

31 July 2019

WESTERN SYDNEY UNIVERSITY
c/- ARCHERFIELD CAPITAL
Level 5, 139 Macquarie Street
Sydney, NSW 2000

Attention: **Stuart Nisbett**
stuart@archerfieldpartners.com.au

Dear Stuart

**WESTERN SYDNEY UNIVERSITY BANKSTOWN CBD CAMPUS
FITOUT – 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 fitout 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 of project includes all costs necessary to establish and operate the project, including the design and construction of buildings, structure, 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 of 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)*

Based on the above definition, we advise that our estimate of Capital Investment Value for the WSU designated fitout works on the project is \$80,156,054 excluding GST as summarised below:

Construction Cost	\$73,933,922
Consultant Fees and Charges	\$6,222,132
Total (excluding GST)	\$80,156,054



ISO 9001
FS 548756

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

- Development Application and Construction Certificate fees;
- Loose Furniture, Fittings and Equipment;
- Authority Fees
- Finance Costs

The estimate is provided as an indicative order of cost estimate only and it is not intended for feasibility purposes. The actual cost of the development will vary depending on numerous issues including but not limited to method of contractual procurement, staging, method of construction and timing of implementation of the works.

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 black ink, appearing to read 'Tracy Burnham', is positioned above the printed name.

Tracy Burnham
Director
Rider Levett Bucknall

tracy.burnham@au.rlb.com

UWS Bankstown City Campus

Fitout - Revised DA Estimate (July 2019)

Element Summary

Usable Floor Area: 28,140 m²
Rates Current At June 2019

Description		%	Cost/m ²	Total Cost
UF	UPPER FLOORS	0.1%	\$3	\$77,000
NW	INTERNAL WALLS	7.3%	\$207	\$5,825,160
NS	INTERNAL SCREENS AND BORROWED LIGHTS	1.8%	\$51	\$1,445,700
ND	INTERNAL DOORS	0.5%	\$15	\$423,505
WF	WALL FINISHES	10.6%	\$302	\$8,486,820
FF	FLOOR FINISHES	3.6%	\$102	\$2,875,110
CF	CEILING FINISHES	8.3%	\$237	\$6,671,480
FT	FITMENTS	1.8%	\$50	\$1,403,535
JO	FIXED JOINERY	7.4%	\$212	\$5,962,077
WO	WORKSTATIONS	2.0%	\$58	\$1,639,348
HS	HYDRAULIC SERVICES	1.6%	\$45	\$1,266,300
MS	MECHANICAL SERVICES	4.4%	\$125	\$3,517,500
FP	FIRE PROTECTION	3.0%	\$85	\$2,391,900
LP	ELECTRIC LIGHT AND POWER	12.8%	\$365	\$10,271,100
CM	COMMUNICATIONS	2.1%	\$60	\$1,701,700
TS	TRANSPORTATION SYSTEMS			Excl.
AV	AUDIO VISUAL SERVICES	9.9%	\$282	\$7,922,100
BW	BUILDERS WORK IN CONNECTION WITH SERVICES	0.5%	\$14	\$382,970
YY	SPECIAL PROVISIONS	1.1%	\$30	\$850,000
PR	PRELIMINARIES	7.8%	\$221	\$6,226,331
MA	BUILDERS MARGIN & OVERHEAD	2.6%	\$73	\$2,054,690
ES	FUTURE COST INCREASES	3.2%	\$90	\$2,539,596
ESTIMATED NET COST		92.2%	\$2,627	\$73,933,922
MARGINS & ADJUSTMENTS				
Allowance for ICT				Excl.
Allowance for art work				Excl.
Allowance for relocation costs				Excl.
Allowance for Consultant Fees		8.0%		\$5,914,715
Allowance for Authority Fees and Charges				Excl.
Allowance for Long Service Leave Levy (0.385% including GST)		0.4%		\$307,417
Allowance for Contingency				Excl.
ESTIMATED TOTAL COST			\$2,848	\$80,156,054