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18 October 2016

University of New South Wales  
c/o- Capital Insight Pty Ltd  
77 Berry Street  
North Sydney, NSW, 2060

**Attention: Ms Elisabeth Wallace**

Dear Madam,

**UNSW BIOLOGICAL SCIENCES STAGE 2  
QUANTITY SURVEYOR'S 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 above definition, we advise that our estimate of Capital Investment Value for this project is \$80,000,000 excluding GST, as summarised below;

UNSW Bioscience Stage 2 works	\$ 71,824,081
Authority Fees	Excl.
Consultant and project management fees	\$ 7,858,713
Long Service Leave Levy (0.4%)	<u>\$ 317,206</u>
<b>TOTAL (Excl GST)</b>	<b><u>\$ 80,000,000</u></b>

Our estimate excludes allowances for the following items based upon the advice provided by the NSW Department of Planning;

- Development Application and Construction Certificate fees
- Authority fees
- Escalation for potential cost increases beyond October 2016
- Finance costs

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

Yours faithfully



**Stephen Mee**

Director

Rider Levett Bucknall

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**BioScience Precinct Stage 2**

CIV Estimate for SSD Application - October 2016

Location Summary

GFA: Gross Floor Area  
Rates Current At October 2016

Location		GFA m <sup>2</sup>	Cost/m <sup>2</sup>	Total Cost
<b>A</b>	<b>DEMOLITION</b>			<b>4,362,246</b>
<b>B</b>	<b>MAIN WORKS</b>			
LG	Lower Ground	1,462	2,792	4,082,028
GL	Ground Level	2,401	2,622	6,294,761
1	Level 1	1,865	4,182	7,799,068
2	Level 2	1,867	3,907	7,294,854
3	Level 3	1,867	3,859	7,204,664
4	Level 4	1,874	3,864	7,240,685
5	Level 5	1,872	3,834	7,177,649
6	Level 6	1,873	4,048	7,581,516
R	Roof Plant	1,082	4,977	5,385,263
<b>B - MAIN WORKS</b>		<b>16,163</b>	<b>\$3,716</b>	<b>\$60,060,488</b>
<b>C</b>	<b>COMMON SERVICES</b>			<b>2,293,341</b>
<b>D</b>	<b>EXTERNAL SERVICES</b>			<b>1,181,951</b>
<b>E</b>	<b>EARLY WORKS</b>			
G1	Services Engineering			2,572,305
G2	Decanting (Into Biolink, Back Into D26)			714,531
G3	Provision to maintain 101 and 110 for 18months during construction			Excl.
G4	Other			639,219
<b>E - EARLY WORKS</b>				<b>\$3,926,055</b>
<b>ESTIMATED NET COST</b>		<b>16,163</b>	<b>\$4,444</b>	<b>\$71,824,081</b>
<b>MARGINS &amp; ADJUSTMENTS</b>				
Authority Fees				Excl.
Professional Fees (ECI & Client allowance for consultant and project management fees)		11.0 %		\$7,858,713
Long Service Levy		0.4 %		\$317,206
GST				Excl.
<b>ESTIMATED TOTAL COST</b>		<b>16,163</b>	<b>\$4,950</b>	<b>\$80,000,000</b>