

Sydney  
Level 7 68 Pitt Street  
Sydney NSW 2000  
P 02 9270 1000

19 October 2018

Capital Insight  
76 Berry Street  
North Sydney, NSW 2060

Attention: Andrew Kulasingham,

**RE: Bowral SSD public responses**

Please see below an updated table displaying the CIV with the ED included within the costs. At the time of producing the previous CIV the ED was not part of the overall project scope.

We confirm that the information listed below is accurate at the time of issuing.

	Capital Investment Value
Main Works Trades	\$ 43,251,477
Fees	\$ 10,073,312
ICT	\$ 1,189,416
Escalation	
<b>END TOTAL COST (ETC)*</b>	<b>\$ 54,514,205</b>

\* As per Bowral Hospital - Cost Plan D dated 03/10/2018

**ETC** - is inclusive of Trade Costs, Staging, Preliminaries and Margin, Professional Fees, Authority Fees, LHD Fees, ICT, Escalation and HI Management Fees

**Exclusions:**

FF&E  
Land Costs  
Relocations  
Enabling Works  
Contingencies  
GST

Capital Investment Value (CIV) is defined by the Environmental Planning and Assessment Regulation 2000 – Rev 3, as required by the State Environmental Planning Policy Amendment (Capital Investment Value) 2010 to be:

“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:

- 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 Act or a planning agreement under that Division,
- costs relating to any part of the development or project that is the subject of a separate development consent or project approval,
- land costs (including any costs of marketing and selling land),
- GST (within the meaning of A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth).”

Should you have any queries please do not hesitate to contact the undersigned.

Yours faithfully  
MBMpl Pty Ltd

A handwritten signature in black ink, appearing to read 'James Larkin', written in a cursive style.

**James Larkin**  
Executive Quantity Surveyor

ABN 74 099 962 231  
[mbmpl.com.au](http://mbmpl.com.au)

QUANTITY SURVEYING | BUILDING CONSULTANCY | TAX & ASSET SERVICES | PPP ADVISORY |  
INFRASTRUCTURE | FACILITIES MANAGEMENT ADVISORY | EXPERT WITNESS