

Mr Alex Soovoroff  
Signature Project Management Pty Ltd  
Level 2, 272 Pacific Highway  
CROWS NEST NSW 2065

1 November 2019

Dear Sir,

**RE: OPAL AGED CARE DEVELOPMENT, 50 QUARRY ROAD, BOSSLEY PARK  
CAPITAL INVESTMENT VALUE (CIV) ESTIMATE**

As requested, we have prepared an estimate of the Capital Investment Value (CIV) for the above project and we advise you that the estimated cost at rates current in October 2019 is \$31,280,000 (excluding GST) as shown in the attached Summary of Estimate Costs.

We note the estimate has been based on the documents listed in the attached Schedule of Information Used.

We further note we have prepared the estimated Capital Investment Value based on the Planning Circular - PS 10-008 issued 10 May 2010 'New Definition of Capital Investment Value' prepared by NSW Department of Planning.

We specifically note that the above estimate is based on preliminary design information made available to ourselves at this point and therefore we have made a number of assumptions in relation to the project requirements. The estimates may be subject to change as the design develops.

Should you require any further information or wish to discuss any aspect of the attached please do not hesitate to contact us.

Yours faithfully

WT PARTNERSHIP



DAVID LAMBERT

Associate

## A. MAIN SUMMARY OF COSTS

	\$
SITE PREPARATION & DEMOLITION	740,000
SUBSTRUCTURE	1,540,000
COLUMNS	280,000
UPPER FLOORS	1,760,000
STAIRCASES	60,000
ROOF	1,290,000
EXTERNAL WALLS AND WINDOWS	2,300,000
EXTERNAL DOORS	60,000
INTERNAL WALLS	1,695,000
INTERNAL DOORS	455,000
WALL FINISHES	810,000
FLOOR FINISHES	865,000
CEILING FINISHES	935,000
JOINERY AND FIXTURES	1,200,000
SPECIAL EQUIPMENT	270,000
HYDRAULIC SERVICES	2,605,000
MECHANICAL SERVICES	2,295,000
ELECTRICAL SERVICES	1,725,000
FIRE SERVICES	920,000
LIFT SERVICES	345,000
BWIC	245,000
HARD LANDSCAPING	690,000
SOFT LANDSCAPING	730,000
EXTERNAL SITE SERVICES	820,000
EXTERNAL INFRASTRUCTURE	335,000
	<b>24,970,000</b>

	\$
HEAD CONTRACTORS PRELIMINARIES & MARGIN	3,995,000
	<b>28,965,000</b>
PROFESSIONAL FEES - 8%	2,315,000
<b>TOTAL ESTIMATED COST (EXCLUDING GST) OCTOBER 2019</b>	<b>31,280,000</b>

## B. SCHEDULE OF AREAS

	FECA	UCA	GFA
Basement Car Park	0	0	0
Lower Ground Floor	1,743	0	1,743
Ground Floor	2,961	96	3,057
Level 1	2,985	208	3,193
Roof Level	46	0	46
<b>TOTAL</b>	<b>7,736</b>	<b>304</b>	<b>8,040</b>

## C. SCHEDULE OF INFORMATION USED

The estimate has been based on the following information.

### 1. Architectural Drawings prepared by Jackson Teece

DRAWING NO	TITLE	DATE
DA-001	Cover Sheet	25 October 2019
DA-002	Location Plan	25 October 2019
DA-003	Site Analysis	25 October 2019
DA-005	Site Survey	25 October 2019
DA-006	Site Analysis	25 October 2019
DA-007	Site Analysis – Existing Street Views	25 October 2019
DA-008	Site Analysis – Existing Solar	25 October 2019
DA-010	Area Plans	25 October 2019
DA-050	Existing Site & Demolition Plan	25 October 2019
DA-060	Proposed Site Plan	25 October 2019
DA-100	Floor Plan – Lower Ground	25 October 2019
DA-101	Floor Plan – Ground Floor	25 October 2019
DA-102	Floor Plan – First Floor	25 October 2019
DA-103	Floor Plan – Roof	25 October 2019
DA-110	Fire / Smoke Compartments	25 October 2019
DA-300	Elevations	25 October 2019
DA-301	Elevations	25 October 2019
DA-400	Sections	25 October 2019
DA-520	Signage & Misc Works	25 October 2019
DA-600	Shadow Drawings – 21 June	25 October 2019
DA-601	Shadow Drawings – 21 September	25 October 2019
DA-602	Shadow Drawings – 21 December	25 October 2019

DRAWING NO	TITLE	DATE
DA-800	Notification Plans	25 October 2019
DA-801	Notification Plans	25 October 2019
DA-900	Photomontage View 1	25 October 2019
DA-901	Photomontage View 2	25 October 2019
DA-910	8m SEPP Height Clearance	25 October 2019
DA-911	9m LEP Height Clearance	25 October 2019

## 2. Civil Drawings prepared by Henry & Hymas

DRAWING NO	TITLE	DATE
17E04-DA-C000	Cover Sheer Drawing Schedule, Notes & Locality Sketch	09 October 2019
17E04_DA_C100	Site Detail Plan	09 October 2019
17E04_DA_C110	Typical Sections Sheet 1 of 2	09 October 2019
17E04_DA_C111	Typical Sections Sheet 2 of 2	09 October 2019
17E04_DA_C200	Stormwater Miscellaneous Details & Pit Lid Schedule	09 October 2019
17E04_DA_C201	OSD Details & Sections	09 October 2019
17E04_DA_C210	Stormwater Sections Sheet 1 of 3	Longitudinal 09 October 2019
17E04_DA_C211	Stormwater Sections Sheet 2 of 3	Longitudinal 09 October 2019
17E04_DA_C212	Stormwater Sections Sheet 3 of 3	Longitudinal 09 October 2019
17E04_DA_C250	Stormwater Catchment Plan	09 October 2019
17E04_DA_C300	Typical Retaining Walls Details	09 October 2019
17E04_DA_SE01	Sediment & Erosion Control Plan & Notes	09 October 2019
17E04_DA_SE02	Sediment & Erosion Control Details	09 October 2019
17E04_DA_BE01	Cut & Fill Plan	09 October 2019

### 3. Landscape Drawings prepared by Taylor Brammer

DRAWING NO	TITLE	DATE
00	Cover Sheer Drawing	30 October 19
01	Site Detail Plan	30 October 19
02	Dementia courtyard	30 October 19
03	Internal courtyard	30 October 19
06	Tree removal and retention plan	30 October 19
07	Roof plan	30 October 19
08	Level 1 plan	30 October 19
D1	Landscape details	30 October 19