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29 August 2012

Johnstaff Projects  
Level 8  
16 O'Connell Street  
Sydney  
NSW 2000

**Attention: Mr Nic Johnston**

Dear Mr Johnston,

## **SOUTH EAST REGIONAL HOSPITAL DEVELOPMENT 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 (Major Development) 2005.

Under this policy the Capital Investment Value has the same meaning as in the Environmental Planning Assessment Regulation 2000 which was amended on 7 May 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)*
- (d) GST (within the meaning of A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth).*



ISO 9001  
FS 548756

29 August 2012

SOUTH EAST REGIONAL HOSPITAL DEVELOPMENT  
QUANTITY SURVEYOR CERTIFICATE OF COST

Based on the this definition, we advise that our estimate of Capital Investment Value for this project is \$8,962,000 for Stage 1 and \$142,722,000 for Stage 2. A total value of \$151,684,000 for Stages 1 and 2; as summarised below;

	Stage 1	Stage 2	Total Stages 1 and 2
	Early Works	Main Works	
Site preparation	\$ 1,031,000		\$ 1,031,000
Building works	\$ 1,456,000	\$ 123,704,000	\$ 125,160,000
External works and services	\$ 5,350,000	\$ 3,067,000	\$ 8,417,000
Consultant and project management fees	\$ 1,125,000	\$ 15,951,000	\$ 17,076,000
Design contingency	Incl	Incl	Incl
Long service leave levy	Incl	Incl	Incl
<b>Total Excluding GST</b>	<b>\$ 8,962,000</b>	<b>\$ 142,722,000</b>	<b>\$ 151,684,000</b>

We note our estimate excludes allowances for the following items based on advice provided by the NSW Department of Planning;

- Development Application and Construction Certificate fees
- Authority fees
- Escalation for potential cost increases beyond August 2012
- Finance costs

We confirm our estimate is based on the following information:

- Preliminary schematic drawings prepared by BVN Architecture  
SK-AR-V-01 – Lower ground and ground floor level plans  
SK-AR-V-02 – Level 1 and level 2 plans

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

Yours faithfully,



**Jeremy Vitler**

Associate

Rider Levett Bucknall

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