

Our Ref: PR148593CIV_BOGGA



Unit 2A, 45 Fitzroy Street
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Providence Asset Group
704/99 Bathurst Street
Sydney NSW 2000

**RE: CAPITAL INVESTMENT VALUE
PROPOSED SOLAR PROJECT
VINE LANE, BOGGABRI NSW**

As requested, and in accordance with your supplied information please find attached our Capital Investment Value estimate in the amount of **\$6,075,674 excluding GST** for the above development. The Capital Investment Value has been calculated in accordance with the definition contained in the Environmental Planning and Assessment Regulation 2000 (Current version for 18 September 2020) being:

“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 (as defined by *A New Tax System (Goods and Services Tax) Act 1999* of the Commonwealth)”.

plus in-house research including:

- analysis of compiled Capital Investment Value
- review of drawings
- scope of the proposed facility
- enquiries within the industry (eg: Consultation with other Service Lines within RPS, etc.); and
- our own experience with “similar” type projects

In terms of jobs that would be created by the development during the construction and operational phases of the development we advise as per recent ‘similar’ developments the proposed Solar Farm would be expected to create around 30 jobs during construction and up to four part-time positions when operational. We confirm we believe these estimates to be fair and reasonable or as such a close estimate of the jobs that will be created.

Lastly, we confirm that in our opinion all information provided above is accurate as of the date of this letter.

We trust this information is sufficient for your purposes, however, should you require any further details or clarification, please do not hesitate to contact the writer by telephone.

Yours sincerely

RPS

Ryan Scott
Senior Quantity Surveyor
BConMgt (BLDG) (Hons), MAIQ

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Vine Lane, Boggabri NSW

Job Name : PR148593CIV_BOGGA

Client's Name: Providence Asset Group

Job Description

Proposed Solar Project - Vine Lane,
Boggabri NSW

Trd No.	Trade Description	Trade %	Cost/m2	Trade Total
1	Sediment & Erosion Control	0.30		18,092
2	Site Clearance	0.50		30,152
3	Preparation Works/ Earthworks	2.48		150,759
4	Pavement Works	2.13		129,655
5	Building Works	0.60		36,720
6	Fencing & Landscaping	2.54		154,615
7	External Services	0.29		17,500
8	Solar Arrays	82.60		5,018,678
9	Preliminaries & Margin	7.32		444,494
10	Subtotal			<u>6,000,665</u>
11	Consultants Fees Allowance	1.23		75,009
12	GST exclusive "Capital Investment Value"			<u>6,075,674</u>
13	SCHEDULE OF EXCLUSIONS			
		100.00		6,075,674

Final Total : \$ 6,075,674

Schedule of Exclusions

Job Name : PR148593CIV_BOGGA

Job Description

Client's Name: Providence Asset Group

Proposed Solar Project - Vine Lane,
Boggabri NSW

Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> 13 <u>SCHEDULE OF EXCLUSIONS</u>					
1	Land costs & legal fees		Note		
2	Authorities/Consultants fees & charges UNO		Note		
3	Holding costs & interest charges		Note		
4	Future costs escalation		Note		
5	Design development allowance		Note		
6	Unknown ground conditions & Engineering Design		Note		
7	Works externally to boundary UNO		Note		
8	All items denoted as EXCL		Note		
9	Contingency Sum		Note		
10	GST		Note		
<u>SCHEDULE OF EXCLUSIONS</u> Total :					