

21 October 2019
File Ref: 2745072316/AA -CIV

David De Angelis
NettCorp
Barnett Avenue
ROOKWOOD NSW 2141

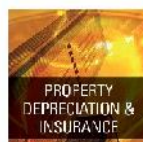
Dear David

**Nepean Gardens, 13 Park Drive, Wallacia
Capital Investment Value (CIV) Report for Penrith City Council**

Please find below the estimated Capital Investment Value for the Nepean Gardens at 13 Park Drive, Wallacia. We certify that the Capital Investment Value has been calculated in accordance with the EPA Regulation 2000 definition. The CIV for the proposed development is **\$14,599,464 (excl GST)**. An analysis of the estimated cost is summarised below:

Development Costs		
Basement Carpark & Catafalque		\$ 1,645,144
Chapel		\$ 3,830,509
Administration		\$ 1,758,272
Fittings (excl Disabled)		\$152,186
Open spaces / Covered area		\$ 1,344,989
External Works		\$ 3,459,001
External Services		\$ 1,537,651
SUB-TOTAL		\$ 13,727,752
Professional Fees	(6.0%)	\$ 823,665
Long Service Leave Levy	(0.35%)	\$ 48,047
TOTAL CIV WORKS		\$ 14,599,464

Note that the foregoing costs are exclusive of development contribution charges, Project Management fees, land costs, finances and GST (Goods and Services Tax).



Sydney Adelaide
Melbourne Perth
Brisbane Singapore



We certify that we have:

-) Inspected Architectural drawings DA00, DA01, DA02, DA03, DA04, DA05, DA06, DA07, DA08, DA09, DA10 & DA11 dated 26 September 2019 as prepared by Ignite Architects.
-) Prepared and attached an elemental estimate generally in accordance with the Australian Cost Management Manuals from Australian Institute of Quantity Surveyors
-) Calculated the development costs at current prices
-) Included GST in the calculation of the development cost
-) Measured Gross Floor Area (GFA) in accordance with the Method of Measurement of Building Areas in the AIQS Cost Management Manual Volume 1, Appendix A2
-) Included works as indicated on the drawings and within the site boundary.
-) Prepared this estimate as a requirement for a DA submission. This is not a tender estimate.

If you should wish to discuss this matter further, please contact Peter Hammond of this office.

Yours faithfully

A handwritten signature in black ink, appearing to be 'Peter Hammond', written over a faint, illegible stamp or background.

Peter Hammond MCIQB FRICS AAIQS No. 9898
Director
Napier & Blakeley Pty Ltd

ENCL



Report Parameters

This report is the opinion of Napier & Blakeley Pty Ltd ACN 006 386 278 atf Napier & Blakeley Unit Trust ABN 87 601 474 307 (**Napier & Blakeley**) and is to be read together with and is subject to the term and conditions of our engagement. Our opinions in this report are based on the information referred to in this report that has been made available to us by or on behalf of the addressee (**Information**).

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PROJECT: Wallacia Park, 13 Park Rd, Wallacia **Description:** The "Nepean Gardens" works comprising the construction of several Cemetery buildings including a Chapel with Basement Carpark, Administration Building, Catafalque (within Basement Carpark) Courtyards/Terraces. The works also include all associated civil works, site preparation, earthworks, road works, stormwater & sewer drainage, water and fire service, gas services, electrical and communications.

JOB NUMBER: 2745072316

DATE: 21-Oct-19

		12.5%		2.0%		5.0%		6.0%		AREA NOT IN TOTAL		TOTAL WORKS	
	PRELIMINARIES		Insert	ALL INSERT CELLS =		This colour							
	UNMEASURED WORKS ALLOWANCE		Insert										
	PROFIT & OVERHEADS		Insert										
	PROFESSIONAL FEES		Insert										
FUNCTIONAL AREA =		Basement Carpark & Catafalque - FECA (m2)		Chapel - FECA (m2)		Administration - FECA (m2)		Chapel Open Space - UCA (m2)		Administration covered area - UCA (m2)		External Works (m2)	
		Area sqm =	853	Area sqm =	475	Area sqm =	325	Area sqm =	831	Area sqm =	590	Area sqm =	211,909
		\$/SQM		\$/SQM		\$/SQM		\$/SQM		\$/SQM		\$/SQM	
		\$		\$		\$		\$		\$		\$	
O1	SB SUBSTRUCTURE	\$ 447.63	\$381,828	\$ 90.33	\$42,905	\$ 167.00	\$54,275	\$ 167.00	\$138,777	\$ 127.00	\$74,930	-	-
O2	CL Columns	\$ 40.00	\$34,120	\$ 60.00	\$28,500	\$ 25.00	\$8,125	-	-	-	-	-	-
O3	UF Upper Floors	-	-	\$ 139.12	\$66,080	-	-	-	-	-	-	-	-
O4	SC Staircase	\$ 16.71	\$14,250	-	-	-	-	-	-	-	-	-	-
O5	RF Roof	\$ 229.50	\$195,765	\$ 2,742.95	\$1,302,300	\$ 1,443.46	\$469,125	-	-	-	-	-	-
O6	EW External Walls	\$ 353.65	\$301,665	\$ 1,107.98	\$526,290	\$ 622.02	\$267,158	\$ 95.31	\$79,200	\$ 70.85	\$41,802	-	-
O7	WW Windows	-	-	-	-	-	-	-	-	-	-	-	-
O8	ED External Doors	\$ 17.00	\$14,500	\$ 71.37	\$33,900	\$ 7.38	\$2,400	-	-	-	-	-	-
O9	NW Internal Walls	\$ 100.10	\$85,388	\$ 83.05	\$39,450	\$ 188.42	\$61,236	-	-	-	-	-	-
O10	NS Internal Screens & B/L	\$ 2.17	\$1,850	-	-	\$ 17.08	\$5,550	-	-	-	-	-	-
O11	ND Internal Doors	\$ 10.20	\$8,700	\$ 6.00	\$2,850	\$ 21.15	\$6,875	-	-	-	-	-	-
TOTAL	SUPERSTRUCTURE	\$ 769.33	\$656,238	\$ 4,210.46	\$1,999,970	\$ 2,524.52	\$820,469	\$ 95.31	\$79,200	\$ 70.85	\$41,802	-	-
12	WF Wall Finishes	\$ 41.79	\$35,648	\$ 384.40	\$182,589	\$ 218.08	\$70,875	-	-	-	-	-	-
13	FF Floor Finishes	\$ 45.50	\$38,815	\$ 307.77	\$146,190	\$ 357.63	\$116,230	\$ 390.00	\$324,090	\$ 390.00	\$230,100	-	-
14	CF Ceiling Finishes	\$ 26.61	\$22,695	\$ 1,215.64	\$577,430	\$ 748.46	\$243,250	-	-	-	-	-	-
TOTAL	FINISHES	\$ 113.90	\$97,158	\$ 1,907.81	\$906,209	\$ 1,324.17	\$430,355	\$ 390.00	\$324,090	\$ 390.00	\$230,100	-	-
15	FT Fittings	\$ 34.23	\$29,198	\$ 117.84	\$55,975	\$ 54.85	\$17,825	\$ 25.00	\$20,775	\$ 15.00	\$8,850	-	-
16	SE Special Equipment	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL	FITTINGS	\$ 34.23	\$29,198	\$ 117.84	\$55,975	\$ 54.85	\$17,825	\$ 25.00	\$20,775	\$ 15.00	\$8,850	-	-
17	SF Sanitary Fixtures	-	-	-	-	-	-	-	-	-	-	-	-
18	PD Sanitary Plumbing	\$ 7.21	\$6,150	\$ 76.21	\$36,200	\$ 115.38	\$37,500	\$ 35.00	\$29,085	\$ 35.00	\$20,650	-	-
19	WS Water Supply	-	-	-	-	-	-	-	-	-	-	-	-
20	GS Gas Service	-	-	-	-	-	-	-	-	-	-	-	-
21	SH Space Heating	-	-	-	-	-	-	-	-	-	-	-	-
22	VE Ventilation	\$ 31.30	\$26,700	\$ 4.21	\$2,000	\$ 9.23	\$3,000	-	-	-	-	-	-
23	EC Evaporative Cooling	-	-	-	-	-	-	-	-	-	-	-	-
24	AC Air Conditioning	\$ 59.61	\$50,850	\$ 219.89	\$104,450	\$ 125.00	\$40,625	-	-	-	-	-	-
25	FP Fire Protection	\$ 10.00	\$8,530	\$ 25.00	\$11,875	\$ 10.00	\$3,250	-	-	-	-	-	-
26	LP Electric Light & Power	\$ 74.74	\$63,755	\$ 202.42	\$96,150	\$ 150.00	\$48,750	\$ 30.00	\$24,930	\$ 30.00	\$17,700	-	-
27	CM Communications	-	-	\$ 10.00	\$4,750	\$ 10.00	\$3,250	-	-	-	-	-	-
28	TS Transportation Systems	\$ 52.75	\$45,000	\$ 94.74	\$45,000	-	-	-	-	-	-	-	-
29	SS Special Services	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL	SERVICES	\$ 235.62	\$200,985	\$ 632.47	\$300,425	\$ 419.62	\$136,375	\$ 65.00	\$54,015	\$ 65.00	\$38,350	-	-
30	CE CENTRALISED ENERGY SYSTEMS	-	-	-	-	-	-	-	-	-	-	-	-
31	AR DEMOLITION	-	-	-	-	-	-	-	-	-	-	-	-
	SUB-TOTAL - BUILDING	\$ 1,600.71	\$1,365,407	\$ 6,958.91	\$3,305,484	\$ 4,490.15	\$1,459,299	\$ 742.31	\$616,857	\$ 667.85	\$394,032	-	-
	PRELIMINARIES - BUILDING	\$ 200.09	\$170,676	\$ 969.86	\$413,186	\$ 561.27	\$182,412	\$ 92.79	\$77,107	\$ 83.48	\$49,254	-	-
	UNMEASURED WORKS ALLOWANCE - BUILDING	\$ 36.02	\$30,722	\$ 156.58	\$74,373	\$ 101.03	\$32,834	\$ 16.70	\$13,879	\$ 15.03	\$8,966	-	-
	SUB-TOTAL - BUILDING	\$ 1,836.82	\$1,566,804	\$ 7,985.35	\$3,793,043	\$ 5,152.45	\$1,674,545	\$ 851.80	\$707,843	\$ 766.36	\$452,152	-	-
32	XP Site Preparation incl. excavation	-	-	-	-	-	-	-	-	-	-	\$ 2.33	\$494,293
33	XR Roads, Footpaths & Paved Areas	-	-	-	-	-	-	-	-	-	-	\$ 7.99	\$1,694,073
34	XN Boundary Walls, Fencing & Gates	-	-	-	-	-	-	-	-	-	-	\$ 1.42	\$300,800
35	XB Pool, Outbuilding & Covered Ways	-	-	-	-	-	-	-	-	-	-	-	-
36	XL Landscaping & Improvements	-	-	-	-	-	-	\$ 81.71	\$67,900	\$ 63.56	\$37,500	\$ 1.50	\$317,864
TOTAL	SITE WORKS	-	-	-	-	-	-	\$ 81.71	\$67,900	\$ 63.56	\$37,500	\$ 13.25	\$2,807,029
37	XK Ext Stormwater Drainage	-	-	-	-	-	-	-	-	-	-	\$ 3.54	\$750,000
38	XD Ext Sewer Drainage	-	-	-	-	-	-	-	-	-	-	\$ 0.35	\$75,000
39	XW Ext Water Supply	-	-	-	-	-	-	-	-	-	-	\$ 0.24	\$50,000
40	XG Ext Gas	-	-	-	-	-	-	-	-	-	-	\$ 0.07	\$15,000
41	XF Ext Fire Protection	-	-	-	-	-	-	-	-	-	-	\$ 0.71	\$150,000
42	XE Ext Electrical	-	-	-	-	-	-	-	-	-	-	\$ 1.18	\$250,000
43	XC Ext Communications	-	-	-	-	-	-	-	-	-	-	\$ 0.24	\$50,000
44	XS Ext Special Services	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL	EXTERNAL SERVICES	-	-	-	-	-	-	-	-	-	-	\$ 6.32	\$1,340,000
45	XX EXTERNAL ALTERATIONS	-	-	-	-	-	-	-	-	-	-	-	-
	SUB-TOTAL - EXTERNAL WORKS	-	-	-	-	-	-	\$ 81.71	\$67,900	\$ 63.56	\$37,500	\$ 19.57	\$4,147,029
	PRELIMINARIES - EXTERNAL	-	-	-	-	-	-	\$ 10.21	\$8,488	\$ 7.94	\$4,888	\$ 2.45	\$518,379
	UNMEASURED WORKS ALLOWANCE - EXTERNAL	-	-	-	-	-	-	\$ 1.84	\$1,528	\$ 1.43	\$844	\$ 0.44	\$93,308
TOTAL	EXTERNAL WORKS	-	-	-	-	-	-	\$ 93.76	\$77,915	\$ 72.93	\$43,031	\$ 22.46	\$4,758,716
46	YY PROFIT & OVERHEADS	\$ 91.84	\$78,340	\$ 399.27	\$189,652	\$ 257.62	\$83,727	\$ 47.28	\$39,288	\$ 41.96	\$24,759	\$ 1.12	\$237,936
TOTAL	BUILDING + EXTERNAL WORKS + SPECIAL PROVISIONS	\$ 1,928.66	\$1,645,144	\$ 8,384.62	\$3,982,695	\$ 5,410.07	\$1,758,272	\$ 992.84	\$825,047	\$ 881.26	\$519,942	\$ 23.58	\$4,996,652
	PROFESSIONAL FEES	\$ 115.72	\$98,709	\$ 503.08	\$238,962	\$ 324.60	\$105,496	\$ 59.57	\$49,503	\$ 52.88	\$31,197	\$ 1.41	\$299,799
TOTAL	GROSS WORKS	\$ 2,044.38	\$1,743,853	\$ 8,887.70	\$4,221,657	\$ 5,734.67	\$1,863,768	\$ 1,052.41	\$874,549	\$ 934.13	\$551,139	\$ 24.99	\$5,296,451