



CAPITAL INVESTMENT VALUE REPORT
STEVENSON LIBRARY
THE SCOTS COLLEGE, VICTORIA RD BELLEVUE HILL

PREPARED BY:
TAYLOR & PARTNERS QUANTITY SURVEYING

17th May 2018

The Scots College
29-53 Victoria Road
BELLEVUE HILL NSW 2023

Dear Sir's

Proposed Alterations & Additions to The Stevenson Library
at the Scots College 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 \$28,863,068.00 including design fees, as detailed below:

Building Construction Cost	\$19,573,599.00
External Works	\$ 1,087,150.00
Preliminaries Profit & Overheads	\$ 5,578,403.00
Total Construction Cost	\$26,239,152.00
Consultant & Design Fees	\$ 2,623,916.00
Total Capital Investment Value Excl GST	\$28,863,068.00

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)."*

Development Description

The proposed project comprises the alterations & additions of the existing Stevenson Library Building at The Scots College, 29-53 Victoria Road Bellevue Hill. All as detailed in documentation provided by JCA Architects.

Construction Related Jobs

The project has an estimated capital investment value of approximately \$28.9M (Refer estimate attached). It is estimated that the project will generate approximately 60 - 65 construction related jobs during the design and construction phase. The estimated figure is based on a design period of 9 months and a construction period of approximately 24 months.

The labour demand for the project includes professional consultants, construction management and all onsite trade etc.

Quality of Finishes

The quality of finishes for the development are of a high standard with a proposed design to compliment the existing surrounding buildings.

Documentation

The above capital investment value has been prepared based on the documentation contained in the drawing schedule prepared by JCA Architects (See Attached Schedule)

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
- Contingencies

Disclaimer

This cost statement has been prepared for the sole purpose of providing a Cost Estimate to determine an indicative Capital Investment Value only. This Quantity Survey Certificate is not to be used for any other purpose. This report has been prepared for the use of the Scots College only. The writer does not accept any contractual 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.

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'Peter Taylor', written in a cursive style.

Peter Taylor MAIQS (Member No. 3239)