

APPENDIX J

Quantity Surveyor's Certificate of Cost



jf.12606.reports.6.1.part3a.sf

21 June, 2010

Lifehouse at RPA Limited
PO Box M5, Missenden Road
CAMPERDOWN NSW 2050**Attention: Mr Tim Dugan**

Dear Tim,

**THE CHRIS O'BRIEN CANCER CENTRE PROJECT MP10_0036
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 or project includes all costs 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 or 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)

ISO 9001
FS 548756

Based on the this definition, we advise that our estimate of Capital Investment Value for this project is \$230,350,000 excluding GST as summarised below;

Site preparation & remediation	\$8,450,000
Building works	\$198,870,000
External works incl augmentation of services	\$7,130,000
Consultant and project management fees	\$15,900,000
Contingency	incl
Long Service Leave Levy	<u>incl</u>
TOTAL	\$230,350,000

We note the above estimate excludes demolition costs in the order of \$3,250,000 as directed by Capital Insight on the basis that the Part 3a application is not seeking approval for these works which are currently in progress.

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

- Development Application and Construction Certificate fees
- Authority fees
- Escalation for potential cost increases beyond June 2010
- Fitout of retail shell areas subject to separate development applications
- Loose furniture, fittings and equipment
- Finance costs

We confirm our estimate is based on the following concept information;

- Rice Daubney drawings DA 0000, 1000, 1101, 1102, 1103, 1201, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1401, 1501, 1502, 1503, 1504, 1551, 1601, 1602, 1901, 1902, 1903, 1911, 1921, 1931, 1932, 1933, 1951 & 1952 dated 18 June 2010
- A building Gross Floor Area of 44,856m² including fitout for the entire facility.
- Stormwater concept plans C001/P2 & C002/P1 dated 20 May 2010
- Landscape plans L2/C, L3/D, L4/D, L5/D, L6/C, L7/A & L8/C dated 10 June 2010
- Whelans Insites survey sheets 1 and 2 dated 30 October 2009

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Chris O'Brien Cancer Centre

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

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'Sean Fry', with a stylized flourish at the end.

Sean Fry
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Rider Levett Bucknall
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