

15 August 2022

The University of Newcastle
University Drive, Callaghan
NSW 2308

Dear Sir/ Madam

Central Coast Campus
SSDA APPLICATION – CAPITAL INVESTMENT VALUE (CIV)
QUANTITY SURVEYORS CERTIFICATE

Wilde and Woollard has been engaged by The University of Newcastle to provide Cost Management services for the proposed works at Central Coast Campus. The development comprises of:

- Demolition works to accommodate new works;
- Associated earthworks, landscaping, stormwater works, service upgrades;
- Construction of new university building and carpark;

As part of our services commission, we have been requested to assess the Capital Investment Value for the development.

Definition

Capital Investment Value (CIV) is defined by the Environmental Planning Authority as:

The CIV 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 equipment but excluding the following:-

- 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 or marketing and selling land)*
- d) GST (within the meaning of A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth)*

Calculation

Wilde and Woollard's initial estimate, based upon Initial Planning Design Options for the project, is above **\$50 million**.

Should you require any further information, please do not hesitate to contact me

Yours faithfully,

Wilde and Woollard

A handwritten signature in black ink, appearing to read 'M. Johnson', with a horizontal line drawn through it.

Mark Johnson
Managing Director
BSC, B.Build (CE), AIQS