

Ref 17790 -cp6_Capital Investment Value

21st October 2019
Montlaur Project Services
Level 15, 56 Pitt Street
SYDNEY NSW 2000

Attention Mr Luke Lubrano

Email: llubrano@montlaur.com

Dear Luke,

Mid Coast Council Office Relocation, 2 Biripi Way, Taree – CIV

Please see below, a summary table showing the estimated Capital Investment Value for the proposed fit out works to the project named above.

We confirm that the information listed below is accurate at the time of issuing.

1. Summary

The total estimated CIV derived from Cost Plan No. 6 is:

Estimated Capital Investment Value (\$)	
Estimated Construction Costs	13,187,413
Fees	1,900,000
Main Building Signage	Excl.
FF&E	Excl.
Escalation	Excl.
Total Estimated CIV (excl. GST)	\$15,087,413

The total estimated CIV cost is inclusive of trade costs, preliminaries and margin, professional fees and authority fees.

Exclusions: FF&E, main building signage (to be included under separate DA), land costs, relocations, contingencies and GST.

Capital Investment Value (CIV) is defined by the Environmental Planning and Assessment Regulation 2000 – Rev 3, as required by the State Environmental Planning Policy Amendment (Capital Investment Value) 2010 to be:

“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)

Yours faithfully,
Slattery Australia Pty Ltd

A handwritten signature in black ink, appearing to read "Liam Manning".

Liam Manning
Senior Associate
lm.rh
encl.