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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)*

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UNSW SCIENCE AND ENGINEERING BUILDING

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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>
<b>TOTAL (Excl GST)</b>	<b><u>\$ 176,560,000</u></b>

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 Gall**  
Senior Associate | Chief Estimator  
Rider Levett Bucknall

[jeffrey.gall@au.rlb.com](mailto:jeffrey.gall@au.rlb.com)

## UNSW Science &amp; Engineering Building

Main Works - CIV Estimate - July 16

Location Summary

GFA: Gross Floor Area  
Rates Current At July 2016

Location	GFA m <sup>2</sup>	Cost/m <sup>2</sup>	Total Cost
<b>D MAIN SEB WORKS</b>			
D1 SITE PREPARATION			
D1A Site Preparation			254,800
D1B Bulk Excavation and Shoring			6,156,580
<i>D1 - SITE PREPARATION</i>			<i>\$6,411,380</i>
D2 BUILDING WORKS			
BL Basement	4,633	3,649	16,903,781
GL Ground	2,557	3,724	9,523,389
1 Level 1	2,199	5,537	12,175,350
2 Level 2	2,246	5,338	11,988,951
3 Level 3	2,200	5,411	11,905,215
4 Level 4	2,199	5,424	11,926,690
5 Level 5	2,203	5,406	11,909,188
6 Level 6	2,209	5,386	11,898,740
7 Level 7	2,189	5,417	11,858,357
8 Level 8 Plant & Roof	1,650	2,724	4,494,632
LS Lift Services			1,350,000
<i>D2 - BUILDING WORKS</i>	<i>24,285</i>	<i>\$4,774</i>	<i>\$115,934,293</i>
D3 EXTERNAL WORKS			
D3A Landscaping			229,920
D3B Roads and Paved Areas			304,275
D3C Site Services Infrastructure			690,000
<i>D3 - EXTERNAL WORKS</i>			<i>\$1,224,195</i>
D4 RELOCATION WORKS			1,250,000
D5 EQUIPMENT ALLOWANCE			250,000
D7 ATRIUM LINK PROVISIONAL SUM			1,120,000
D8 GENERIC LAB / WORKPLACE FITOUT			Incl.
D9 IO MEYERS FITOUT			600,000
D10 D10 FITOUT			300,000
D11 DESIGN COSTS (CONTRACTOR)			5,700,000
D12 PRELIMINARIES			17,800,000
D13 CONSTRUCTION CONTINGENCY			4,000,000
D14 ESCALATION			4,000,000
D15 MARGIN			6,550,000
<i>D - MAIN SEB WORKS</i>	<i>24,285</i>	<i>\$6,800</i>	<i>\$165,139,868</i>
<b>ESTIMATED NET COST</b>	<b>24,285</b>	<b>\$6,800</b>	<b>\$165,139,868</b>
<b>MARGINS &amp; ADJUSTMENTS</b>			

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

Location Summary

GFA: Gross Floor Area  
Rates Current At July 2016

Location	GFA m <sup>2</sup>	Cost/m <sup>2</sup>	Total Cost
<b>MARGINS &amp; ADJUSTMENTS (continued)</b>			
Professional Fees (ECI & Client Allowance)	6.5 %		\$10,734,092
Long Service Levy	0.4 %		\$686,040
GST			Excl.
<b>ESTIMATED TOTAL COST</b>	<b>24,285</b>	<b>\$7,270</b>	<b>\$176,560,000</b>