



Ref: 08114

Greg Brandtman  
FAIQS AIArbA

Steven Batger  
FAIQS B App Sc

Shane Brandtman  
AAIQS  
B Build (Const Mgt)

Andrew Opperman  
AAIQS  
B Build (Const Econ)

28<sup>th</sup> April 2009

La Vie Developments Pty Ltd  
PO Box 323  
KINGSGROVE NSW 2208

**ATTENTION: DR BRETT GOOLEY**

Dear Sir

**RE: REVISED CONSTRUCTION BUDGET ASSESSMENT  
ILLAWARRA INTERNATIONAL HEALTH PRECINCT DEVELOPMENT**

As requested, we have reviewed the available documentation in order to express an opinion regarding an achievable construction budget for the works envisaged.

Based on rates extracted from our database applied against specific areas set out in your Schedule of Works of April 2009, we believe a construction budget of around \$315.7M should apply.

Please note however, that the following items are specifically excluded from our calculations:

- Escalation from April 2009
- Consultants Fees
- Statutory Fees & Charges
- Works to comply with DA conditions
- Works beyond site boundaries

Also note that we assume the special fixtures, fittings and equipment required by the facility itself would be handled separately as would fitout of commercial areas generally (by tenant).

Details of our assessment including area calculations and rates are attached for your information.

We trust this analysis is of some assistance and await further instructions.

Yours faithfully  
**MITCHELL BRANDTMAN (NSW) PTY LTD**

**G R BRANDTMAN  
MANAGING DIRECTOR**

Attachment



**Illawarra International Health Precinct**

Apr-09

<b>1</b>	<b>Specialist &amp; Surgicentre</b>				
a	Basement carparking (231 cars)	231 cars	\$ 25,097.93 per car space	\$	5,797,621.83
b	External Carparking (28 cars)	28 cars	\$ 2,680.12 per car space	\$	75,043.36
c	Building Area	12000 m2	\$ 2,676.99 per m2	\$	32,123,880.00
d				\$	<b>37,996,545.19</b>
<b>2</b>	<b>Radiology / Pathology</b>				
a	Basement carparking (90 cars)	90 cars	\$ 25,097.93 per car space	\$	2,258,813.70
b	External Carparking (10 cars)	10 cars	\$ 2,680.12 per car space	\$	26,801.20
c	Building Area	4000 m2	\$ 2,676.99 per m2	\$	10,707,960.00
d				\$	<b>12,993,574.90</b>
<b>3</b>	<b>24 Hour - Casualty / Medical</b>				
a	Basement carparking (230 cars)	230 cars	\$ 25,097.93 per car space	\$	5,772,523.90
b	External Carparking (20 cars)	20 cars	\$ 2,680.12 per car space	\$	53,602.40
c	Building Area	9000 m2	\$ 2,863.97 per m2	\$	25,775,730.00
d				\$	<b>31,601,856.30</b>
<b>4</b>	<b>Obstetric Unit (Stand Alone)</b>				
a	Basement carparking (50 cars)	50 cars	\$ 25,097.93 per car space	\$	1,254,896.50
b	External Carparking (10 cars)	10 cars	\$ 2,680.12 per car space	\$	26,801.20
c	Building Area	3000 m2	\$ 2,863.97 per m2	\$	8,591,910.00
d				\$	<b>9,873,607.70</b>
<b>5</b>	<b>303 Bed Tertiary Referral Hospital</b>				
a	Basement carparking (906 cars)	906 cars	\$ 25,097.93 per car space	\$	22,738,724.58
b	Building Area	41620 m2	\$ 2,863.97 per m2	\$	119,198,431.40
c				\$	<b>141,937,155.98</b>
	<b>Retail / Shopping Plaza</b>				
d	Basement carparking (100 cars)	100 cars	\$ 25,097.93 per car space	\$	2,509,793.00
e	External Carparking (40 cars)	40 cars	\$ 2,680.12 per car space	\$	107,204.80
f	Building Area	12690 m2	\$ 1,541.48 per m2	\$	19,561,381.20
g				\$	<b>22,178,379.00</b>
<b>6</b>	<b>Staff Accommodation</b>				
a	Basement carparking (40 cars)	40 cars	\$ 25,097.93 per car space	\$	1,003,917.20
b	External Carparking (10 cars)	10 cars	\$ 2,680.12 per car space	\$	26,801.20
c	Building Area	4000 m2	\$ 1,541.48 per m2	\$	6,165,920.00
d				\$	<b>7,196,638.40</b>
<b>7</b>	<b>Education Facility</b>				
a	Basement carparking (100 cars)	100 cars	\$ 25,097.93 per car space	\$	2,509,793.00
b	External Carparking (10 cars)	10 cars	\$ 2,680.12 per car space	\$	26,801.20
c	Building Area	12540 m2	\$ 1,626.15 per m2	\$	20,391,921.00
d				\$	<b>22,928,515.20</b>
<b>8</b>	<b>Aged &amp; Disability Centre</b>				
a	External Carparking (110 cars)	110 cars	\$ 2,680.12 per car space	\$	294,813.20
b	Building Area	4750 m2	\$ 1,936.74 per m2	\$	9,199,515.00
c				\$	<b>9,494,328.20</b>
<b>9</b>	<b>Accommodation for Seniors</b>				
a	Building Area	2940 m2	\$ 1,526.41 per m2	\$	4,487,645.40
b				\$	<b>4,487,645.40</b>
<b>10</b>	<b>External Works &amp; Services incl Landscaping</b>				
a	(Approx 10.4 Ha site)	No details		\$	<b>15,000,000.00</b>

<b>Project Grand Total</b>	<b>\$</b>	<b>315,688,246.27</b>
----------------------------	-----------	-----------------------

\*Assumed 35m2 per car space

\*Calculations for Floor areas and car spaces have been based on supplied information dated 3rd April 2009.