

17<sup>th</sup> November 2017

The Scots College  
Locked Bag 5001  
**BELLEVUE HILL NSW 2023**

Dear Sir's

**Proposed Stevenson Library Renovation**  
**29-53 Victoria Road, Bellevue Hill**  
**Statement of Cost of Capital Investment Value**

We certify that the Capital Investment Value for the above project, based upon the drawings and information provided is \$25,077,238.00 including design fees, as detailed below:

|  |                        |
|--|------------------------|
| Building Construction Cost                     | \$16,482,330.00        |
| External Works & Infrastructure                | \$ 1,054,200.00        |
| Preliminaries Profit & Overheads               | <u>\$ 5,260,959.00</u> |
| Total Construction Cost                        | \$22,797,489.00        |
| Consultant & Design Fees                       | <u>\$ 2,279,749.00</u> |
| <b>Total Capital Investment Value Excl GST</b> | <b>\$25,077,238.00</b> |

We confirm that we have calculated this statement of cost in accordance with the definition of "Capital Investment Value" as defined by the Environmental Planning & Assessment Regulation 2000 and the Planning and Infrastructure Planning Circular PS 10-008 at current prices as follows:

*"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 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*

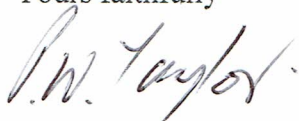
## **Exclusions**

In calculating the above capital investment value the following are excluded:

Local Authority charges  
Land Aquisition  
Legal Costs  
Marketing & Financing  
Taxes, Levies & Charges  
Goods & Services Tax

Should you require any further information on the above please do not hesitate to contact us.

Yours faithfully



**Peter Taylor** MAIQS (Member No. 3239)

Job Name : TSC-LIBRARY-10112017

Client's Name: The Scots College

**Job Description**

Proposed Library Renovation  
at The Scots College  
29-53 Victoria Road  
Bellevue Hill

| Trd No.               | Trade Description                         | Trade %       | Cost/m2         | Sub Total         | Mark Up % | Trade Total       |
|-----------------------|---|---------------|-----------------|-------------------|-----------|-------------------|
|                       | DOCUMENTATIONS                            |               |                 |                   |           |                   |
|                       | EXCLUSION                                 |               |                 |                   |           |                   |
|                       | SITE PREPARATION & DEMOLITION             | 3.46          | 288.64          | 868,800           |           | 868,800           |
|                       | SUBSTRUCTURE                              | 0.90          | 74.88           | 225,400           |           | 225,400           |
|                       | UPPER FLOORS                              | 2.69          | 224.39          | 675,400           |           | 675,400           |
|                       | COLUMNS                                   | 1.30          | 108.30          | 325,980           |           | 325,980           |
|                       | STAIRS                                    | 0.74          | 61.79           | 186,000           |           | 186,000           |
|                       | ROOFING                                   | 4.84          | 403.32          | 1,214,000         |           | 1,214,000         |
|                       | EXTERNAL WALLS, WINDOWS, DOORS & FINISHES | 17.55         | 1,462.23        | 4,401,300         |           | 4,401,300         |
|                       | INTERNAL WALLS , DOORS & FINISHES         | 6.84          | 570.03          | 1,715,800         |           | 1,715,800         |
|                       | FLOOR FINISHES                            | 5.20          | 432.99          | 1,303,300         |           | 1,303,300         |
|                       | CEILING FINISHES                          | 3.65          | 304.49          | 916,500           |           | 916,500           |
|                       | FITMENTS                                  | 2.99          | 249.24          | 750,200           |           | 750,200           |
|                       | ELECTRICAL SERVICES                       | 4.87          | 405.98          | 1,222,000         |           | 1,222,000         |
|                       | MECHANICAL SERVICES                       | 6.09          | 507.48          | 1,527,500         |           | 1,527,500         |
|                       | HYDRAULIC SERVICES                        | 2.37          | 197.74          | 595,200           |           | 595,200           |
|                       | FIRE SERVICES                             | 1.10          | 91.35           | 274,950           |           | 274,950           |
|                       | LIFT SERVICES                             | 1.12          | 93.02           | 280,000           |           | 280,000           |
|                       | Subtotal                                  |               |                 |                   |           | <u>16,482,330</u> |
|                       |   |               |                 |                   |           |                   |
|                       | EXTERNAL WORKS                            | 1.41          | 117.67          | 354,200           |           | 354,200           |
|                       | INFRASTRUCTURE UPGRADE                    | 2.79          | 232.56          | 700,000           |           | 700,000           |
|                       | PRELIMINARIES, PROFIT & OVERHEADS         | 20.98         | 1,747.83        | 5,260,959         |           | 5,260,959         |
|                       | CONSULTANT FEES                           | 9.09          | 757.39          | 2,279,749         |           | 2,279,749         |
| <b>GFA: 3,010 m2.</b> |   | <b>100.00</b> | <b>8,331.31</b> | <b>25,077,238</b> |           | <b>25,077,238</b> |

**Final Total : \$ 25,077,238**