

jf.10976.reports.6.1.part3a.sf.reva

15 July, 2010

McLachlan Lister
Level 1
1 Hickson Road
THE ROCKS NSW 2000

Attention: Ms Mary Casey

Dear Mary,

**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 the this definition, we advise that our estimate of Capital Investment Value for this project is \$136,890,000 excluding GST as summarised below;

Building D works*	\$41,100,000
Building C works	\$14,445,000
Building E works	\$60,159,000
Building F works	\$21,186,000
External works incl augmentation of services	incl
Consultant and project management fees	incl
Contingency	incl
Long Service Leave Levy	<u>incl</u>
TOTAL	\$136,890,000

* For clarity, we confirm the Building D works above includes;

- Construction of Building D
- Alterations and renovations within Building C that are required for the operation of Building D
- External works and landscaping around Building D
- A temporary car park on ground west of Building C (to be demolished when Building E is constructed)

We note our estimate excludes allowances for the following items based on advice provided by the NSW Department of Planning;

- Development Application and Construction Certificate fees
- Authority fees
- Escalation for potential cost increases beyond July 2010
- Loose furniture, fittings and equipment
- Finance costs

We confirm our estimate is largely based on the following concept plans dated July 2010 prepared by Jackson Teece;

- Level 1 Floor plan
- Level 2 Floor plan
- Level 3 Floor plan
- Level 4 Floor plan
- Level 5 Floor plan
- Level 6 Floor plan

15 July 2010
Montefiore Aged Care Facility

We trust the above is self explanatory however, if you have any queries please do not hesitate to contact us.

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'Sean Fry', with a stylized flourish at the end.

Sean Fry
Associate
Rider Levett Bucknall
sean.fry@au.rlb.com