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1 December 2016

University of NSW
Facilities Management
Level 3, Mathews Building
via Gate 11 Botany Street
SYDNEY NSW 2052 AUSTRALIA

**Re: UNSW Cliffbrook Campus Redevelopment
Quantity Surveyor's Certificate of Cost**

Dear Janine,

As requested, we have prepared this Quantity Surveyor's Certificate of Cost to verify the Capital Investment Value (CIV) of the project in accordance with the definition contained in the State Environment Planning Policy (Major Development) 2005.

We advise our estimated Capital Investment Value of the project to be in excess of \$32,000,000 excluding GST. Upon finalisation of the project scope, a more definitive estimate of CIV would be prepared as required.


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)*

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,

MBMpl Pty Ltd

A handwritten signature in black ink, appearing to read 'Luke Foster'.

Luke Foster B.Build (CE) (Hons), AAIQS

Associate Director