



W I L D E
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31 March 2017

Macquarie University
c/o Capital Insight
77 Berry Street
North Sydney NSW 2060

For the attention of Frank Tong

RE: MACQUARIE UNIVERSITY ARTS PRECINCT
PLANNING APPLICATION – 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 **\$99,174,436**
- professional fees of **\$12,719,561**

Accordingly, the Capital Investment Value for the project including consultant's fees is **\$111,893,997** (Excl. GST)

The design is still developing and we will be preparing an updated CIV for State Significant Development Application in the future.

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,

Mark Johnson
Managing Director



Recognised by the
Australian Institute of Quantity Surveyors

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