

7 October 2011

Health Infrastructure
Level 8, 77 Pacific Highway
NORTH SYDNEY NSW 2060

Attention: Mr Troy Harvey

Dear Sir

**SHOALHAVEN CANCER CARE CENTRE: MP11_0069
QUANTITY SURVEYOR CERTIFICATE OF COST**

As requested we have prepared this Quantity Surveyor's Certificate of Cost to verify the Capital Investment Value of the project in accordance with the definition contained in the State Environment Planning Policy (State and Regional Development) 2011.

Under this policy the Capital Investment Value has the same meaning as in the Environmental Planning Assessment Regulation 2000 which was amended on 1 October 2010 to the following:

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 Environmental Planning and Assessment 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); and*
- d. GST (within the meaning of A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth).*



ISO 9001
FS 548756

Based on this definition, we advise that our estimate of Capital Investment Value for this project is \$33,866,000 including GST as summarised below:

a. Site, building and external works	\$16,340,670
b. Major equipment and FF&E	\$9,653,658
c. Contingency	\$3,686,200
d. Consultant and project management fees	\$3,190,810
e. Authority fees and charges, incl Long Service Levy	\$239,700
f. Escalation	<u>\$754,962</u>
g. TOTAL (excluding GST)	\$33,866,000

We note our estimate is also based on land acquisition costs of \$1,050,000, as advised to us.

We confirm our estimate is based on the planning submission documentation.

We trust the above is self explanatory however, if you have any queries please do not hesitate to contact us.

Yours faithfully



p.p.

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