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J:\15347\2.1\CIV Letter 07/07.07.16

7 July 2016

University of New South Wales c/- Capital Insight Pty Ltd 77 Berry Street North Sydney, NSW, 2060

Attention: Mr Ed Jaworski

Dear Sir,

UNSW SCIENCE AND ENGINEERING BUILDING QUANTITY SURVEYOR'S 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 or 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)



Based on the above definition, we advise that our estimate of Capital Investment Value for this project is \$176,560,000 excluding GST, as summarised below;

UNSW Science and Engineering Building	\$ 165,139,868		
Authority Fees	Excl.		
Consultant and project management fees	\$ 10,734,092		
Long Service Leave Levy (0.35%)	<u>\$ 686,040</u>		
TOTAL (Excl GST)	<u>\$ 176,560,000</u>		

Our estimate excludes allowances for the following items based upon the advice provided by the NSW Department of Planning;

- Development Application and Construction Certificate fees
- Authority fees
- Finance costs

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

Yours faithfully

Jeffrey Gay

Jeffrey Gall Senior Associate | Chief Estimator Rider Levett Bucknall

jeffrey.gall@au.rlb.com

UNSW Science & Engineering Building Main Works - CIV Estimate - July 16

Location Summary

GFA: Gross Floor Area Rates Current At July 2016

E WORKS PREPARATION Preparation Bulk Excavation and Shoring DING WORKS Basement Bround evel 1 evel 2 evel 3 evel 4 evel 5 evel 6 evel 7 evel 8 Plant & Roof ift Services ERNAL WORKS andscaping	D1 - SITE PREPARATION	4,633 2,557 2,199 2,246 2,200 2,199 2,203 2,209 2,189 1,650 2 <i>4</i> ,285	3,649 3,724 5,537 5,338 5,411 5,424 5,406 5,386 5,417 2,724 \$4,774	254,80 6,156,58 \$6,411,36 16,903,78 9,523,38 12,175,38 11,988,98 11,905,27 11,926,68 11,909,18 11,898,74 11,858,38 4,494,63 1,350,00 \$115,934,28
Site Preparation Bulk Excavation and Shoring DING WORKS Basement Bround evel 1 evel 2 evel 3 evel 4 evel 5 evel 6 evel 7 evel 8 Plant & Roof ift Services		2,557 2,199 2,246 2,200 2,199 2,203 2,209 2,189 1,650	3,724 5,537 5,338 5,411 5,424 5,406 5,386 5,417 2,724	6,156,58 \$6,411,34 16,903,78 9,523,38 12,175,38 11,988,98 11,905,22 11,905,22 11,926,68 11,909,18 11,898,74 11,858,38 4,494,63 1,350,00
Aulk Excavation and Shoring DING WORKS Basement Bround evel 1 evel 2 evel 3 evel 3 evel 4 evel 5 evel 6 evel 7 evel 8 Plant & Roof ift Services ERNAL WORKS		2,557 2,199 2,246 2,200 2,199 2,203 2,209 2,189 1,650	3,724 5,537 5,338 5,411 5,424 5,406 5,386 5,417 2,724	6,156,58 \$6,411,34 16,903,78 9,523,38 12,175,38 11,988,98 11,905,22 11,905,22 11,926,68 11,909,18 11,898,74 11,858,38 4,494,63 1,350,00
Aulk Excavation and Shoring DING WORKS Basement Bround evel 1 evel 2 evel 3 evel 3 evel 4 evel 5 evel 6 evel 7 evel 8 Plant & Roof ift Services ERNAL WORKS		2,557 2,199 2,246 2,200 2,199 2,203 2,209 2,189 1,650	3,724 5,537 5,338 5,411 5,424 5,406 5,386 5,417 2,724	6,156,58 \$6,411,34 16,903,78 9,523,38 12,175,38 11,988,99 11,905,22 11,926,69 11,909,18 11,898,74 11,858,38 4,494,63 1,350,00
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Basement Bround evel 1 evel 2 evel 3 evel 3 evel 4 evel 5 evel 5 evel 6 evel 7 evel 8 Plant & Roof ift Services	D2 - BUILDING WORKS	2,557 2,199 2,246 2,200 2,199 2,203 2,209 2,189 1,650	3,724 5,537 5,338 5,411 5,424 5,406 5,386 5,417 2,724	9,523,38 12,175,38 11,988,98 11,905,27 11,926,68 11,909,18 11,898,74 11,858,38 4,494,63 1,350,00
Ground evel 1 evel 2 evel 3 evel 3 evel 4 evel 5 evel 6 evel 7 evel 8 Plant & Roof ift Services	D2 - BUILDING WORKS	2,557 2,199 2,246 2,200 2,199 2,203 2,209 2,189 1,650	3,724 5,537 5,338 5,411 5,424 5,406 5,386 5,417 2,724	9,523,33 12,175,33 11,988,99 11,905,2 11,905,2 11,909,14 11,898,74 11,858,33 4,494,63 1,350,00
Ground evel 1 evel 2 evel 3 evel 3 evel 4 evel 5 evel 6 evel 7 evel 8 Plant & Roof ift Services	D2 - BUILDING WORKS	2,557 2,199 2,246 2,200 2,199 2,203 2,209 2,189 1,650	3,724 5,537 5,338 5,411 5,424 5,406 5,386 5,417 2,724	9,523,3 12,175,3 11,988,9 11,905,2 11,905,1 11,909,1 11,898,7 11,858,3 4,494,6 1,350,0
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evel 2 evel 3 evel 4 evel 5 evel 6 evel 7 evel 8 Plant & Roof ift Services	D2 - BUILDING WORKS	2,246 2,200 2,199 2,203 2,209 2,189 1,650	5,338 5,411 5,424 5,406 5,386 5,417 2,724	11,988,9 11,905,2 11,926,6 11,909,1 11,898,7 11,858,3 4,494,6 1,350,0
evel 4 evel 5 evel 6 evel 7 evel 8 Plant & Roof ift Services ERNAL WORKS	D2 - BUILDING WORKS	2,200 2,199 2,203 2,209 2,189 1,650	5,411 5,424 5,406 5,386 5,417 2,724	11,905,2 11,926,6 11,909,1 11,898,7 11,858,3 4,494,6 1,350,0
evel 5 evel 6 evel 7 evel 8 Plant & Roof ift Services ERNAL WORKS	D2 - BUILDING WORKS	2,203 2,209 2,189 1,650	5,406 5,386 5,417 2,724	11,909,17 11,898,74 11,858,33 4,494,63 1,350,00
evel 6 evel 7 evel 8 Plant & Roof ift Services ERNAL WORKS	D2 - BUILDING WORKS	2,209 2,189 1,650	5,386 5,417 2,724	11,898,74 11,858,34 4,494,64 1,350,04
evel 7 evel 8 Plant & Roof ift Services ERNAL WORKS	D2 - BUILDING WORKS	2,189 1,650	5,417 2,724	11,858,3 4,494,6 1,350,0
evel 8 Plant & Roof ift Services ERNAL WORKS	D2 - BUILDING WORKS	1,650	2,724	4,494,63 1,350,00
ift Services ERNAL WORKS	D2 - BUILDING WORKS			1,350,0
ERNAL WORKS	D2 - BUILDING WORKS	24,285	\$4,774	
	D2 - BUILDING WORKS	24,285	\$4,774	\$115,934,2
andscaping				
				229,92
loads and Paved Areas				304,2
ite Services Infrastructure				690,0
	D3 - EXTERNAL WORKS			\$1,224,1
OCATION WORKS				1,250,0
IPMENT ALLOWANCE				250,0
IUM LINK PROVISIONAL SUM				1,120,0
ERIC LAB / WORKPLACE FITOUT				In
EYERS FITOUT				600,0
FITOUT				300,0
IGN COSTS (CONTRACTOR)				5,700,0
LIMINARIES				17,800,0
STRUCTION CONTINGENCY				4,000,0
ALATION				4,000,0
GIN				6,550,0
	D - MAIN SEB WORKS	24,285	\$6,800	\$165,139,8
	ESTIMATED NET COST	24,285	\$6,800	\$165,139,8
	GN COSTS (CONTRACTOR) IMINARIES STRUCTION CONTINGENCY ALATION	GN COSTS (CONTRACTOR) .IMINARIES STRUCTION CONTINGENCY ALATION GIN	GN COSTS (CONTRACTOR) IMINARIES STRUCTION CONTINGENCY ALATION GIN D - MAIN SEB WORKS 24,285	GN COSTS (CONTRACTOR) .IMINARIES STRUCTION CONTINGENCY ALATION GIN <i>D - MAIN SEB WORKS</i> 24,285 \$6,800

UNSW Science & Engineering Building Main Works - CIV Estimate - July 16

Location Summary

GFA: Gross Floor Area Rates Current At July 2016

ocation			GFA m ²	Cost/m ²	Total Cos
IARGINS & ADJUSTMENTS (contin Professional Fees (ECI & Client Allowa		6.5 %			\$10,734,092
ong Service Levy		0.3 <i>%</i>			\$686,04
SST		0.170			Exc
	ESTIMATED TOTAL COST		24,285	\$7.270	\$176,560,000
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