

12 March 2009

JBA Urban Planning Consultants  
Level 7  
7 Berry Street  
NORTH SYDNEY NSW 2060

**Quantity Surveyors  
and Construction  
Cost Consultants**

**ATTENTION: AMANDA HARVEY**

Level 24, Northpoint  
100 Miller Street  
North Sydney  
New South Wales 2060  
Australia

Dear Madam,

Locked Bag No. 2137  
North Sydney NSW 2059

**RE: UTS, PETER JOHNSON TOWER**

Tel 61 2 9929 7422  
Fax 61 2 9957 3161  
Email  
sydney@wtpartnership.com.au  
Website  
www.wtpartnership.com.au

We understand that Peter Johnson Tower will be the subject of a Project Application under Part 3A of the Environmental Planning and Assessment Act 2000.

We confirm that we have received the development application prepared by Nettleton Tribe dated March 2009, the proposed design and construction price by Hutchinson Builders and advice on other developments costs.

After consideration of the above our assessment of "estimated cost" as defined in section 245N is as follows:

• Construction Cost	\$56,700,000
• Design Management Cost	\$5,700,000
• Fittings, Fixtures and Equipment (Residential)	\$3,500,000
• Finishes, Services, Fittings and Equipment (University Fitout)	\$4,000,000
<b>TOTAL CAPITAL INVESTMENT VALUE #1</b>	<b>\$69,900,000</b>

**Director**  
R C Moir MRICS FAIQS AIAMA  
J J Ferrarin BBld AAIQS  
K R McGowan FRICS FAIQS  
P Anseline BAppSc (QS) AAIQS  
N C Deeks BSc MRICS AAIQS MACostE  
M A Tebbatt BAppSc (QS) AAIQS  
P T Elphick BSc MRICS AAIQS

**Associate**  
M M Lee MRICS AAIQS ACIOB  
L Ferlauto Build (CE) Hons  
J Lum Build (CE) Hons AAIQS  
S J McCondach BCon(QS) MRICS  
D M Faugust BSc Hons MRICS  
I R Menzies BCon Mgt Hons AAIQS MRICS  
J S Osenton BSc Hons  
G O P Heaton BSc (QS) MRICS  
S Hensley BCon Mgt Hons AAIQS

**Offices in Australia**  
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Gold Coast - Hobart - Melbourne  
Perth - Sydney

#1 excludes Section 94 Fees (as instructed), land costs and GST.

**WT Partnership International Ltd  
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Hong Kong - Indonesia - Ireland  
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Singapore - Spain - Sweden  
United Kingdom - Vietnam

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

**International Association**  
Brunei - MRBC Partnership

Yours faithfully,  
**WT PARTNERSHIP**

**P.T. ELPHICK**

WT Partnership Aust Pty Ltd  
Trading as WT Partnership  
ACN 006 040 768  
ABN 45 997 181 713

cc Glen Elkington – Citta (Glenelkington@citta.com.au)  
Brian Hood – Hutchinson Builders (bhood@hutchinsonbuilders.com.au)

