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CM:KR:20200701 L003 Paynters Typical Residential Aged Care

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Director
Paynters
7 Baroona Road
MILTON QLD 4064

Attention: John McCafferty

via email: [REDACTED]

TYPICAL RESIDENTIAL AGED CARE FACILITY BUILD COST

Further to your request we gladly share our R&D on the typical construction cost of Residential Aged Care (RAC) facilities, and how it compares against the New Direction Care (NDC) facility you have completed.

Please note that every project is unique; please refer to the Basis of Cost and a discussion on the variances below, noting that the cost noted below should be used as benchmark only.

RLB BENCHMARK

Our database and R&D indicate the following range, and we have inserted the NDC cost as advised. For the purpose of this comparison we state the cost per bed, as a rate per gross floor area does not necessary indicate design efficiencies and the like.

RESIDENTIAL AGED CARE	RANGE \$ PER BED	
	LOW	HIGH
RLB Benchmark RAC	\$165,000	\$250,000
New Direction Care (NDC)	\$155,498	

BASIS OF COSTS

The benchmark cost allows for the scope that is usually included in a contractor's tender; it includes all construction works, fixed joinery, specialist services, and the contractor's overheads and margin.

The cost excludes the following:

- Land
- Client cost
- Authority fees and charges
- Professional (design etc.) fees
- Loose furniture fitout and equipment
- GST

VARIANCES

The variances that contribute to the range between Low and High Costs include the level of infrastructure, designed finishes level, the ratio between residential and administrative support areas, site works, and of course the design itself which responds to the model of care.

Each project is unique and the only way to compare on a like-for-like basis will be to run an elemental estimate on two selected projects.

We trust this meets with your requirements. Should you have any questions or require clarification on any item, please do not hesitate to call.

Yours faithfully



Chris Marais
Director
Rider Levett Bucknall