



W I L D E  
A N D  
W O O L L A R D

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9 December 2016

### **Richard Crookes Constructions**

214 Willoughby Road,  
Naremburn NSW 2065

### **For the attention of Andrew Buchanan**

Dear Andrew,

### **RE: The University of Sydney, Regiment Student Accommodation SSDA – CAPITAL INVESTMENT VALUE (CIV) QUANTITY SURVEYORS CERTIFICATE**

As instructed we have prepared an estimate on the above project and we confirm the following for you.

The Capital Investment Value (CIV) has been calculated in accordance with the following definition of CIV as provided in State Environmental Planning Policy Amendment (Capital Investment Value) 2010.

*The **capital investment value** of a development includes all cost 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 ACT or a planning agreement under that Division,*
- b) *costs relating to any part of the development or project that is 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 & Services Tax) Act 1999 of the commonwealth.*

The Capital Investment Value (CIV) of the above project would be split up as follows:

- construction of **\$72,186,755**
- professional fees and contingency of **\$7,135,557**

Accordingly, the Capital Investment Value for the project including consultant's fees is **\$79,322,312** (Excl. GST).

### **Jobs Creation**

Based on the above assessment we would anticipate the equivalent an average of **121** Full Time positions in consultancy and construction activities during the 59 weeks of construction.



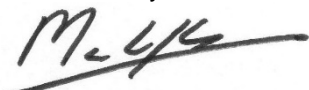
Recognised by the  
Australian Institute of Quantity Surveyors

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We trust the enclosed is in accordance with your requirements should you have any further queries in relation to same please do not hesitate to contact the undersigned.

Yours faithfully,

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

**Mark Johnson**  
Managing Director

**UNIVERSITY OF SYDNEY, REGIMENT  
SUMMARY**

	REGIMENT
<b>D &amp; C CONSTRUCTION COST</b>	
Demolition and Excavation	Incl in Construction
D&C Construction Cost Regiment	\$ 69,016,755
D&C Contingency	\$ 3,170,000
<b>TOTAL CONSTRUCTION COST</b>	<b>\$ 72,186,755</b>
<b>FEES</b>	
Authorities / Internal Design	\$ 2,585,557
Legal	\$ 150,000
PM fees	\$ 4,400,000
<b>TOTAL PROJECT COST</b>	<b>\$ 79,322,312</b>

**EXCLUSIONS**

GST

Land cost