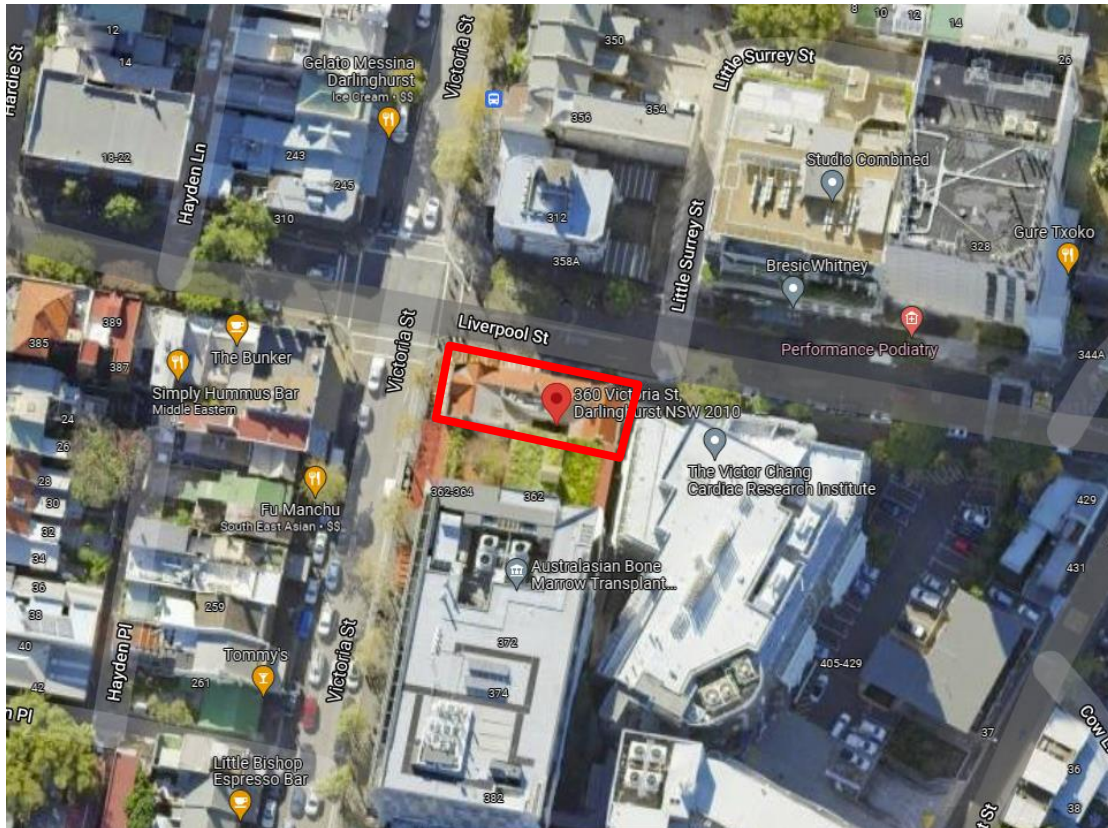


QUANTITY SURVEY REPORT

Not for Bank Use



Source: Google Maps

Project: St Vincent's at Green Park Hotel (A Mental Health Initiative)
At No. 360 Victoria Street
Darlinghurst NSW 2010

Applicant: St Vincent's Health Network Sydney
C/ - Proceed Group

Builder: Developer Managed

Job Code: Q21E059
Report Date: 15 December 2021

Table of Contents

1.	Instruction	3
2.	Brief Development Description	3
3.	Construction Cost Estimate	3
4.	Areas	4
5.	Quality of Finishes	5
6.	Exclusions	5
7.	Documentation	5
8.	Design Assumptions / Parameters	6
9.	Contingency Allowance	6
10.	Disclaimer	6

<i>Appendix A</i>	<i>Council Schedule</i>
<i>Appendix B</i>	<i>Elemental Cost Estimate Summary</i>
<i>Appendix C</i>	<i>Reduced Architectural Drawings</i>

1. Instruction

We have undertaken a study of the probable cost of construction for the above project, based on the latest architectural drawings and other information provided.

We have also taken into consideration the proposed method of procurement (Developer Managed).

2. Brief Development Description

St Vincent's Hospital Sydney Ltd (SVHS) plan to transform this unique Green Park Hotel building into a multi-function centre with core focus on special mental health services. The proposal comprises the following services:

- A. Safe Haven
- B. Urban health hub
- C. Transformation hub/Innovation space
- D. Webinar studio
- E. Multifunction Health Care space
- F. Common Area for Storage

3. Construction Cost Estimate

Description	Amount (\$)
Total Construction Cost	1,269,967
Add Consultants Fees	66,840
Total Development Cost (excl. GST)	1,336,807
Add GST	133,681
Total Development Cost (incl. GST)	1,470,488

The required Council Schedule, titled "Registered Quantity Surveyor's Detailed Cost Report" is attached in *Appendix A*. Also, please refer to *Appendix B* for an Elemental Cost Estimate Summary prepared in accordance with the Environmental Planning and Assessment Regulation 2000 (Reg. 25J) - Section 7.12 Levy - Determination of proposed cost of Development. A detailed report may be obtained upon request.

Our Construction Cost Estimate may be considered as reasonable, based on the proposed level of finishes and in the absence of the Structural and Service drawings, the Contract Documents and DA Conditions.

4. Areas

According to the architectural drawings, the proposed approximate Floor Areas may be presented as follows:

Building Level	Description	F.E.C.A* (m2)	U.C.A** (m2)	G.F.A*** Total (m2)
Basement	Toilets	27	0	27
Basement	Gaming	23	0	23
Basement	Store	17	0	17
Basement	Cellar	24	0	24
Basement	Common	13	0	13
Ground Floor	Lounge incl. Common	167	0	167
Ground Floor	Toilets	5	0	5
Ground Floor	Main bar	32	0	32
Ground Floor	Courtyard	0	21	21
First Floor	Office	196	0	196
First Floor	Kitchen	6	0	6
First Floor	Balcony	0	6	6
Total		508	27	535

**F.E.C.A (Fully Enclosed Covered Area): The sum of all such areas at all building floor levels, including basements (except unexcavated portions), floored roof spaces and attics, garages, penthouses, enclosed porches and attached enclosed covered ways alongside building, equipment rooms, lift shafts, vertical ducts, staircases and any other fully enclosed spaces and useable areas of the building, computed by measuring from the normal inside face of exterior walls but ignoring any projections such as plinths, columns, piers and the like which project from the normal inside face of exterior walls. It shall not include open courts, light wells, connecting or isolated covered ways and net open areas of upper portions of rooms, lobbies, halls interstitial spaces and the like which extend through the storey being computed.*

***U.C.A (Unenclosed Covered Area): The sum of all such areas at all building floor levels, including roofed balconies, open verandahs, porches and porticos, attached open covered ways alongside buildings, undercrofts and useable space under buildings, unenclosed access galleries (including ground floor) and any other trafficable covered areas of the building which are not totally enclosed by full height walls, computed by measuring the area between the enclosing walls or balustrade (i.e. from the inside face of the UCA excluding the wall or balustrade thickness). When the covering element (i.e. roof or upper floor) is supported by columns, is cantilevered or is suspended, or any combination of these, the measurements shall be taken to the edge of the paving or to the edge of the cover, whichever is the lesser. UCA shall not include eaves overhangs, sun shading, awnings and the like where these do not relate to clearly defined trafficable covered areas, nor shall it include connecting or isolated covered ways.*

****G.F.A (Gross Floor Area): The sum of the 'Fully Enclosed Covered Area' and 'Unenclosed Covered Area' as defined. The G.F.A definition used here is different to the Gross Building Area defined in the ANZRPGN 4 Methods of Measurement used by Valuation and Property Industry Professionals.*

5. Quality of Finishes

Finishes of the commercial tenancy may be considered of standard commercial quality. Finishes elements shall be finalised once the Developer confirms their selections and a Schedule of Fixtures and Fittings is compiled. As the level of documentation is further expanded, the Quantity Surveyor is able to provide a more accurate estimate of costs. The quality of finishes proposed, are appropriate to the type, scale and location of this project.

6. Exclusions

Our Cost Estimate does not include the following:

- Land Acquisition;
- Marketing and financing;
- Legal costs;
- Project Management costs;
- Building insurance costs;
- Major services diversions, external connections and /or improvement;
- Taxes, levies and charges;
- The costs of enabling access by disabled persons in respect of the development;
- Preservation of heritage elements;
- Amplification / amendment to existing services;
- Energy and water efficiency;
- Major Structural Works;
- Landscaping;
- Corporate Signage;
- Loose furniture & FF&E;
- Blinds / Flyscreens;
- Authorities Fees (7.12 Contribution and the like);
- Contingency allowance.

7. Documentation

Our Cost Estimate was based on Architectural Drawings prepared by *Boffa Robertson Group*, Job No. 2103, Drawing No. DA01 to DA04, Rev B, Dated 13/12/2021.

Please refer to *Appendix C* for a reduced copy of part of these Architectural Drawings.

8. Design Assumptions / Parameters

Our Indicative Cost Estimate was based on the assumption that the whole fit-out will be constructed in a single stage (i.e. not a staged development). If the fit-out is to be completed in stages, the cost of preliminaries and Building services may increase.

This Cost Estimate may provide no more than a rough guide to the probable cost of the proposed development. Costs may vary considerably, due to a range of variables:

- Structural and services documentation;
- Contract conditions;
- Final PC Items and Provisional Allowances;
- Variations in the proposed fixtures and finishes;
- DA Conditions.

9. Contingency Allowance

A Contingency Allowance (generally between 5% and 10%) will not be included for the purpose of this report.

10. Disclaimer

This Report is prepared in accordance with the *Environmental Planning and Assessment Regulation 2000 (EPA)* and must **NOT** be used for Construction Loan / Financial Purposes as it does not address the requirements set by financial institutions and their instruction brief. Should a Report be required for Construction Loan / Financial Purposes please contact *Construction Consultants (QS)* directly.

This Certificate has been prepared for the sole purpose of providing an Initial Cost Estimate for DA Council Submission only (not for bank use). This Quantity Survey Certificate is not to be used for any other purpose. This Report is confidential to the developer. The Writer does not accept any contractual, tortious or other form of liability for any consequences, loss or damage which may arise as a result of any other person acting upon or using this report.

Report and estimate prepared by



Michael M. Dakhoul *B. Build (Hons. 1) FAIQS CQS MAIB MCIOB ICECA*
FAIQS Reg. No. 3618

Registered Quantity Surveyors Report

Complete this Registered Quantity Surveyor's Report if your Development costs are **\$500,000 or more**

DA Number:		Date:	
Applicant's name: St Vincent's Health Network Sydney C/ - Proceed Group		Development address: 360 Victoria Street, Darlinghurst NSW 2010	
Applicant's address:			
DEVELOPMENT DETAILS Alt & Adds to an existing Heritage Pub to create a Mental Health Hub			
GFA – Commercial (m2):	535	GFA – Parking (m2):	N/A
GFA – Residential (m2):	N/A	GFA – Other (m2):	N/A
GFA – Retail (m2):	N/A	Total GFA (m2):	535
Total development cost:	\$1,336,807 + GST	Total site area (m2):	N/A
Total construction cost:	\$1,269,967 + GST	Total car parking spaces:	Nil
Total GST:	\$133,681		
ESTIMATE DETAILS		Refer 'Appendix B'	
Professional fees (\$):		Construction (Commercial):	
% of construction cost:		Total construction cost:	
% of demolition cost:		\$/m ² of site area:	
Demolition and site preparation:		Construction (Residential):	
Total construction cost:		Total construction cost:	
\$/m ² of site area:		\$/m ² of site area:	
Excavation:		Construction (Retail):	
Total construction cost:		Total construction cost:	
\$/m ² of site area:		\$/m ² of site area:	
Fitout (Residential):		Fitout (Commercial):	
Total construction cost:		Total construction cost:	
\$/m ² of site area:		\$/m ² of site area:	
Fitout (Retail):		Parking:	
Total construction cost:		Total construction cost:	
\$/m ² of site area:		\$/m ² of site area:	
\$/space			

I certify that I have:

- Inspected the plans the subject of the application for development consent;
- Prepared and attach an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors;
- Calculated the development costs in accordance with the definition of development costs in clause 25J of the Environmental Planning and Assessment Regulation 2000 at current prices;
- Included GST in the calculation of development cost; and
- Measured Gross Floor Areas in accordance with the Method of Measurement of Building Areas in the AIQS Cost Management Manual Volume 1, Appendix A2.

Signed:

Name: Michael M. Dakhouli

Position and qualifications FAIQS No. 3618

Date: 15.12.2021

Elemental Summary

[Q21E059] 360 Victoria St, Darlinghurst - Green Park Hotel

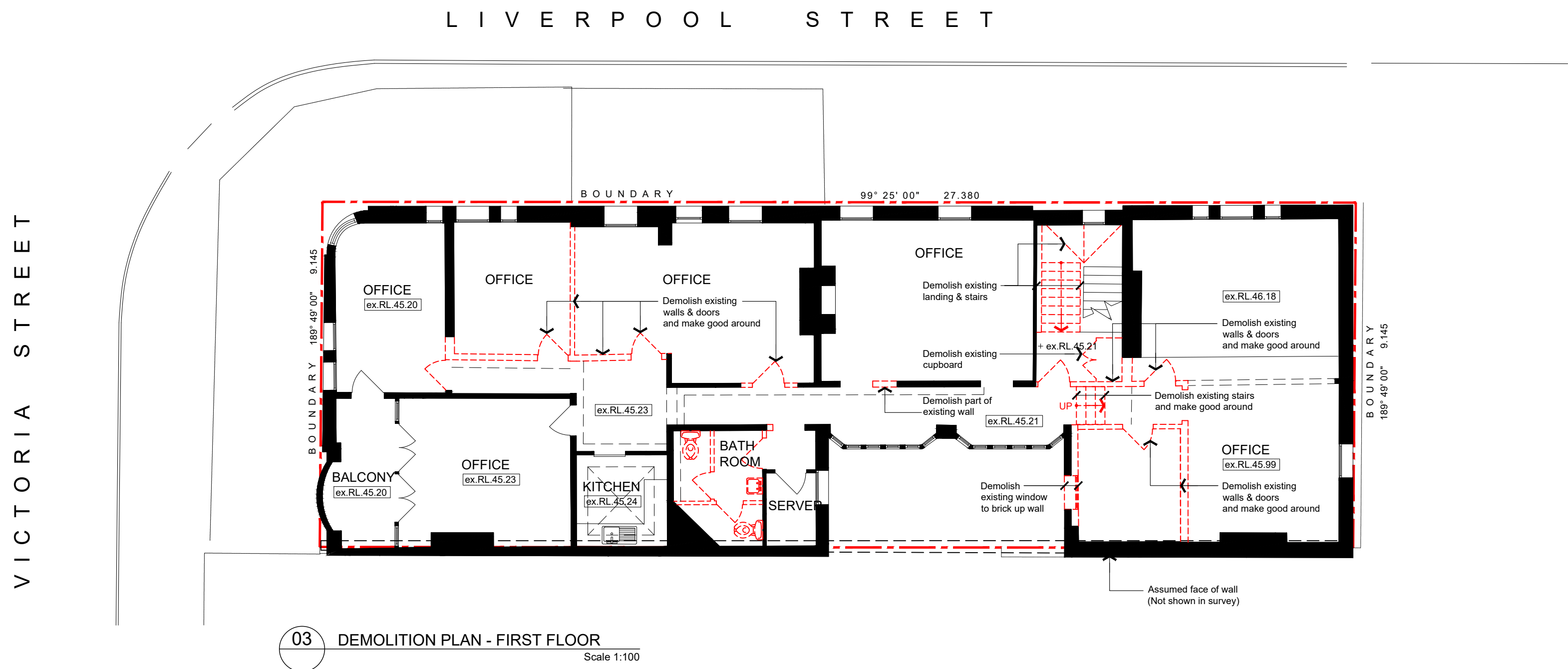
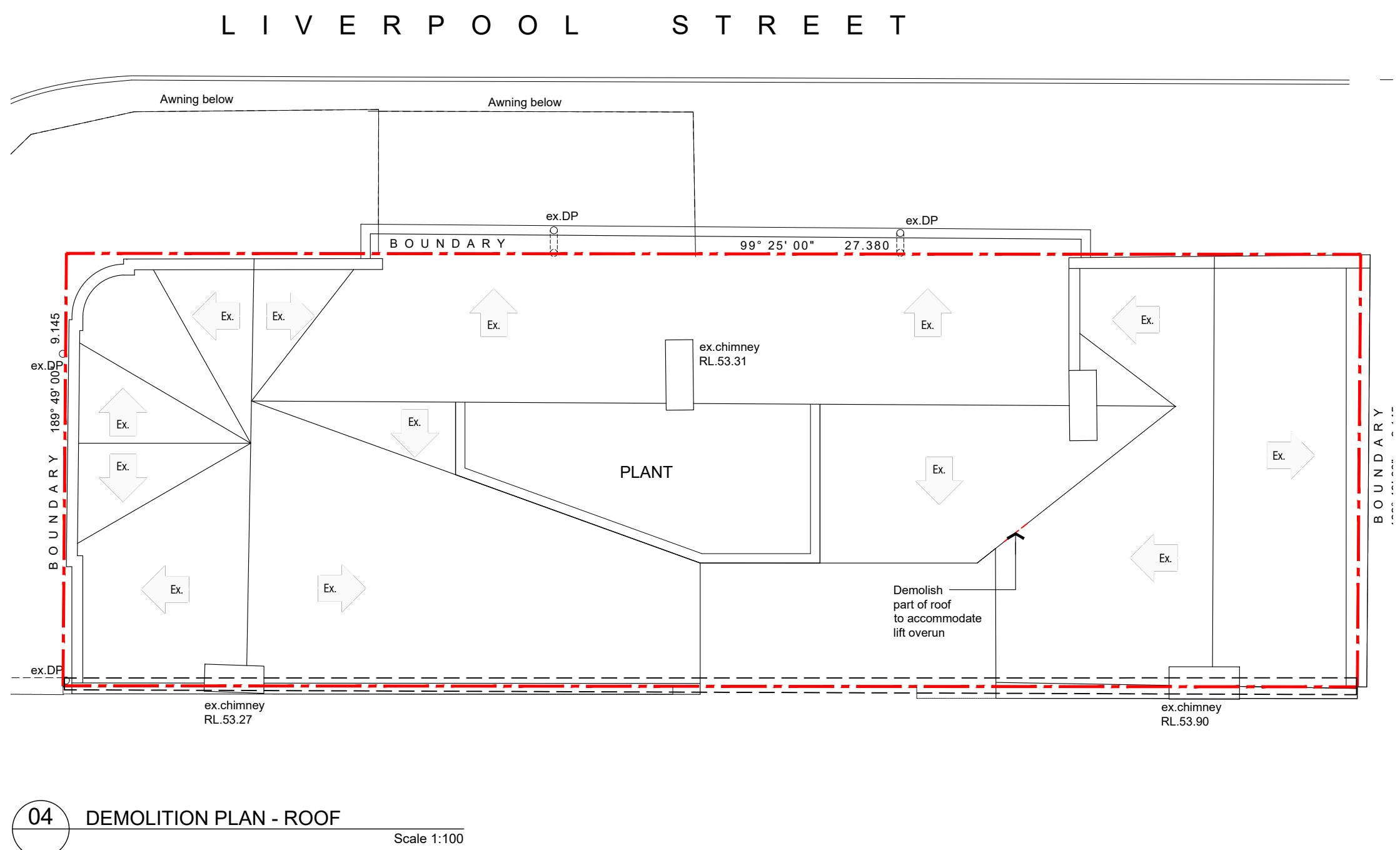
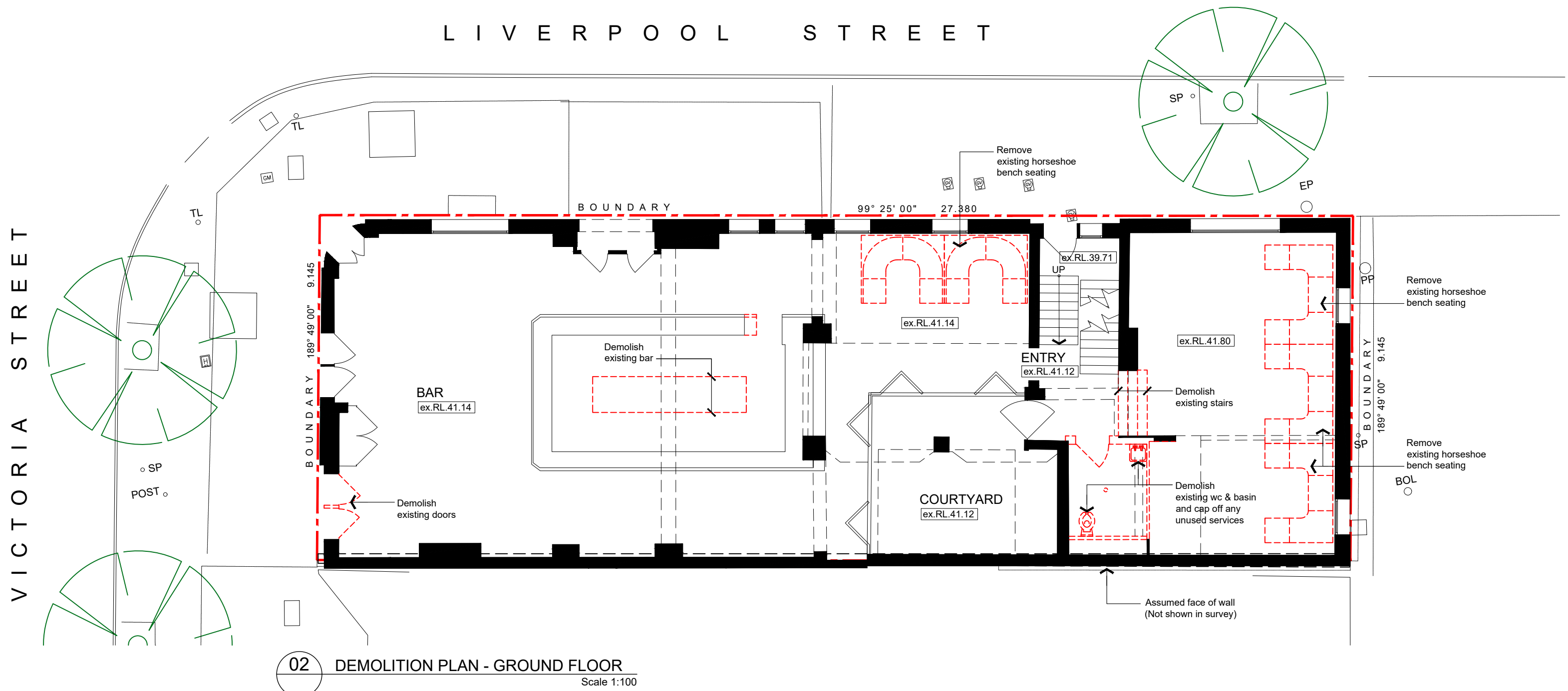
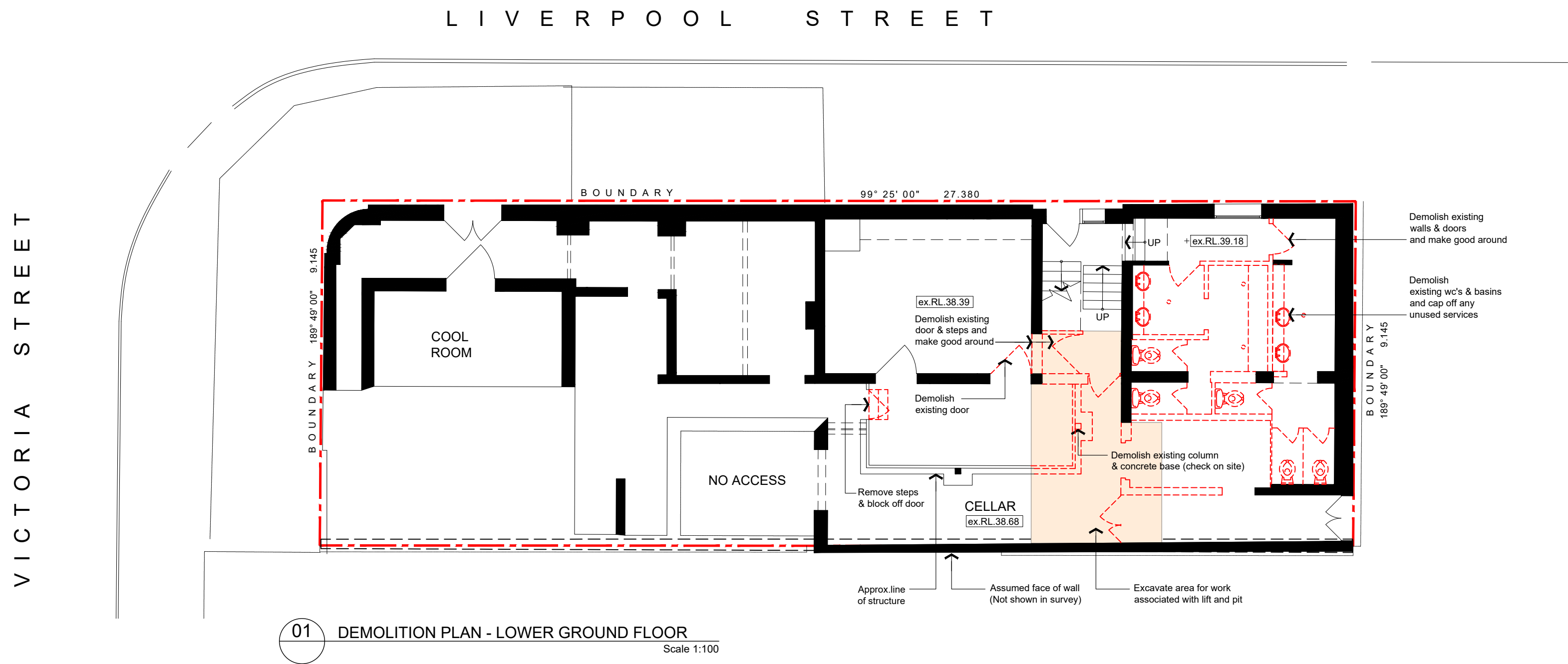
Code	Item	%	Cost (\$) / m2	Total Cost (\$)
PR	Preliminaries	25.00	624	334,202
AR	Partial Demolition	9.98	249	133,405
XP	Site Preparation			N/A
SB	Substructure (Excavation, Footings & Ground Floor Slab) - Minor Works	1.05	26	14,060
CL	Columns	0.18		2,343
UF	Upper floors	0.18		2,343
SC	Staircases	2.47		32,987
RF	Roof			N/A
EW	External Walls	5.46	136	73,005
WW	Windows	2.47	62	32,987
ED	External Doors	0.10	2	1,319
NW	Internal Walls	0.49	12	6,597
NS	Internal Screens	0.59	15	7,917
ND	Internal Doors	0.64	16	8,577
WF	Wall Finishes	3.95	99	52,779
FF	Floor Finishes	6.42	160	85,767
CF	Ceiling Finishes	5.08	127	67,954
FT	Fitments	4.79	120	64,085
PB	Hydraulic Services (incl. External Services)	0.71	18	9,489
AC	Mechanical Services (Wet Areas Ventilation, Air Conditioning if Applicable)	4.26	106	56,936
FP	Fire Services	1.93	48	25,757
LP	Electrical Services	4.26	106	56,936
TS	Transportation Services (Lifts, Escalators and the like)			N/A
SS	Special Services			N/A
XR/XN	Siteworks (incl. Boundary walls, Fencing etc.)			N/A
XL	Landscaping and Improvements			N/A
BM	Builder's Margin	15.00	375	200,521
	Total Construction Cost (excl. GST)			1,269,967
	Add Consultants Fees	5.00	125	66,840
	Total Development Cost (excl. GST)	100.00	2,427	1,336,807
	Add GST			133,681
	Total Development Cost (incl. GST)			1,470,488

LEGEND

---	BOUNDARY
----	OUTLINE OF WALL ABOVE / BELOW
---	EXISTING WALL TO REMAIN
+ ex.RL.00.00	EXISTING LEVELS
- - - - -	EXISTING WALLS, DOORS, WINDOWS, SERVICES TO BE REMOVED

NOTES

1. Capped off existing services and make safe.
Make good all surfaces in preparation of new layout.



B	Development Application Issue	13.12.2021
A	Preliminary Issue	30.09.2021
No.	Amendment	Date

Project
ST VINCENT'S @ GREEN PARK HOTEL
360 Victoria Street, Darlinghurst

Drawing
DEMOLITION PLANS



boffa robertson group
architecture, health and aged care planning, project management

boffa robertson group
Suite 7, Level 1, Epica, 9 Railway Street
Cherrywood NSW 2067
AUSTRALIA
Tel: (02) 9406 7000
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Email: brgroup@trgr.net

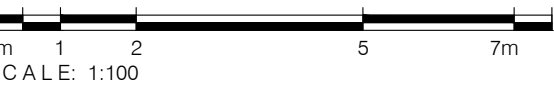
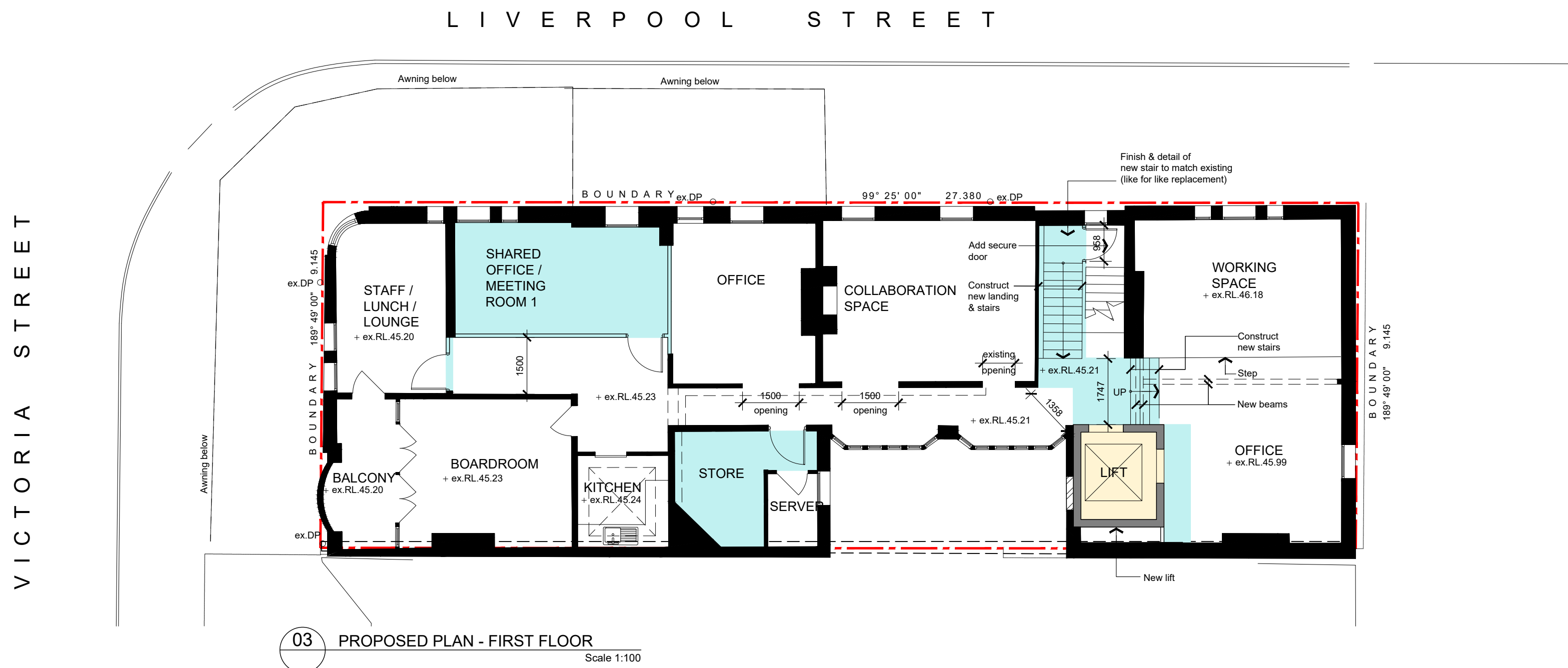
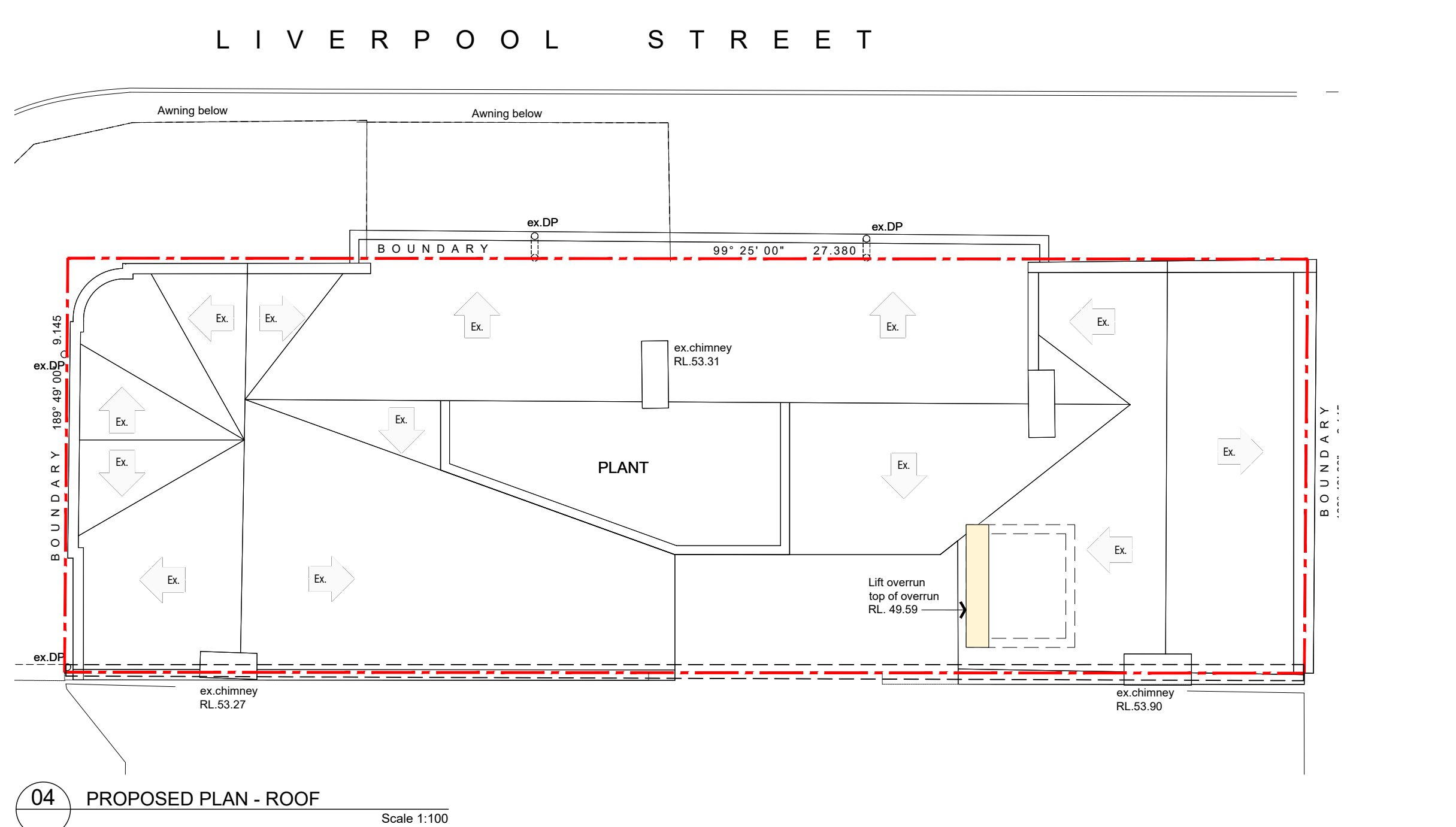
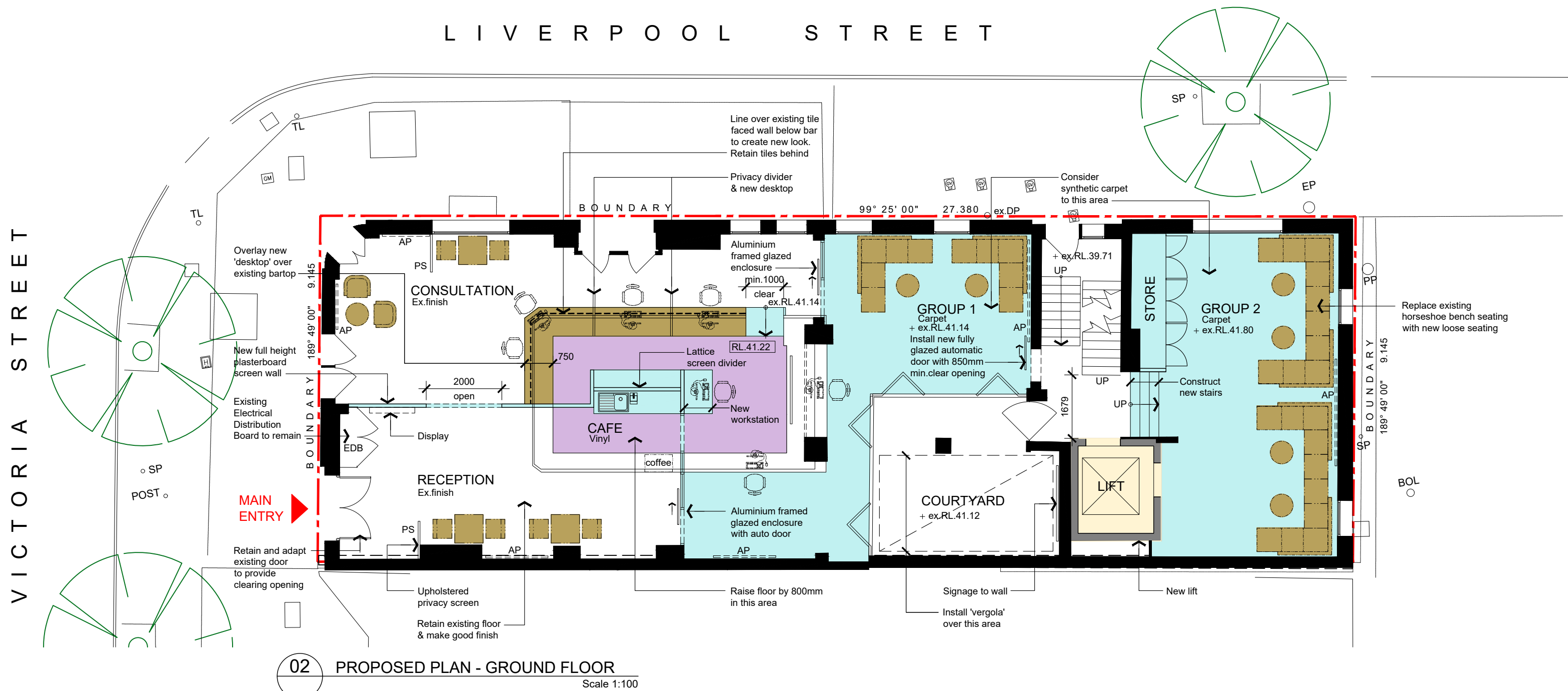
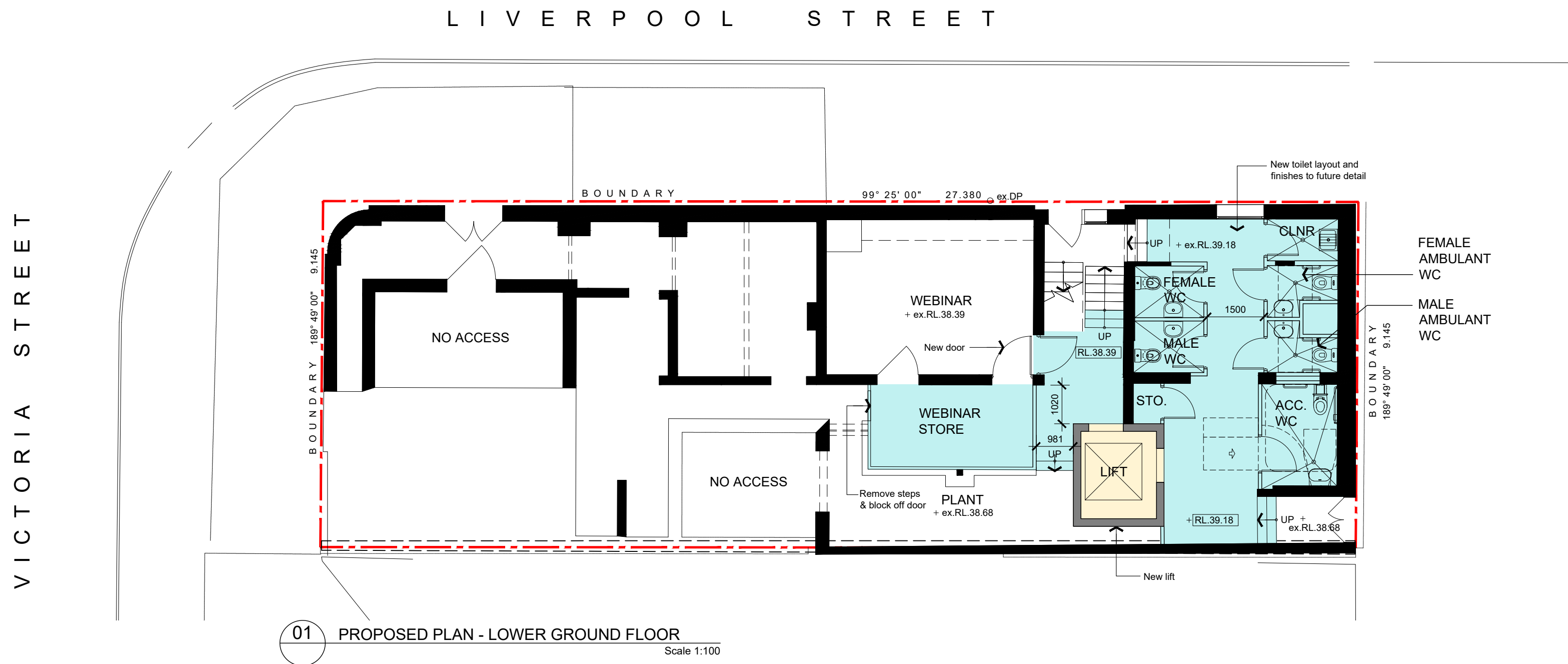
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Scale	1:100 @ A1		
Drawn	AL		2103 / DA01
Amendment	B		

LEGEND

---	BOUNDARY
----	OUTLINE OF WALL ABOVE / BELOW
---	EXISTING WALL TO REMAIN
---	STUD WALL
+ ex.RL 00.00	EXISTING LEVELS
RL 00.00	PROPOSED LEVELS
---	EXISTING DOOR TO REMAIN
---	PROPOSED DOOR
---	PROPOSED WINDOW
AP	ACOUSTIC PANELING TO WALL
PS	PRIVACY SCREEN
---	REFURBISHED WORKS - NEW FINISHES TO FUTURE DETAIL
---	NEW LIFT

NOTES

- All areas to be painted
- Acoustic treatment required to ceilings
- Mechanical Services to be checked / updated to suite new layout & usage
- Lighting & in ceiling devices to be adjusted to suit new layout



D	Development Application Issue	13.12.2021
C	Preliminary Issue	30.11.2021
B	Preliminary Issue	29.11.2021
A	Preliminary Issue	30.09.2021
No.	Amendment	Date

Project
ST VINCENT'S @ GREEN PARK HOTEL
360 Victoria Street, Darlinghurst

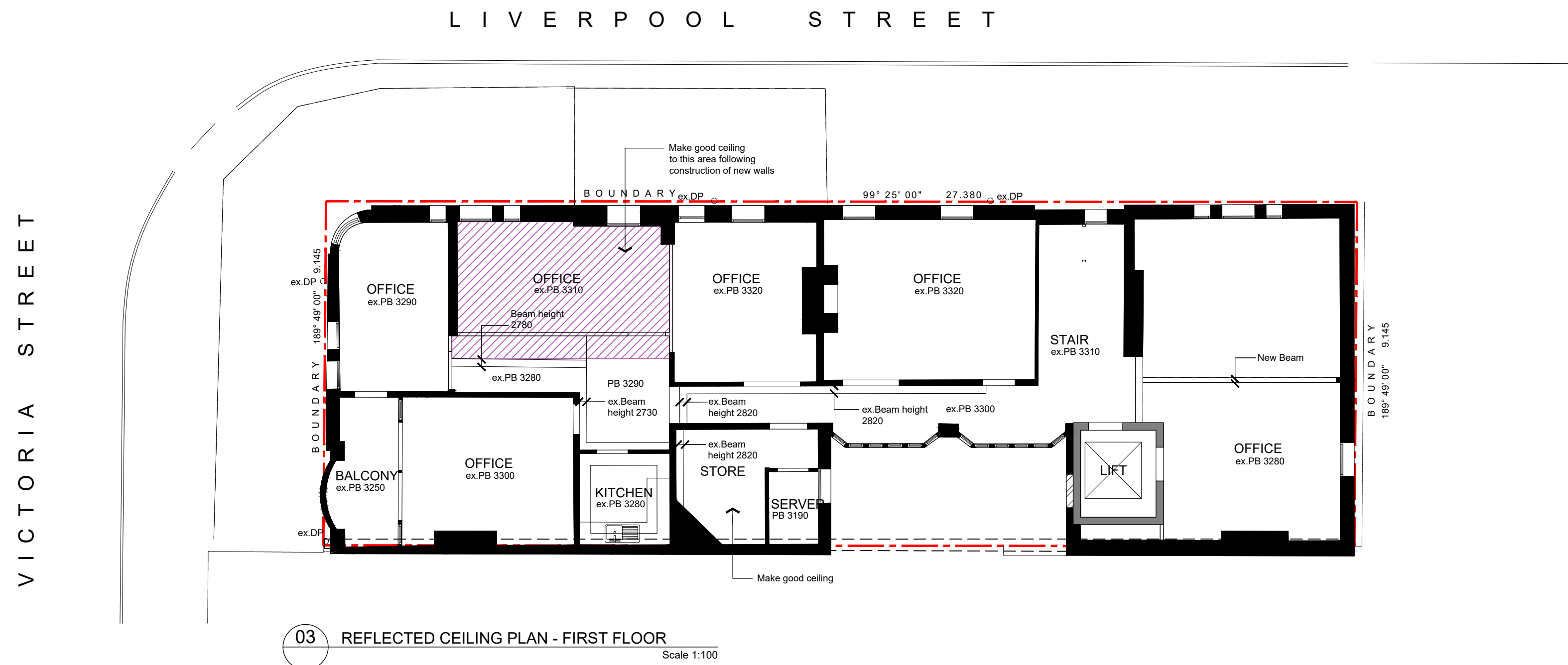
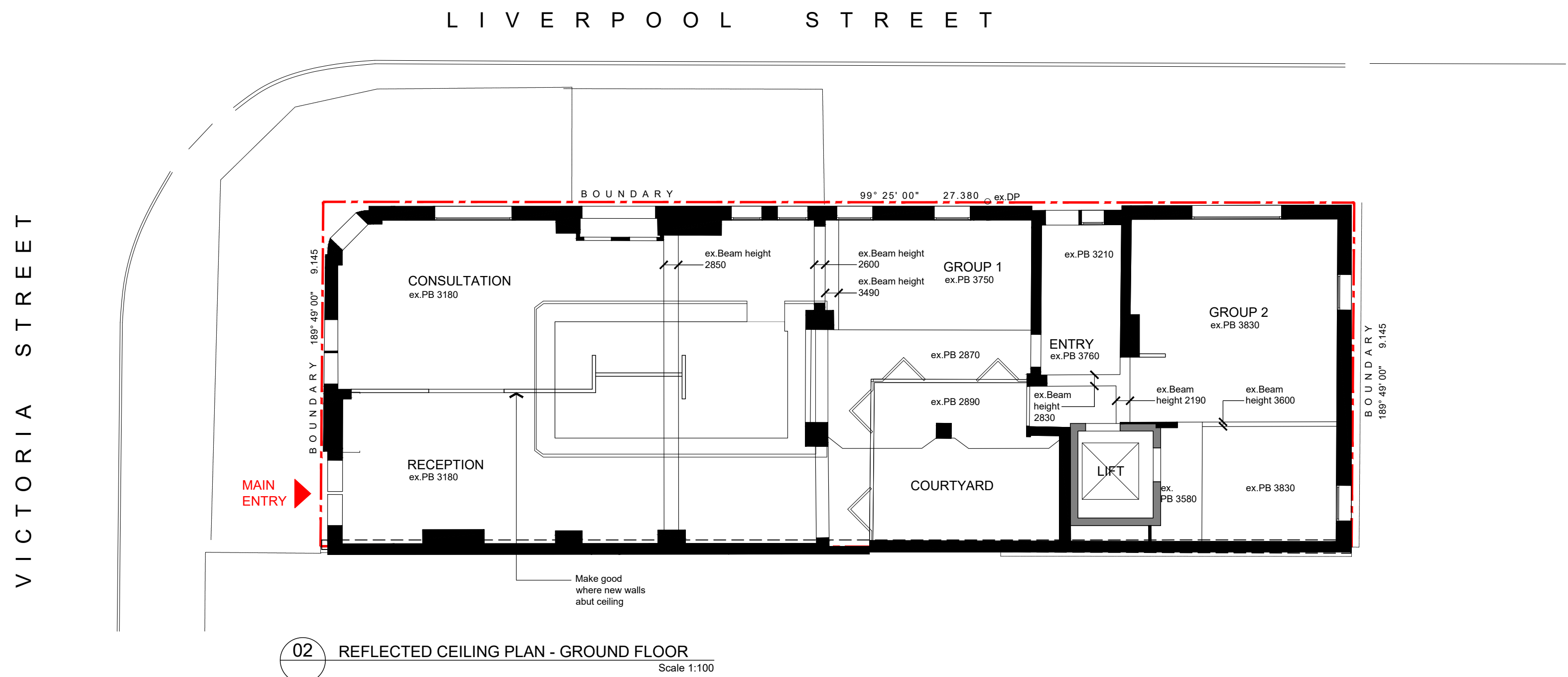
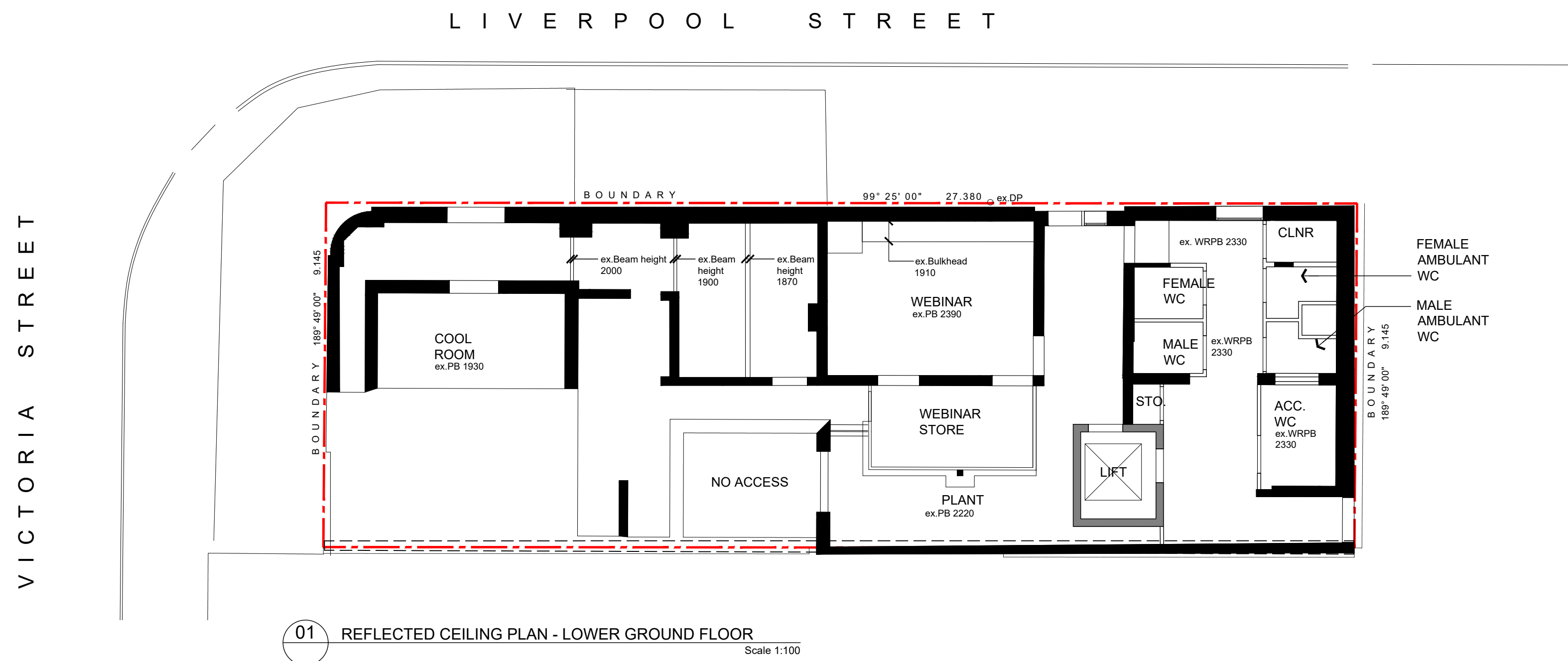
Drawing
PROPOSED FLOOR PLANS




boffa robertson group
architecture, health and aged care planning, project management

Suite 7, Level 1, Epica, 9 Railway Street
AUSTRALIA NSW 2067
Tel: (02) 9406 7000
Fax: (02) 9406 7009
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Date	DEC 2021	Job No.	Drawing
Scale	1:100 @ A1		
Drawn	AL	2103 /	DA02
Amendment	D		



		
SCALE: 1:100		
	Development Application Issue	13.12.2021
	Preliminary Issue	30.09.2021
No.	Amendment	Date

Project
ST VINCENT'S @ GREEN PARK HOTEL
360 Victoria Street, Darlinghurst

Drawing
REFLECTED CEILING PLANS



boffa robertson group
architecture, health and aged care planning, project management

Suite 7, Level 1, Epica, 9 Railway Street
Cherrywood NSW 2067
AUSTRALIA
Tel: (02) 9406 7000
Fax: (02) 9406 7009
Email: brgroup@brgr.net

Date	DEC 2021	Job No.	Drawing
Scale	1:100 @ A1	2103 /	DA03
Drawn	AL		
Amendment	B		