

4 September 2020

Alesco Senior College

c/- AvidPM

45 Hargraves Street
Carrington NSW 2294

Attention: David Read
Email: david.read@avidpm.com.au

Capital Investment Value (CIV)

Quantity Surveyor's Certificate of Cost

ALESCO Senior College - 27 Chapman Street, Charlestown: Lots 18, 19, 20 DP23975

We have prepared this Quantity Surveyors Certificate of Cost to verify the Capital Investment Value (CIV) of the proposed works associated with the adaptive re-use of the former St Albans Anglican Church and Hall into the ALECSO Senior College at 27 Chapman Street Charlestown, in accordance with the definition contained in the State Environment Planning Policy 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)*

Based on this definition, we advise that our Estimate of Capital Investment Value for this development is **\$270,633 excluding GST** and is summarised as follows:

ELEMENT	\$
Alterations & Additions to Existing Building	\$167,664
External Works, Services & Infrastructure	\$57,638
Contractors Preliminaries	\$22,530
Contractors Overheads & Margin	\$12,392
SUB-TOTAL CONSTRUCTION COST	\$260,224
Design, Planning & Consulting Fees	\$10,409
TOTAL COST (excluding GST)	\$270,633

Please refer to Appendix 1 for an Elemental Breakdown of our estimate.

We note this estimate is prepared for the purpose of calculating the developments Capital Investment Value only and is *not* to be used for project budgeting or any other purpose.

In accordance with the CIV definition, our estimate excludes allowances for the following items;

- Development Application and Construction Certificate fees
- Other Authority fees and charges
- Finance costs
- Works subject to separate Development Application(s)
- Land costs
- Contingencies
- Loose FF & E items
- Specialised Fitout
- Goods and Services Tax (GST)

We estimate the number of jobs that will be created by the future development, as follows:

- During Construction: approx. 20-30 (estimated)
- During Operation: approx. 5-6 (as advised)

We confirm our estimate is based on the following information:

- Scoping Report prepared by AVID Project Management Services Pty Ltd (Rev 1) dated 1/07/20 including pages 1-18.
- DA Architectural Plans prepared by CKDS dated 02/09/20, as follows:
 - DA-0001 (B), DA-0101 (B), DA-1001 (B), DA-1101 (B), DA-2001 (B), DA-3001 (B), DA-7001 (B).
- Landscape Plans prepared by Xeriscapes dated 02/09/20, as follows:
 - L001 (B), L101 (B), L102 (B), L103 (B).
- Structural Plans prepared by MPC Consulting Engineers dated 27/08/20, as follows:
 - C01 (0), C02 (0), C03 (03), C04 (0), C05 (0), C06 (0).
- Planning Secretary's Environmental Assessment Requirements including pages 1-7.

I, the undersigned, confirm this estimate has been prepared by an Associate Member of the Australian Institute of Quantity Surveyors and I certify that I have to the best of my knowledge:

- Inspected the design plans subject of the application and/or documentation as listed above.
- Prepared and attached an estimate generally in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors.
- Calculated the estimate in accordance with the Environmental Planning & Assessment Regulation 2000 Part 15, Division 1, Clause 255, at current prices.
- Measured our estimate in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1, Appendix 2.

Most sincerely,



Aaron Satchell BConMgt(Hons1), AAIQS, CQS, MRICS

Quantity Surveyor | Director

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APPENDIX 1

**Quantity Surveyors Certificate of Cost
Capital Investment Value**

Estimate Summary

Capital Investment Value (CIV) Estimate - Alesco Senior College, Charlestown

4/09/2020

for **Alesco Senior College c/- AvidPM**

Alterations & Additions to Existing Facility

Description	Quantity	Unit	Rate	Total
ALTERATIONS & ADDITIONS TO EXISTING BUILDINGS	527.94	m2	\$317.58	\$167,664.22
Demolition & Alterations to Existing				\$4,467.87
Site Preparation & Excavation				\$1,307.89
External Walls				\$1,608.68
Internal Walls				\$33,051.25
Internal Doors				\$1,900.00
Wall Finishes				\$12,805.16
Floor Finishes				\$19,530.83
Ceiling Finishes				\$11,567.21
Fitments & Fittings				\$15,500.00
Hydraulic Services & Sanitary Fixtures				\$30,700.00
Gas Services (excluded)				
Electrical & Communication Services				\$19,625.33
Mechanical Services				\$11,600.00
Fire Protection Services				\$3,000.00
Builders Works in Connection with Services				\$1,000.00
EXTERNAL WORKS, LANDSCAPING & SERVICES				\$57,637.69
Retaining Walls				\$5,841.85
External Electrical & Communication Services				\$2,708.71
External Gas Services (Excluded)				
External Sewer & Water Services				\$3,500.00

Description	Quantity	Unit	Rate	Total
External Fire Protection Services (Excluded)				
External Stormwater Services				\$2,000.00
External Roads & Car Parks				\$10,820.37
Landscaping & External Site Improvement				\$32,766.76
PRELIMINARIES				\$22,530.19
Builder's Preliminaries				\$22,530.19
BUILDERS MARGIN				\$12,391.61
Builder's Margin				\$12,391.61
PROFESSIONAL, CONSULTING & DESIGN FEES				\$10,408.95
Professional, consulting & design fees				\$10,408.95
			Subtotal	\$270,632.66
			G.S.T [0%]	\$0.00
			Total	\$270,632.66

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