

MEMO

To: Greg Moore - UTS

From: Alan Jenkins

CC:

Date: 17 March 2009

Reference: UTS Masterplan

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This Capital Investment Value report has been prepared in accordance with the definition of Capital Investment Value under Clause 3(2)(a) of the State Environmental Planning Policy (Major Projects (2005) as follows:

3(2)(a) the capital investment value of development includes all costs necessary to establish and operate the development, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment (but excluding GST, as defined by [A New Tax System \(Goods and Services Tax\) Act 1999](#) of the Commonwealth, and land costs).

The estimated construction costs (including consultant design fees) for the relevant parts of the project are listed below:

• Building 1	\$18,860,000
• Building 2	\$94,242,000
• Building 3	\$678,000
• Building 4	\$271,000
• Building 6 (incl Student Housing)	\$70,578,000
• New building Broadway	\$165,545,000
• New building Thomas St	\$44,070,000
• Alumni green – hard/soft landscape	\$5,424,000
• Alumni green – Book Vault	\$16,950,000
• Alumni green – Gym	\$6,893,000
• Public domain works	\$3,390,000
Total	\$426,901,000

I trust this meets with your approval. If we can be of further assistance please contact the writer.

Regards,



Alan Jenkins
Director

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