

10 July 2019

WESTERN SYDNEY UNIVERSITY
c/- ARCHERFIELD CAPITAL
Level 5, 139 Macquarie Street
Sydney, NSW 2000

Attention: **Stuart Nisbett**
stuart@archerfieldpartners.com.au

Dear Stuart

**WESTERN SYDNEY UNIVERSITY BANKSTOWN CBD CAMPUS
MAIN WORKS – QUANTITY SURVEYOR 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 of project includes all costs necessary to establish and operate the project, including the design and construction of buildings, structure, 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 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 \$183,866,576 excluding GST as summarised below:

Construction Cost	\$166,292,635
Consultant Fees and Charges	\$16,936,941
Total (excluding GST)	\$183,866,576



ISO 9001
FS 548756

We note our estimate excludes allowances for the following items based on advice provided by the NSW Department of Planning:

- Development Application and Construction Certificate fees;
- Loose Furniture, Fittings and Equipment;
- Authority Fees
- Finance Costs

The estimate is provided as an indicative order of cost estimate only and it is not intended for feasibility purposes. The actual cost of the development will vary depending on numerous issues including but not limited to method of contractual procurement, staging, method of construction and timing of implementation of the works.

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

Yours faithfully



Tracy Burnham

Director
Rider Levett Bucknall

tracy.burnham@au.rlb.com

UWS Bankstown City Campus

Main Works - DA Estimate (July 2019)

Location Summary

GFA: Gross Floor Area
Rates Current At March 2019

Location	GFA m ²	Cost/m ²	Total Cost
B BASE BUILDING WORKS	42,951	3,815	163,847,870
E EXTERNAL WORKS			3,081,765
ESTIMATED NET COST	42,951	\$3,887	\$166,929,635
MARGINS & ADJUSTMENTS			
Allowance for Consultant Fees	9.8%		\$16,295,213
Other WSU Specific Costs			Excl.
Allowance for Authority Fees and Charges			Excl.
Allowance for Long Service Leave Levy (0.385% including GST)	0.4%		\$641,728
Contingency			Excl.
Canterbury Council Civil Works Contribution (Flood Mitigation)			Excl.
TOTAL PROJECT COST	42,951	\$4,281	\$183,866,576
ESTIMATED TOTAL COST	42,951	\$4,281	\$183,866,576

UWS Bankstown City Campus

Main Works - DA Estimate (July 2019)

Element Summary

Gross Floor Area: 42,951 m²
Rates Current At March 2019

Description		%	Cost/m ²	Total Cost
SB	SUBSTRUCTURE	0.9%	\$37	\$1,578,910
CL	COLUMNS	4.1%	\$159	\$6,846,880
UF	UPPER FLOORS	12.7%	\$493	\$21,158,066
SC	STAIRCASES	0.7%	\$27	\$1,152,800
RF	ROOF	0.9%	\$33	\$1,425,845
EW	EXTERNAL WALLS	16.5%	\$641	\$27,533,276
ED	EXTERNAL DOORS	0.2%	\$8	\$360,500
NW	INTERNAL WALLS	6.2%	\$241	\$10,347,068
NS	INTERNAL SCREENS AND BORROWED LIGHTS	0.2%	\$10	\$411,250
ND	INTERNAL DOORS	0.3%	\$11	\$460,350
WF	WALL FINISHES	1.2%	\$48	\$2,073,100
FF	FLOOR FINISHES	1.8%	\$70	\$3,012,705
CF	CEILING FINISHES	2.3%	\$89	\$3,836,790
FT	FITMENTS	0.9%	\$37	\$1,578,050
SE	SPECIAL EQUIPMENT	0.6%	\$23	\$1,000,000
HS	HYDRAULIC SERVICES	2.6%	\$100	\$4,309,040
GS	GAS SERVICE	0.1%	\$3	\$125,000
MS	MECHANICAL SERVICES	9.6%	\$374	\$16,064,225
FP	FIRE PROTECTION	2.6%	\$100	\$4,299,540
LP	ELECTRIC LIGHT AND POWER	7.5%	\$290	\$12,443,810
TS	TRANSPORTATION SYSTEMS	2.5%	\$97	\$4,176,000
BW	BUILDERS WORK IN CONNECTION WITH SERVICES	0.7%	\$29	\$1,235,929
XR	ROADS, FOOTPATHS AND PAVED AREAS	0.5%	\$18	\$769,475
XL	LANDSCAPING AND IMPROVEMENTS	0.6%	\$25	\$1,080,620
XK	EXTERNAL STORMWATER DRAINAGE	0.3%	\$11	\$452,970
XD	EXTERNAL SEWER DRAINAGE	0.1%	\$2	\$100,000
XW	EXTERNAL WATER SUPPLY	0.1%	\$2	\$100,000
XG	EXTERNAL GAS			Excl.
XF	EXTERNAL FIRE PROTECTION	0.1%	\$2	\$100,000
XE	EXTERNAL ELECTRIC LIGHT AND POWER	0.4%	\$14	\$598,800
YY	SPECIAL PROVISIONS	0.1%	\$4	\$188,467
PR	PRELIMINARIES	14.1%	\$550	\$23,618,138
MA	BUILDERS MARGIN & OVERHEAD	4.6%	\$177	\$7,610,389
ES	FUTURE COST INCREASES	4.1%	\$160	\$6,881,642
ESTIMATED NET COST			\$3,887	\$166,929,635