



Appendix D

Quantity Surveyors Certificate of Cost

Rider Levett Bucknall

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14 August 2009

Sydney Opera House, Bennelong Point
Building Development & Maintenance
GPO Box 4274
SYDNEY NSW 2001

Attention: Mr Warren Paris

Dear Sir

**SYDNEY OPERA HOUSE – BENNELONG DRAIN DIVERSION
PLANNING APPLICATION – CAPITAL INVESTMENT VALUE
QUANTITY SURVEYOR'S CERTIFICATE**

As instructed, we have prepared a preliminary budget estimate on the above project and we confirm the following:

The Capital Investment Value has been calculated in accordance with the following definition of Capital Investment Value as provided in State Environmental Planning Policy (Major Projects) 2006.

(a) the *capital investment value* of development includes all costs necessary to establish and operate the development, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment (but excluding GST, as defined by [A New Tax System \(Goods and Services Tax\) Act 1999](#) of the Commonwealth, and land costs),

In accordance with our attached preliminary budget estimate dated 14 August 2009, the Capital Investment Value for the above project would be \$3,244,000 plus an allowance for Consultants Fees of say, \$325,000.

Capital Investment Value including Consultants Fees = \$3,569,000 (excluding GST).

We trust this is in accordance with your requirements and please advise should you require any additional information.

Yours faithfully



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Rider Levett Bucknall

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SOH - BENNELONG DRAIN DIVERSION

ELEMENTAL SUMMARY

Estimated rates

Element		Cost \$
BW	BUILDERS WORK IN CONNECTION WITH SERVICES	100,000
XP	SITE PREPARATION	306,250
XS	EXTERNAL HYDRAULIC SERVICES	359,950
XK	EXTERNAL STORMWATER DRAINAGE	914,250
XR	ROADS, FOOTPATHS AND PAVED AREAS	680,000
XE	EXTERNAL ELECTRIC SERVICES	460,000
PR	PRELIMINARIES AND MARGINS	423,068
Grand Total \$		3,243,518