

UNSW  
C/- Shane McLoughlin  
Estate management  
SYDNEY NSW 2052

23 October 2018

Dear Sir,

**D14 CLT BUILDING  
CAPITAL INVESTMENT VALUE**

We have prepared an estimate of the Capital Investment Value (CIV) for the above project in accordance with the Environmental Planning and Assessment Regulation 2000.

Our estimated CIV has been prepared in accordance with the NSW Department of Planning 'Planning Circular' (Ref. PS 10-008) published 10 May 2010.

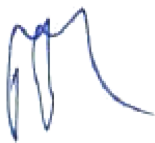
The estimated CIV for the proposed scheme is \$117,540,000 excluding GST.

This estimated Capital Investment Value includes all further design, construction and fit out costs together with all relevant civil & infrastructure works, site services, plant & equipment and all anticipated labour costs.

We have allowed for the building construction and the full fit out of the building.

Should you require any further information please do not hesitate to contact us.

Yours faithfully  
WT PARTNERSHIP



**PAUL ELPHICK**  
National Director

## UNSW D14 Redevelopment - CLT Building

DESCRIPTION	TOTAL
	\$
Demolition	1,960,000
Remediation (Hazmat removal)	Included
Excavation	1,220,000
Shoring	Not Applicable
Substructure	1,830,000
Columns	20,140,000
Upper Floors	Included
Staircases	Included
Roof	660,000
External Walls	10,090,000
External Doors	Included
Internal Walls	3,010,000
Internal Screens & Borrowed Lights	Not Applicable
Internal Doors	670,000
Wall Finishes	430,000
Floor Finishes	3,180,000
Ceiling Finishes	310,000
Fitments	9,530,000
Loose Fittings & Furniture	Included
Facade Access	Included
Hydraulic Services	1,720,000
Mechanical Services	8,490,000
Electrical Services	9,000,000
Fire Protection	1,380,000
Vertical Transportation	1,150,000
External Services	290,000
Landscaping	1,230,000
End Of Trip	150,000
Provisional Sums / Other -	
- Relocations	450,000
- Audio Visual	2,200,000
<b>SUB TOTAL TRADE COST</b>	<b>79,090,000</b>
Contractor's ECI Fees	1,860,000
Preliminaries	14,310,000
Contractor's Design Consultants	5,570,000
Escalation	1,220,000
Contractors Design Management	650,000
Contactors' Margin	4,390,000
Design Development & Construction Contingency	2,770,000
<b>SUB TOTAL - LL SUBMISSION</b>	<b>109,860,000</b>
Adjustments to LL TCS	3,480,000
<b>TOTAL DESIGN &amp; CONSTRUCTION COST EXCL GST</b>	<b>113,340,000</b>
UNSW Internal IT [Hardware and training]	2,000,000
UNSW Directly Commissioned Consultants [For Delivery]	1,400,000
UNSW Management Fees & Charges	800,000
UNSW SSDA and Other Authority Fees	Excluded
<b>CAPITAL INVESTMENT VALUE (EXCLUDING GST)</b>	<b>117,540,000</b>
Goods & Service Tax	11,754,000
<b>CAPITAL INVESTMENT VALUE (INCLUDING GST)</b>	<b>129,294,000</b>