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18 September 2015

Sir Moses Montefiore Jewish Home  
36 Dangar Street  
RANDWICK NSW 2031

**Attention: Mr Robert Orie**

Dear Robert

**MONTEFIORE AGED CARE FACILITY  
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 this project is \$116,800,000 excluding GST as summarised below. An elemental summary and schedule of areas is included in Attachment No. 1.

Site preparation	\$918,711
Service tunnel	\$1,335,645
Building D incl basement	\$36,008,442
Building C	\$6,294,168
Building C rebuild at Level 2	\$1,502,021
Building E including basement	\$39,694,209
Building F including basement	\$25,588,930
External works	\$5,457,874
Consultant and project management fees	incl above
Contingency	incl above
GST	<u>excl</u>
TOTAL	\$116,800,000

We confirm that the scope of works includes;

- Demolition of existing child care centre, minor structures, roads, landscaping, etc associated with Buildings D, C, E & F
- Construction of a service tunnel from the existing building A to the new building E
- Construction of a six level age care building D
- Construction of another level of age care on top of the existing building C
- Reconstruction and refurbishment of sections of building C associated with the construction of building D and the new level of building C
- Construction of a nine level building E containing three basement floors and six levels of independent living units
- Construction of a six level building F containing independent living units and a child care centre
- Reinstatement of external landscaping, roadworks and services associated with the above

In the preparation of our estimate, we have used the Jackson Teece floor plans included in Attachment No.2. We have also referred to the following consultant reports;

- Emerson Associates Stormwater Drainage Concept Plan
- Oculus Landscape Design Statement and associated drawings
- Cundall Sustainability Strategy
- Traffix Traffic Impact Assessment

We trust the above is satisfactory for your current requirements however, should you have any queries, please do not hesitate to contact us.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'Sean Fry', is positioned above the printed name.

**Sean Fry**  
Senior Associate  
Rider Levett Bucknall

[sean.fry@au.rlb.com](mailto:sean.fry@au.rlb.com)

## ATTACHMENT 1 – RLB ESTIMATE SUMMARY

# Sir Moses Montefiore Jewish Home

## Part 3 Application - Concept Estimate

Location Summary

GFA: Gross Floor Area  
Rates Current At September 2015

Location		GFA m <sup>2</sup>	Cost/m <sup>2</sup>	Total Cost
SP	SITE PREPARATION			918,711.00
ST	SERVICE TUNNEL	203	6,580	1,335,645.00
BD	BUILDING D	10,265	3,508	36,008,442.00
BC	BUILDING C	1,707	3,687	6,294,168.00
BCL2	BUILDING C LEVEL 2 REBUILD PROVISION			1,502,021.00
BE	BUILDING E	15,186	2,614	39,694,209.00
BF	BUILDING F	7,959	3,215	25,588,930.00
EW	EXTERNAL WORKS			5,457,874.00
ESTIMATED NET COST		35,320	\$3,307	\$116,800,000.00

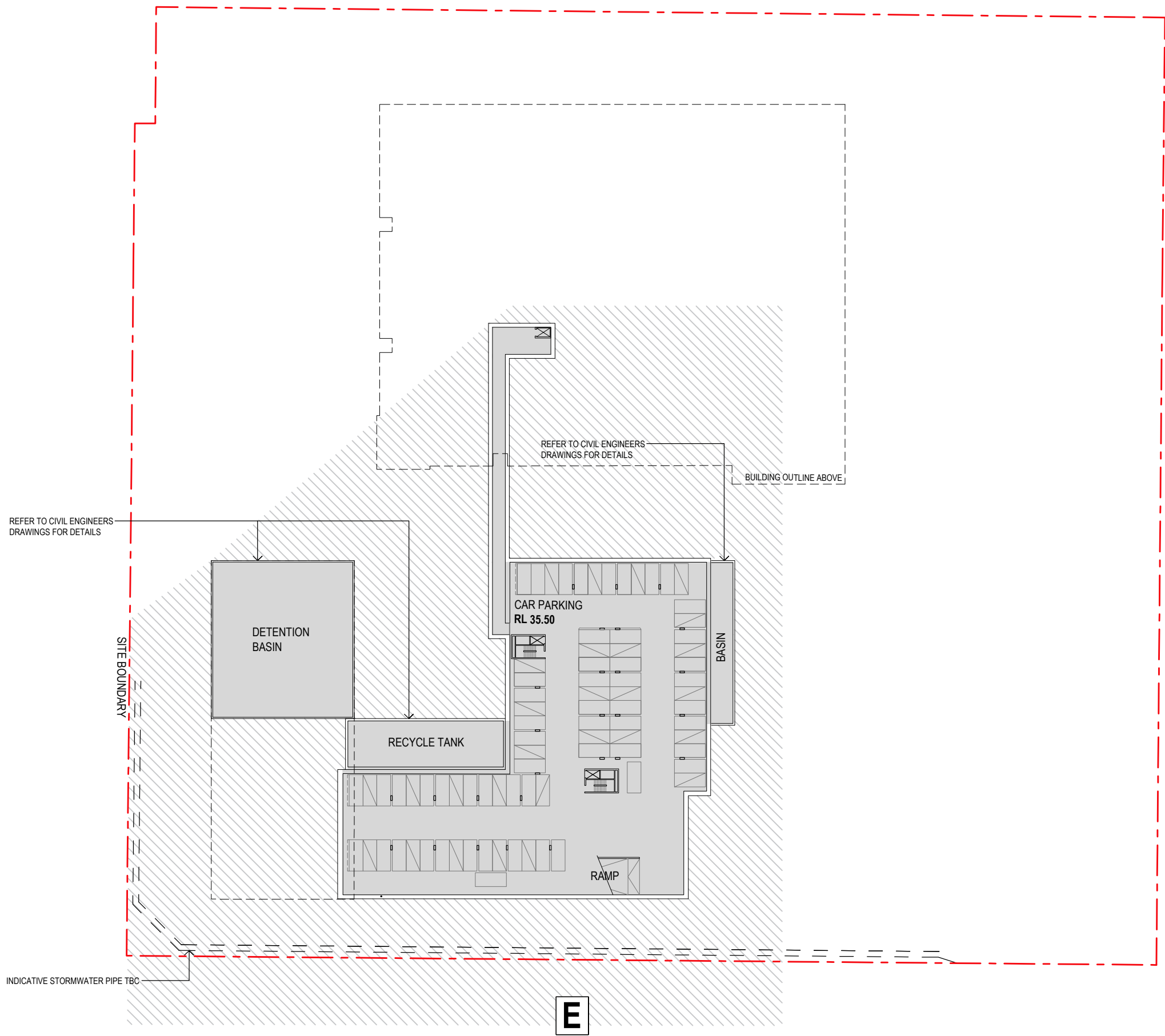
**Sir Moses Montefiore Jewish Home****Part 3 Application - Concept Estimate**

Element Summary

Gross Floor Area: 35,320 m<sup>2</sup>  
Rates Current At September 2015

Description		Percentage	Cost/m <sup>2</sup>	Total Cost
XP	SITE PREPARATION		\$18	\$635,137.00
SB	SUBSTRUCTURE		\$100	\$3,537,759.00
CL	COLUMNS		\$45	\$1,580,265.00
UF	UPPER FLOORS		\$241	\$8,512,520.00
SC	STAIRCASES		\$12	\$438,200.00
RF	ROOF		\$95	\$3,342,730.00
EW	EXTERNAL WALLS		\$324	\$11,428,910.00
ED	EXTERNAL DOORS		\$9	\$316,053.00
NW	INTERNAL WALLS		\$150	\$5,285,185.00
NS	INTERNAL SCREENS AND BORROWED LIGHTS		\$12	\$416,610.00
ND	INTERNAL DOORS		\$73	\$2,562,618.00
WF	WALL FINISHES		\$59	\$2,099,427.00
FF	FLOOR FINISHES		\$81	\$2,874,188.00
CF	CEILING FINISHES		\$70	\$2,462,682.00
FT	FITMENTS		\$193	\$6,826,734.00
SE	SPECIAL EQUIPMENT		\$8	\$300,000.00
HS	HYDRAULIC SERVICES		\$170	\$6,007,044.00
MS	MECHANICAL SERVICES		\$166	\$5,877,534.00
FP	FIRE PROTECTION		\$60	\$2,129,305.00
LP	ELECTRIC LIGHT AND POWER		\$176	\$6,217,656.00
TS	TRANSPORTATION SYSTEMS		\$38	\$1,330,000.00
SS	SPECIAL SERVICES		\$24	\$847,680.00
BW	BUILDERS WORK IN CONNECTION WITH SERVICES		\$13	\$448,185.00
AR	ALTERATIONS AND RENOVATIONS		\$29	\$1,038,400.00
XR	ROADS, FOOTPATHS AND PAVED AREAS		\$6	\$201,000.00
XL	LANDSCAPING AND IMPROVEMENTS		\$62	\$2,186,825.00
XK	EXTERNAL STORMWATER DRAINAGE		\$30	\$1,075,625.00
XW	EXTERNAL WATER SUPPLY		\$2	\$75,000.00
XE	EXTERNAL ELECTRIC LIGHT AND POWER		\$19	\$664,975.00
PR	PRELIMINARIES		\$366	\$12,914,920.00
MA	BUILDERS MARGIN & OVERHEAD		\$106	\$3,745,327.00
CO	CONTINGENCY		\$276	\$9,737,850.00
FE	CONSULTANTS FEES		\$274	\$9,683,656.00
GST	GOODS & SERVICES TAX			Excl.
ESTIMATED NET COST			\$3,307	\$116,800,000.00

## ATTACHMENT 2 – JACKSON TEECE DRAWINGS



LEGEND

- RESIDENTIAL AGED CARE
- RESIDENTIAL HEALTH/ WELLBEING
- ADULT DAYCARE
- CHILDCARE
- RETAIL / COMMERCIAL
- FOYER / ADMINISTRATION
- STAFF FACILITIES
- SELF-CARE APARTMENTS
- EXISTING AGED CARE FACILITY
- NEW WORKS TO EXISTING
- CARPARK / PLANT / STORE ROOM
- PUBLIC OPEN SPACE
- RESIDENTIAL AGED CARE RE-USE OF EXISTING BUILDING
- RESIDENTIAL HEALTH / WELL-BEING RE-USE OF EXISTING BUILDING
- ADULT DAYCARE RE-USE OF EXISTING BUILDING
- SKYLIGHT
- APPROVED SCHEME ENVELOPE



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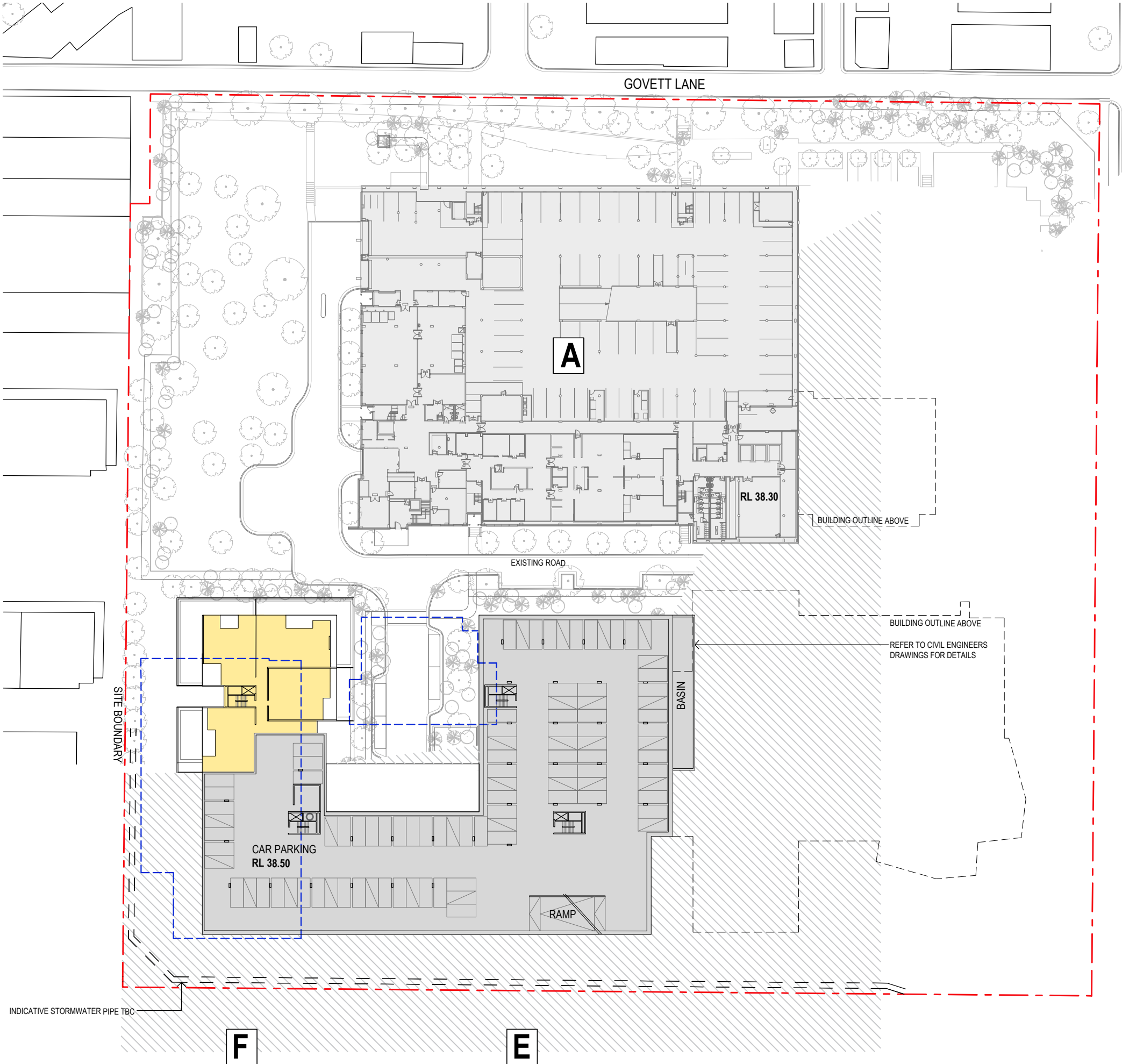
BASEMENT LEVEL 2 CARPARK

**JACKSON TEECE**

Nominated Architect Ian Brodie (4275)



MONTEFIORE AGED CARE FACILITY  
PREFERRED PROJECT REPORT



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BASEMENT LEVEL 1 CARPARK

**JACKSON TEECE**

Nominated Architect Ian Brodie (4273)

GOVETT LANE

**A**

**B**

RL 41.47

REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR DETAILS

**F**

ILU RL 41.50

FOYER RL 41.50

PLAYGROUND

CHILD CARE

RL 41.50

CHILD CARE DROP OFF

**E**

LAP POOL FOR ILU

ILU LOOBY RL 41.50

LOUNGE

FOYER RL 41.50

CAR PARK ENTRY

CAR PARK RL 41.50

RAMP

**C**

COURTYARD

HYDROTHERAPY CENTRE

WELLNESS CENTRE RL 41.50

PLANT

**D**

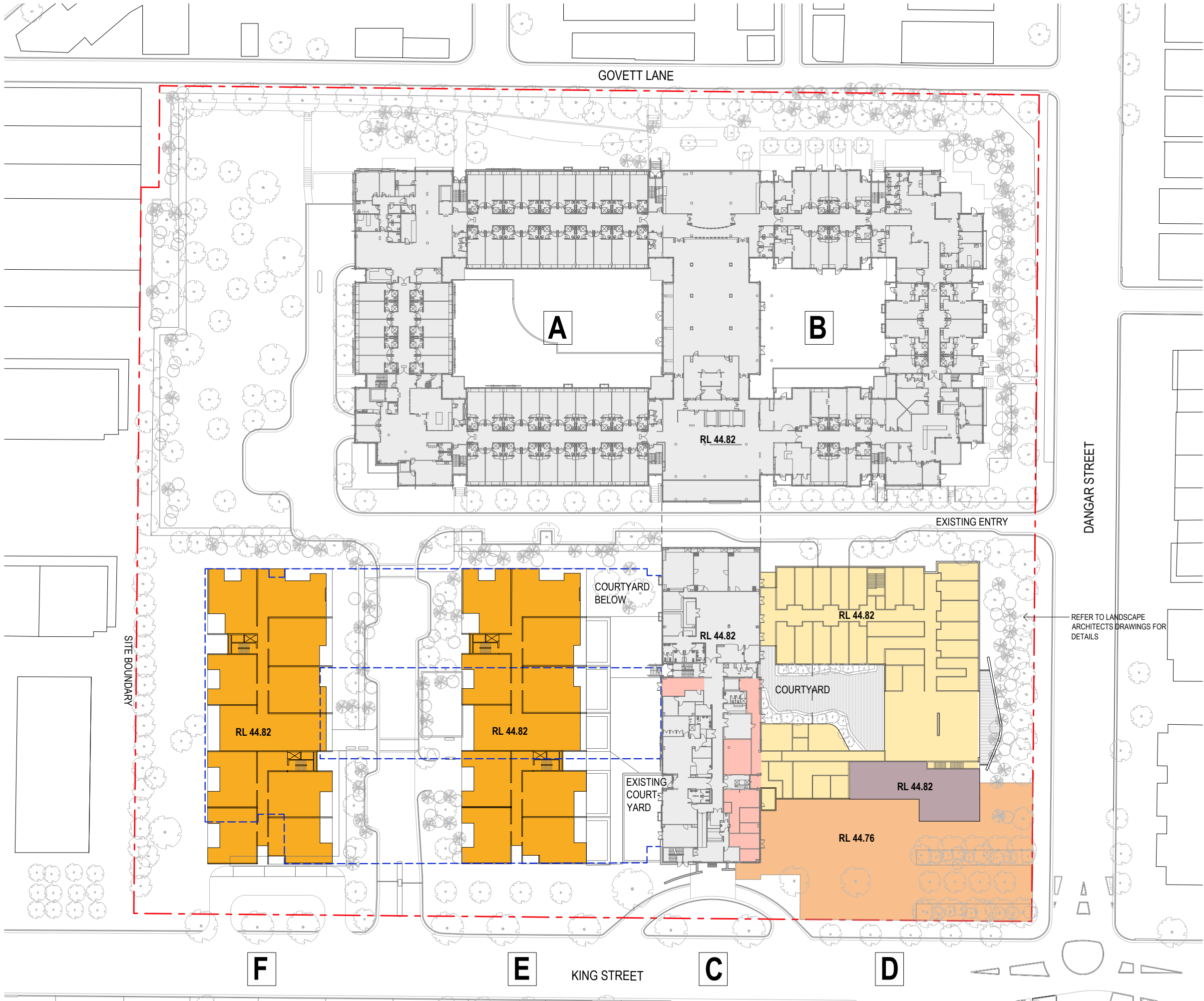
RESIDENTIAL CARE LOBBY RL 41.30

CAR PARK RL 41.50

PLANT

KING STREET





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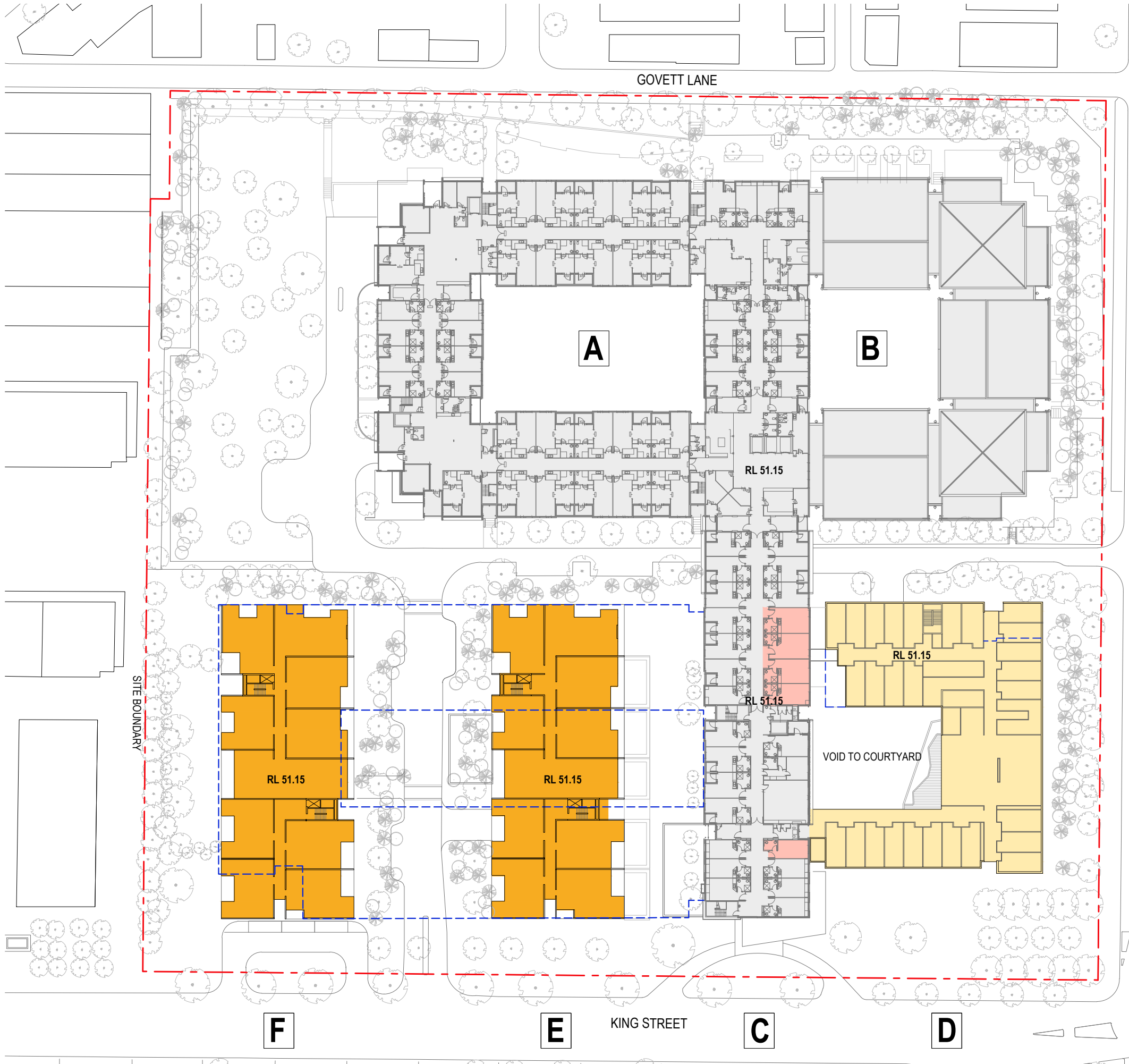
GROUND LEVEL FLOOR PLAN  
**JACKSON TEECE**

Nominated Architect Ian Brodie (4275)



The site plan illustrates the proposed development at 100 King Street. The site is bounded by Govett Lane to the north, King Street to the south, and a dashed red line labeled 'SITE BOUNDARY' to the west and east. The plan shows a large central building footprint (A) and a smaller building footprint (B) to its east. To the south of these are two orange-colored building footprints (C and D) and two yellow-colored building footprints (E and F). The plan also shows a 'VOID TO COURTYARD' area and a 'RL 47.98' elevation line. The surrounding area includes existing buildings, trees, and a road network.

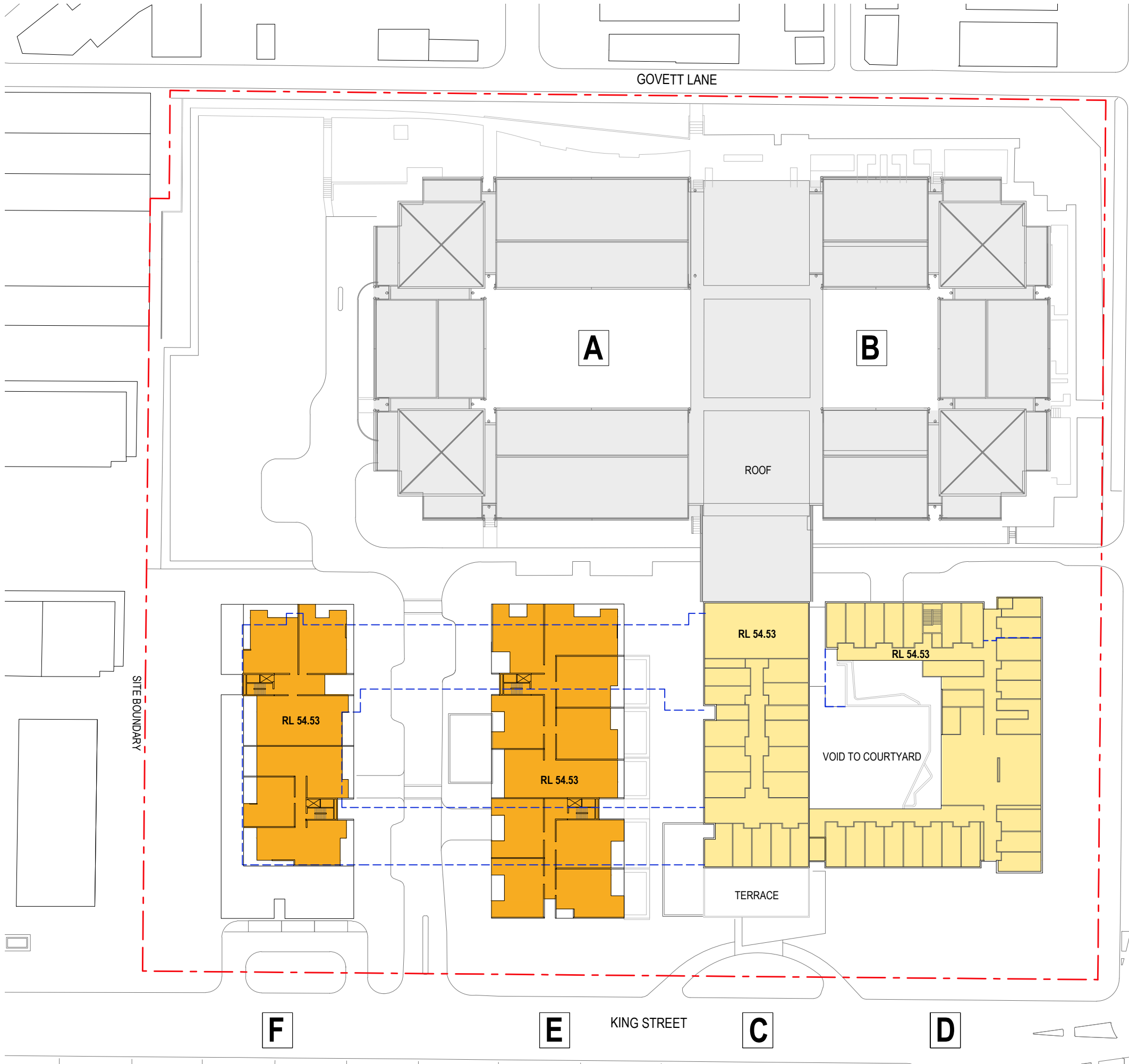




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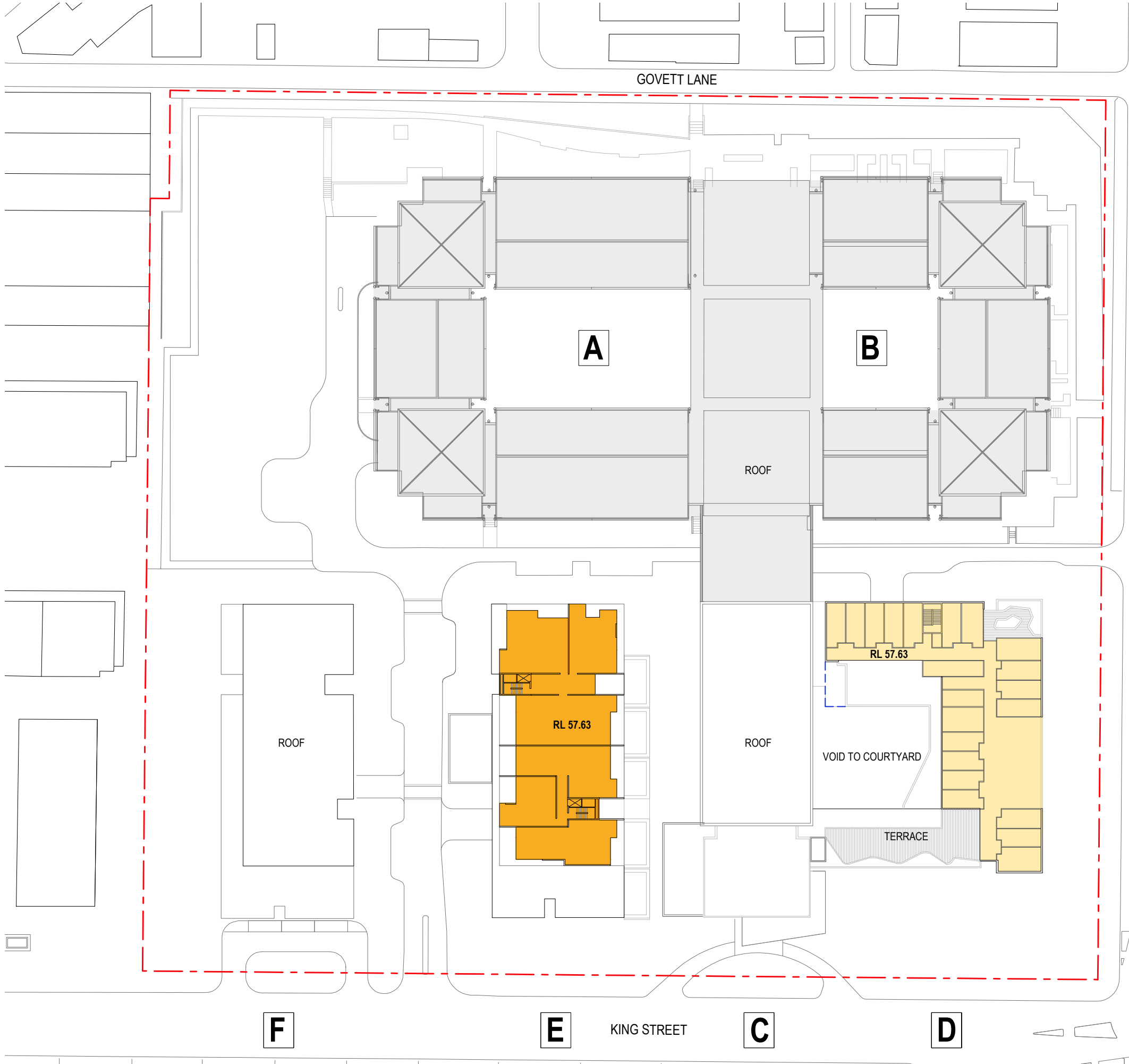


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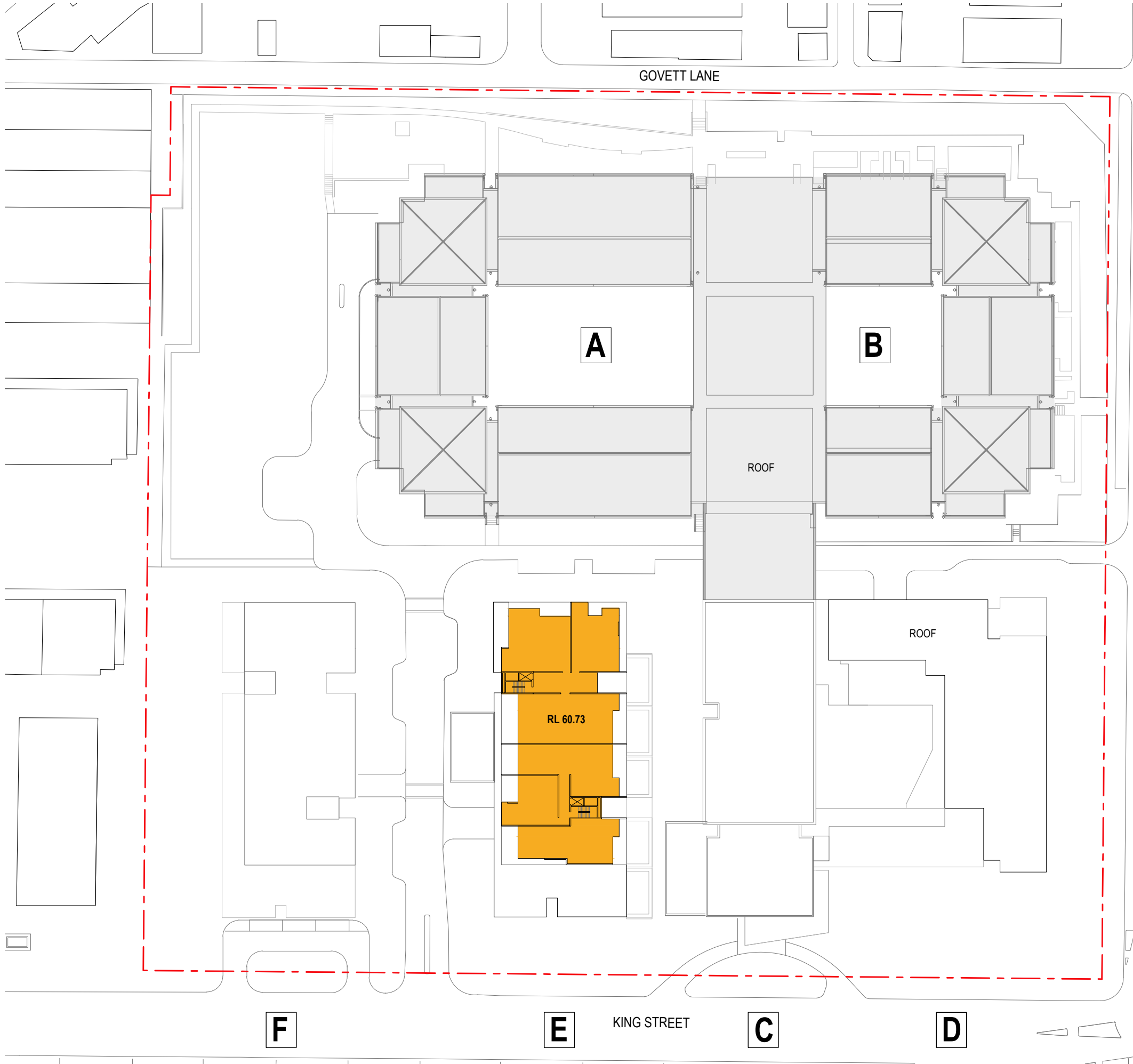
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LEVEL 5 FLOOR PLAN  
**JACKSON TEECE**  
Nominated Architect Ian Brodie (4273)