

# CARDINAL FREEMAN VILLAGE

Supporting Documentation

## Appendix AT

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Quantity Surveyors Capital Value Statement

Prepared by **Davis Langdon**

12<sup>th</sup> October 2009

Aevum Ltd

C/O

Greengate Consulting (NSW) Pty Ltd

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Attention Mr Greville Ingham

Dear Greville

**Re: Refurbishment and expansion of Existing Aged Care Facility, Victoria Street, Ashfield (MP08 – 0245)  
–Stage 1 – Village Green**

Please find enclosed a copy of our Master plan cost estimate for the construction of the redevelopment works at the Cardinal Freeman Village site in the amount of \$27,372,595 excl GST.

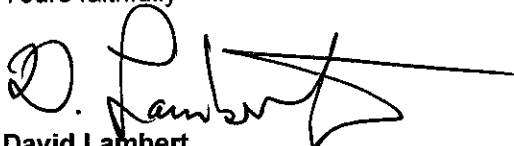
Construction Cost	\$25,016,872
FFE to chapel	\$95,600
Design costs (9%)	<u>\$2,260,122</u>
<b>Total Capital Investment Value</b>	<b><u>\$27,372,595</u></b>

For the purpose of this cost estimate the following definition, obtained from Clause 3 of SEEP (Major Projects), has been used to determine the Capital Investment Value of the project:

"the capital investment value of the development includes all costs necessary to establish and operate the development, including design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment (but excluding GST, as defined by A new Tax system (Goods and Services Tax) Act 1999 of the Commonwealth and land costs".

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

Yours faithfully



**David Lambert**  
Associate

Functional Area	Unit	Qty	\$/m2	Cost Allocation Stage 1	\$ Total	Notes
<b><i>FACILITIES</i></b>						
<b><i>Stage 1</i></b>						
Building Q1 - ILU's mid	m2			5,901,179	5,901,179	
Building Q2 - ILU's premium	m2			4,942,927	4,942,927	
Building Q3 - ILU's standard	m2			3,417,975	3,417,975	
Extra over for A/C provision	m2			Incl	0	
Balconies	m2			Incl	0	
<b>GROSS FUNCTIONAL COST (G.F.C.)</b>	<b>m2</b>			<b>14,262,081</b>		<b>14,262,081</b>
<b><i>PROJECT SPECIFICS</i></b>						
<b><i>Site Works</i></b>						
Site preperation	Item			84,120	84,120	
Demolition	Item			187,700	187,700	
<b><i>Basement car parks</i></b>						
Basement car park - stage 1	m2			2,523,969	2,523,969	
<b><i>External Works</i></b>						
JHA telcom master plan document dated 02.07.08	Item			80,000	80,000	
Footpaths	Item			Incl	0	
Hard landscaping allowance for ret walls, seats etc	Item			612,800	612,800	
Soft landscaping	Item			148,692	148,692	
External Signage	Item			15,000	15,000	
Allowance for Building E decanting	Item			100,000	100,000	
<b><i>External services</i></b>						
External services allowance within stages	Item			50,000	50,000	
<b><i>GENERAL SCHEME COSTS</i></b>						
<b><i>Community facilities</i></b>						
Village facility	m2			Incl	0	
Chapel - Servery/toilet area	m2			1,137,566	1,137,566	
Chapel - Dining room area	m2			Incl	0	
Chapel - Mens shed	m2			Incl	0	
Aevum office	m2			Incl	0	
<b><i>Landscaping</i></b>						
<b><i>Village green</i></b>						
Footpaths	m2			Incl	0	
Hard landscaping allowance for ret walls, seats etc	m2			Incl	0	
Soft landscaping	m2			Incl	0	
Feature trees	No			Incl	0	
<b><i>Chapel</i></b>						
Paved area	m2			Incl	0	
Hard landscaping allowance for ret walls, seats etc	m2			Incl	0	
Ramp and steps	Item			Incl	0	
Shade structure	Item			Incl	0	
Soft landscaping	m2			Incl	0	
Feature trees	No			Incl	0	
<b><i>Swimming Pool</i></b>						
Swimming pool	m2			864,736	864,736	
Roof top walkways	m2			Incl	0	
Roof top terrace garden	m2			Incl	0	
<b><i>Electrical</i></b>						
1000 KVA substation				140,000	140,000	
MSB power correction factor (PFC) South				100,000	100,000	
New consumer mains				50,000	50,000	
Submain reticulation, including pit access and spare wiring (South)				30,000	30,000	
External lighting				120,000	120,000	
<b><i>Hydraulics</i></b>						
Water mains supply				53,394	53,394	
Hydrant ring main and stands				87,581	87,581	
Gas services				40,000	40,000	
Stormwater alterations and additions to roads				50,000	50,000	
Stormwater detention				45,000	45,000	
Stormwater retention				30,000	30,000	
<b><i>Sewer</i></b>						
Relocate and upgrade sewer allowance				10,000	10,000	
<b><i>Services relocation/diversions</i></b>						
Services relocation/diversions allowance				25,000	25,000	
<b><i>Roads and footpaths</i></b>						
Road repaving and widening				293,100	293,100	
Footpaths				40,000	40,000	
<b><i>Bwic</i></b>						
Bwic				20,000	20,000	
<b>Subtotal - Project Specifics</b>				<b>6,938,658</b>		<b>6,938,658</b>
<b>NET BUILDING COST SEPTEMBER 2009 Prices</b>				<b>21,200,739</b>		<b>\$ 21,200,739</b>
<b><i>PRELIMINARIES &amp; MARGIN</i></b>						
Preliminaries		14%		2,968,103	2,968,103	
Margin		4%		848,030	848,030	
<b>Subtotal - Preliminaries and Margin</b>				<b>3,816,133</b>		<b>3,816,133</b>
<b>GROSS BUILDING COST SEPTEMBER 2009 Prices</b>				<b>25,016,872</b>		<b>\$ 25,016,872</b>
FFE for chapel area - A/V, tables and chairs	Item			95,600	95,600	
						<b>\$ 25,112,472</b>
Design fees (9%)						<b>\$2,260,122</b>
						<b>\$27,372,595</b>

Functional Area	Unit	Qty	\$/m2	Cost Allocation Stage 1	\$ Total	Notes
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**BASIS OF ESTIMATE**

Preliminary draft master plan dated 18.06.09  
Hills Tallis stage 1 drg no.'s as per drawing register dated 31.08.09  
Hills Tallis emails dated 01.07.09, 01.09.09 and 02.09.09  
Stage 1 landscaping as per JILA marked up drawings no LC01 and 02 received 31.08.09  
Greengate cost plan information memorandum dated 06.01.09  
Greengate emails dated 09.01.09, 13.01.08,15.01.09, 23.01.09, 23.07.09 and 28.07.09  
Engineering partnership email dated 31.08.09  
R Birds emails dated 02.09.09, 03.09.09 and 04.09.09  
Whipps Wood email dated 04.09.09  
JHA email dated 08.09.09  
JHA telcom master plan document dated 02.07.08  
JHA electrical master plan document dated 02.07.08  
Whipps-Wood hydraulic services report dated 13.02.08  
Exisiting building areas as per Greengate email dated 07.01.09  
A/C provision to units consists of risers and pipework, does not include plant  
Allowance for building E decanting delay is to cover for additional traffic management, delivery costs, hoardings and preliminaries

**EXCLUSIONS**

GST  
Escalation beyond September 09  
Design and Construction contingency  
Development application fee  
Authority fees and charges  
Home owners warrenty insurance  
Headworks charges and authority fees  
Marketing suite  
Finance costs and charges  
Acquistion costs and charges  
Advertising  
Air conditioning to apartments  
No significant contaminated materials on site  
Work to existing council footpaths  
Automatic irrigation system  
Gym equipment  
FFE to Avum offices and community facility