

SYDNEY

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16 April 2021

BGIS

Level 36, World Square, 680 George Street,
Sydney, NSW 2000

Attention: Daniel Moran,

RE: Jindabyne Police Station - Capital Investment Value

This Capital Investment Value (CIV) Statement has been prepared on behalf of NSW Police Property Group to accompany a Development Application. The development is located at 16-18 Thredbo Terrace within the Snowy Monaro local government area. The development can be summarised as follows:

- Demolition of existing buildings
- Construction of new Police Station, Police Accommodation and Vehicle Storage Shed including landscaping.

We confirm the CIV is based on the proposed development area and confirm that the information listed below is accurate at the time of issuing.

	Capital Investment Value
Main Works Trades	\$ 7,711,971
Fees	\$ 1,178,882
Police Items/DTI	\$ 140,000
Escalation	N/A
END TOTAL COST (ETC)*	\$ 9,030,853

ETC - is inclusive of Trade Costs, Staging, Preliminaries and Margin, Professional Fees, Authority Fees, Police Items and Escalation

Exclusions:

FF&E
Land Costs
Relocations
Enabling Works
Contingencies
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).”

Should you have any queries please do not hesitate to contact the undersigned.

Yours faithfully
MBMpl Pty Ltd

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

James Larkin
Associate Director

JINDABYNE POLICE STATION

CAPITAL INVESTMENT VALUE

17/04/2025

	DESCRIPTION	CIV Amount
A	POLICE STATION	
1	SUBSTRUCTURE	79,935
2	COLUMNS	14,309
3	UPPER FLOORS	152,874
4	STAIRCASES	18,286
5	ROOF	180,355
6	FACADE / WINDOWS / EXTERNAL WALLS	124,039
7	EXTERNAL DOORS	18,813
8	INTERNAL WALLS	315,701
9	INTERNAL SCREENS	59,362
10	INTERNAL DOORS	65,790
11	WALL FINISHES	95,240
12	FLOOR FINISHES	108,546
13	CEILING FINISHES	66,017
14	FITMENTS	124,971
15	LOOSE FURNITURE & EQUIPMENT	78,615
16	HYDRAULIC SERVICES	126,872
17	FIRE SERVICES	58,865
18	MECHANICAL SERVICES	242,582
19	ELECTRICAL & COMMUNICATION SERVICES	450,691
20	TRANSPORTATION SERVICES	107,231
21	Trade Total	2,489,090
22	PRELIMINARIES - 17%	423,145
23	MARGIN - 4%	116,489
24	Construction Total	3,028,724
B	POLICE ACCOMMODATION	
1	SUBSTRUCTURE	46,327
2	COLUMNS	15,833
3	UPPER FLOORS	111,188
4	STAIRCASES	28,993
5	ROOF	113,316
6	FACADE / WINDOWS / EXTERNAL WALLS	178,037
7	EXTERNAL DOORS	9,890
8	INTERNAL WALLS	256,138
9	INTERNAL SCREENS	18,920

10	INTERNAL DOORS	41,925
11	WALL FINISHES	66,973
12	FLOOR FINISHES	76,425
13	CEILING FINISHES	51,972
14	FITMENTS	57,033
15	LOOSE FURNITURE & APPLIANCES	70,843
16	HYDRAULIC SERVICES	99,669
17	FIRE SERVICES	31,306
18	MECHANICAL SERVICES	83,356
19	ELECTRICAL AND COMMUNICATIONS SERVICES	77,602
20	Trade Total	1,435,743
21	PRELIMINARIES	244,076
22	MARGIN	67,192
23	Construction Total	1,747,012
C	VEHICLE STORAGE (BOAT & SKIDOO SHED)	
1	SUBSTRUCTURE	23,159
2	PROPOSED VEHICLE STORAGE	124,175
3	Trade Total	147,334
4	PRELIMINARIES	25,047
5	MARGIN	6,895
6	Construction Total	179,276
D	DEMOLITION, EXTERNAL WORKS & OUTBUILDING	
1	DEMOLITION & SITE PREPARATION	411,949
2	EXTERNAL WORKS & SERVICES	1,643,382
3	OUTBUILDING	210,415
4	Trade Total	2,265,745
5	PRELIMINARIES	385,177
6	MARGIN	106,037
7	Construction Total	2,756,959
E	CIV TOTAL - EXCL GST	7,711,971
F	LOCALITY ALLOWANCE - 5%	Included
G	POLICE ITEMS / DTI (based on JFS dated 29/09/2020)	140,000
H	LAND ACQUISITION	
I	CONSULTANT FEES (based on JFS dated 29/09/2020)	1,178,882
J	ESCALATION (to October 2021) (reduced to 2.5%)	Included
K	CONTINGENCY (based on JFS dated 29/09/2020)	
L	TOTAL PROJECT COST - Excl GST	9,030,853