

13 August 2021

Allambi Care

P.O Box 555
Warners Bay NSW 2282

Attention: Fiona Wade (Quality & Planning Project Officer)

Email: fiona.wade@allambicare.org.au

Dear Fiona

Capital Investment Value (CIV)

Quantity Surveyor's Certificate of Cost

Proposed Change of use to Education Establishment: 57 Carrington Street, West Wallsend NSW

We have prepared this Quantity Surveyors Certificate of Cost to verify the Capital Investment Value (CIV) of the proposed change of use to an Education Establishment located at 57 Carrington Street, West Wallsend NSW, prepared 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 **\$19,615 excluding GST** and is summarised as follows:

ELEMENT	\$
Site Preparation & Demolition	\$1,549
Building Works	\$10,671
External Works, Services & Infrastructure	Excl
Project Preliminaries	\$1,833
Builders Overheads & Margin	\$562
SUB-TOTAL CONSTRUCTION COST	\$14,615
Professional, Consulting & Design Fees	\$5,000
TOTAL CAPITAL INVESTMENT COST (excluding GST)	\$19,615

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.

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)

Documentation Prepared by CKDS Architecture., as follows:

- Concept Design Plans dated 29 July 2021 Issue 4 (4 Sheets)

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 plans the subject of the application for development consent or construction certificate (as per those provided above).
- Prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors.
- Calculated the development costs in accordance with the definition of development costs in Clause 25J of the Environmental Planning and Assessment Regulation 2000 at current prices.
- Included GST in the calculation of development costs.
- Measured gross floor areas 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, MRICS

Quantity Surveyor | Director

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APPENDIX 1

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

CIV Estimate Summary

A333 - Allambi - 57 Carrington Street, West Wallsend
for **Allambi Care**

13/08/2021

Proposed Change of use to existing building to an Education Establishment

Description	Quantity	Unit	Rate	Total
SITE PREPARATION				\$1,548.83
Demolition & Alterations to Existing				\$1,548.83
Site Remediation (Excluded)				
Site Preparation & Excavation (Excluded)				
Spoil Disposal (Excluded)				
BUILDING WORKS		m2	\$10,671.07	\$10,671.07
Roof (Excluded)				
External Doors (Excluded)				
Internal Walls				\$3,276.72
Internal Doors				\$1,500.00
Wall Finishes				\$1,029.83
Floor Finishes				\$3,076.86
Ceiling Finishes (Excluded)				
Fitments & Fittings (Excluded)				
Hydraulic Services & Sanitary Fixtures (Excluded)				
Gas Services (Excluded)				
Electrical & Communication Services				\$1,625.15
Mechanical Services (Excluded)				
Fire Protection Services (Excluded)				
Builders Works in Connection with Services				\$162.52
EXTERNAL WORKS, SERVICES & INFRASTRUCTURE				

Description	Quantity	Unit	Rate	Total
External Gas Services (Excluded)				
External Electrical & Communication Services (Excluded)				
External Pavements (Excluded)				
External Hydraulic Services (Excluded)				
External Works & Landscaping (Excluded)				
PRELIMINARIES				\$1,832.99
Builders Preliminaries				\$1,832.99
MARGIN				\$562.12
Builder Overheads & Margin				\$562.12
DESIGN & CONSULTANTS FEES				\$5,000.00
Design & Consultants Fees				\$5,000.00
			Total	\$19,615.00

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