



W I L D E
A N D
W O O L L A R D

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17 September 2018

Assyrian Schools Ltd
c/- PMDL
Level 17 / 124 Walker Street,
NORTH SYDNEY NSW 2060

For the attention of Mr Tim Williams

SAINTS PETER & PAUL ASSYRIAN PRIMARY SCHOOL, CECIL PARK
PLANNING APPLICATION – CAPITAL INVESTMENT VALUE (CIV)
QUANTITY SURVEYORS CERTIFICATE

Wilde and Woollard has been engaged by Assyrian Schools Ltd to provide Cost Management services for the proposed development at the proposed Assyrian Primary School, Cecil Park. The development comprises an array of new buildings with external works across the site.

As part of our services commission, we have been requested to assess the Capital Investment Value for the development

The Capital Investment Value (CIV) has been calculated in accordance with the following definition of CIV as provided in State Environmental Planning Policy Amendment (Capital Investment Value) 2010.

*The **capital investment value** of a development 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 or marketing and selling land)*
- d) *GST (within the meaning of A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth)*

Ref:\18033\3.1\Sts Peter & Paul - CIV Letter 17Sept18.docx

Quantity Surveyors | Construction Cost Managers | Tax Depreciation Consultants
DIRECTORS | Mark Johnson | Ian Tucker | Nathan Towill | William Tang | ASSOCIATES | Meita Ishak | James Ryan
ASSOCIATED OFFICES | Adelaide, Brisbane, Canberra, Melbourne, Perth and Jakarta

Wilde and Woollard Pacific Pty Ltd (ABN 69 081 162 496) trading as Wilde and Woollard
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Australian Institute of Quantity Surveyors



ISO 9001

Calculation

To determine the CIV, Wilde and Woollard have prepared a Cost Plan for the project.

The total Capital Investment Value is **\$30,727,000** and is summarised as follows:

Stage 1	Cost \$
Building Works	\$ 6,718,000
External Works & Services	\$ 5,903,000
Preliminaries	\$ 1,580,000
Sub-Total - Stage 1	\$ 14,201,000
Future Stages	
Building Works	\$ 8,988,000
External Works & Services	\$ 2,696,000
Preliminaries	\$ 1,550,000
Sub-Total - Future Stages	\$ 13,234,000
Professional Fees	\$ 3,292,000
TOTAL ESTIMATED CIV	\$ 30,727,000

Statutory Fees

Statutory fees are excluded from the calculation in accordance with the definition attached

Professional Fees

The Design Cost Plan makes allowances for Professional Fees related to all Consultants during the design and construction phases of the project in accordance with standard Industry practice.

Jobs Creation

Total Non Construction Fees	\$ 3,292,000	Total Construction Value	\$ 27,435,000
Based upon 85% Labour Component	\$ 2,798,200	Based upon 45:55 Labour :Materials	\$ 12,345,750
Average rate per hour	\$ 150	Average rate per hour	\$ 75
Total hours created	18,655	Total hours created	164,610
Total hrs/employee - 33 months	6,501	Total hrs/employee - 25 months	4,059
Approx F/T jobs across 33 months	2.87	Approx F/T jobs across 25 months	40.55

Based on the above assessment we would anticipate the equivalent of 43 Full Time positions in consultancy and construction activities to be created for a 26 month period.

We certify that the information provided is accurate at the date of preparation and trust the enclosed is in accordance with your requirements. Should you have any further queries in relation to the same, please do not hesitate to contact the undersigned.

Yours faithfully,
Wilde and Woollard

A handwritten signature in black ink, appearing to read 'N. Towill', with a large, sweeping flourish underneath.

Nathan Towill
Director