

3 September 2020

Uniting  
PO Box A2178  
Sydney NSW 2000

Attention: Sally Bassett  
Email: [sbassett@uniting.org](mailto:sbassett@uniting.org)

Dear Sally

## UNITING ST COLUMBA'S, LANE COVE 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 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 this project is \$33,590,000 excluding GST as summarised below.

▪ Main Works for Uniting St Columba's Lane Cove	\$30,861,625
▪ Authority Fees	Excluded
▪ D&C Design Fees	\$899,555
▪ Professional Fees	\$1,700,000
▪ Long Service Leave Levy	\$128,820
▪ Goods and Services Tax	Excluded
<b>TOTAL</b>	<b>\$33,590,000</b>



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
- Authority fees
- Finance costs

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 blue ink, reading 'Jeffrey Gall', is positioned below the 'Yours faithfully' text.

**Jeffrey Gall**

Senior Associate

Rider Levett Bucknall

jeffrey.gall@au.rlb.com

# Uniting St Columba

## CIV Estimate

Element Summary

Rates Current At September 2020

Description		%	Total Cost
AR	ALTERATIONS AND RENOVATIONS	1.8%	\$609,037
XX	EXTERNAL ALTERATIONS AND RENOVATIONS	0.7%	\$228,911
XP	SITE PREPARATION	2.7%	\$901,350
SB	SUBSTRUCTURE	1.6%	\$531,188
CL	COLUMNS	1.2%	\$386,368
UF	UPPER FLOORS	6.5%	\$2,192,040
SC	STAIRCASES	0.2%	\$83,779
RF	ROOF	3.1%	\$1,032,595
EW	EXTERNAL WALLS	3.5%	\$1,188,923
WW	WINDOWS	2.0%	\$666,512
ED	EXTERNAL DOORS	0.9%	\$291,795
NW	INTERNAL WALLS	5.3%	\$1,776,114
NS	INTERNAL SCREENS AND BORROWED LIGHTS	0.0%	\$11,117
ND	INTERNAL DOORS	1.9%	\$622,226
WF	WALL FINISHES	2.1%	\$718,690
FF	FLOOR FINISHES	2.8%	\$924,218
CF	CEILING FINISHES	3.5%	\$1,181,763
FT	FITMENTS	6.4%	\$2,134,672
HS	HYDRAULIC SERVICES	5.1%	\$1,723,112
GS	GAS SERVICE	0.7%	\$246,581
MS	MECHANICAL SERVICES	5.8%	\$1,932,965
FP	FIRE PROTECTION	1.4%	\$470,326
ES	ELECTRICAL SERVICES	8.4%	\$2,828,581
TS	TRANSPORTATION SYSTEMS	1.2%	\$406,538
BW	BUILDERS WORK IN CONNECTION WITH SERVICES	0.7%	\$231,575
XR	ROADS, FOOTPATHS AND PAVED AREAS	1.4%	\$486,730
XN	BOUNDARY WALLS, FENCING AND GATES	0.9%	\$304,240
XL	LANDSCAPING AND IMPROVEMENTS	0.8%	\$265,080
XK	EXTERNAL STORMWATER DRAINAGE	2.0%	\$675,730
XD	EXTERNAL SEWER DRAINAGE	0.2%	\$61,754
XW	EXTERNAL WATER SUPPLY	0.1%	\$25,731
XG	EXTERNAL GAS	0.2%	\$51,462
XF	EXTERNAL FIRE PROTECTION	0.1%	\$30,878
XE	EXTERNAL ELECTRIC LIGHT AND POWER	1.7%	\$586,655
PR	PRELIMINARIES	12.7%	\$4,277,381
BM	BUILDERS MARGIN	2.3%	\$775,008
ESTIMATED NET COST		91.9%	\$30,861,625
<b>MARGINS &amp; ADJUSTMENTS</b>			
D&C Design Fees		3.0%	\$899,555
Professional Fees		5.5%	\$1,700,000

## Uniting St Columba CIV Estimate

## Element Summary

### Rates Current At September 2020

Description	%	Total Cost
<b>MARGINS &amp; ADJUSTMENTS (continued)</b>		
Long Service Leave Levy	0.4%	\$128,820
Goods and Services Tax		Excl.
<b>ESTIMATED TOTAL COST</b>		<b>\$33,590,000</b>