records,maintenance, supply expansion and linen store within existing ground level (Excl Structure) | 269 | m2 | 1,000 | 269,000 | | - | 269,000 |
| 3.02 | Allowance for enhanced finishes with lift lobby | - | m2 | 800 | - | | - | - |
| 3.03 | Allowance for bollards and the like. | 65 | m2 | 350 | 22,680 | | 22,680 | - |
| 3.04 | Allowance for reconfiguration to existing carpark area. | 168 | m2 | 80 | 13,424 | | 13,424 | - |
| 3.05 | Allowance for alterations to planters | 1 | Item | 10,000 | 10,000 | | 10,000 | - |
| 3.06 | Allowance for structure through ground for the building above (PROVISIONAL) | 2,439 | m2 | 120 | 292,680 | | 292,680 | - |
| 3.07 | Allowance for stair cores (2No) | 46 | m2 | 2,000 | 92,000 | | 92,000 | - |
| 4.00 | Level 1 - New Wing (new building area only) | 2,475 | m2 | | | 785,000 | 516,000 | 269,000 |
| 4.01 | Admin suite | - | m2 | 3,100 | - | | - | - |
| 4.02 | Day surgery & perioperative areas. | 2,450 | m2 | 3,300 | 8,085,000 | | 8,085,000 | - |
| 4.03 | Expansion space (shell only) | - | m2 | 2,500 | - | | - | - |
| 4.04 | Recovery and day surgery within existing level 1 (Excl. Structure). | 1,344 | m2 | 1,500 | 2,016,000 | | - | 2,016,000 |
| 4.05 | Allowance for new facade to match existing. | 869 | m2 | 650 | 565,110 | | 565,110 | - |
| 4.06 | Allowance for interfacing of existing / new building, including demo, contamination protection, latham joints and the like. | 126 | m2 | 500 | 63,000 | | 63,000 | - |
| 4.07 | Allowance for stair cores and other areas. | 25 | m2 | 2,000 | 50,000 | | 50,000 | - |
| 5.00 | Level 2 - New Wing | 2,585 | m2 | | | 10,779,000 | 8,763,000 | 2,016,000 |
| 5.01 | Medical Suites | 900 | m2 | 3,100 | 2,790,000 | | 2,790,000 | - |
| 5.02 | Plant rooms. | 615 | m2 | 2,000 | 1,230,000 | | 1,230,000 | - |
| 5.03 | Medical records | 277 | m2 | 3,000 | 831,000 | | 831,000 | - |
| 5.03 | Circulation & amenities | 550 | m2 | 3,000 | 1,650,000 | | 1,650,000 | - |
| 5.04 | Shelled space | 106 | m2 | 2,500 | 265,000 | | 265,000 | - |
| 5.05 | Bridge connecting to existing. | 143 | m2 | 3,500 | 500,500 | | 500,500 | - |
| 5.06 | Allowance for new facade to match existing. | 737 | m2 | 650 | 479,180 | | 479,180 | - |
| 5.07 | Extra over allowance for glazed facade to bridge. | 630 | m2 | 650 | 409,500 | | 409,500 | - |
| 5.08 | Allowance for interfacing of existing / new building, including demo, contamination protection, latham joints and the like. | 72 | m2 | 500 | 36,100 | | 36,100 | - |
| 5.09 | Allowance for stair cores and other areas. | 137 | m2 | 2,000 | 274,000 | | 274,000 | - |
| 6.00 | Level 3 - New Wing | 2,478 | m2 | | | 8,465,000 | 8,465,000 | - |
| 6.01 | Inpatient ward. | 2,400 | m2 | 3,100 | 7,440,000 | | 7,440,000 | - |
| 6.02 | Courtyard | - | m2 | 2,000 | - | | - | - |
| 6.03 | Circulation / lift area / foyer. | - | m2 | Incl. | Incl. | | Incl. | - |
| 6.04 | Bridge connecting to existing. | 55 | m2 | 3,500 | 192,500 | | 192,500 | - |
| 6.05 | Allowance for new facade to match existing. | 802 | m2 | 650 | 521,170 | | 521,170 | - |
| 6.06 | Extra over allowance for glazed facade to bridge & atrium void. | 140 | m2 | 650 | 91,000 | | 91,000 | - |
| 6.07 | Allowance for interfacing of existing / new building, including demo, contamination protection, latham joints and the like. | 15 | m2 | 500 | 7,600 | | 7,600 | - |
| 6.08 | Allowance to make good to refurbished area to facilitate circulation to link bridge. | 26 | m2 | 500 | 13,000 | | | 13,000 |
| 6.09 | Allowance for ext. stair cores. | 23 | m2 | 2,000 | 46,000 | | 46,000 | - |
| 7.00 | Roof | | | | | 8,311,000 | 8,298,000 | 13,000 |
| 7.01 | Plant platforms / enclosures | 100 | m2 | 800 | 80,000 | | 80,000 | - |
| 7.02 | Concrete roof over new extension, bridges and CCU, inclusive of roof topping, waterproofing and the like. | 2,379 | m2 | 550 | 1,308,450 | | 1,308,450 | - |
| 7.03 | Roof to link bridges | 196 | m2 | 400 | 78,400 | | 78,400 | - |
| 7.04 | Operable louvres | 109 | m2 | 2,000 | 218,000 | | 218,000 | - |
| 8.00 | Miscellaneous Works. | | | | | 1,685,000 | 1,685,000 | - |
| 8.01 | Allowance for landscape works within site boundary (PROVISIONAL ALLOWANCE) | 1 | PSUM | 100,000 | 100,000 | | 100,000 | - |
| 8.02 | Allowance for passenger lift carts including standard finishes and the like. | 2 | No | 100,000 | 200,000 | | 200,000 | - |
| 8.03 | 2 No passenger lifts servicing 4 Levels. | 2 | No | 240,000 | 480,000 | | 480,000 | - |
| 8.04 | 2 No bed lifts servicing 4 Levels. | 2 | No | 320,000 | 640,000 | | 640,000 | - |
| 8.05 | Allowance for signage (PROVISIONAL ALLOWANCE). | 1 | Item | 50,000 | 50,000 | | 50,000 | - |
| 8.06 | Provision for the upgrade of services to existing building to facilitate new build (PROVISIONAL ALLOWANCE). | 1 | PSUM | 500,000 | 500,000 | | 500,000 | - |
| 8.07 | Allowance for new substation including associated switch gear (PROVISIONAL ALLOWANCE). | 1 | PSUM | 250,000 | 250,000 | | 250,000 | - |
| 8.08 | Allowance for reticulation of existing services. | 1,639 | m2 | 450 | 737,550 | | - | 737,550 |
| TOTAL CONSTRUCTION COST (EXCLUDING GST) | | 11,140 | m2 | 3,175.85 | | 35,379,000 | 32,074,000 | 3,305,000 |
| NEW BUILD (incl car park) RECONFIGURATION | | 9,501 | m2 | 3,376 | | | | |
| | | 1,639 | m2 | 2,016 | | | | |
| 9.00 | FF&E | | | | | | | |
| 9.01 | Allowance for FF&E to the following areas; | | | | | | | |
| 9.02 | Admin suite | - | m2 | 500 | - | | - | - |
| 9.03 | Day surgery & perioperative areas. | 2,450 | m2 | 1,200 | 2,940,000 | | 2,940,000 | - |
| 9.04 | Expansion space (shell only) | - | m2 | - | - | | - | - |
| 9.05 | Medical Suites | 900 | m2 | 450 | 405,000 | | 405,000 | - |
| 9.06 | Medical records | 277 | m2 | 450 | 124,650 | | 124,650 | - |
| 9.07 | Circulation & amenities | 550 | m2 | 450 | 247,500 | | 247,500 | - |
| 9.08 | Inpatient ward. | 2,400 | m2 | 1,200 | 2,880,000 | | 2,880,000 | - |
| 9.09 | Courtyard | - | m2 | 500 | - | | - | - |
| 9.10 | Theatre beds/lights | 5 | No | 600,000 | 3,000,000 | | 3,000,000 | - |
| 9.11 | Existing areas reconfigured generally | 1,639 | m2 | 400 | 655,600 | | | 655,600 |
| 9.12 | Extra over for Kitchen | 66 | m2 | 3,030 | 200,000 | | | 200,000 |
| 9.13 | Extra over for CSSD | 200 | m2 | 4,000 | 800,000 | | | 800,000 |
| | | | | | | 11,252,750 | 9,597,150 | 1,655,600 |
| CONSTRUCTION SUB-TOTAL (EXCL GST) | | | | | | \$ 46,631,750 | \$ 41,671,150 | \$ 4,960,600 |
| 10.00 | Other Costs | | | | | | | |
| 10.01 | Preliminaries and margin | | | | Included | Included | Included | Included |
| 10.02 | Consultants fees (Early Works, Main Works and FF&E) | 10% | Item | 4,663,000 | 4,663,000 | | 4,166,959 | 496,041 |
| 10.03 | Contingency (% on Construction Sub Total) | 5% | Item | 2,105,250 | 2,105,250 | | 1,616,142 | 489,109 |
| TOTAL CAPITAL INVENSTMENT VALUE (EXCLUDING GST) | | | | | | \$ 53,400,000 | \$ 47,454,250 | \$ 5,945,750 |

ASSUMPTIONS

- * All plant to be stand alone and to service current proposed development stage unless noted otherwise.
- * No structural provisions, footings, and the like to support proposed extension are currently in place.
- * Carpark is to be naturally ventilated.
- * New facade to match existing.
- * 2No passenger lifts servicing 4 levels.
- * 2No bed lifts servicing 4 levels.
- * Medical suites base fit out only excluding loose FF&E and examination beds etc.
- * New substation to connect to existing ring main.
- * All work to be completed within normal working hours (9am - 5pm Monday -Friday)

ASSUMPTIONS (cont..)

- * Live working environment to surrounding areas.
- * Core lift pit and structure through basement to substructure

EXCLUSIONS

- * Land purchase, Finance fees, Legal fees and the like.
- * Escalation
- * Goods and Service Tax