

Our Ref: PR132455CIV_FINLEY



Unit 2A, 45 Fitzroy Street
Carrington NSW 2294
T +61 2 4940 4200

Attn: ROSIE TURNER
KDC PTY LTD
SUITE 2B, 125 BULL STREET
NEWCASTLE WEST NSW 2302

Dear Rosie,

**RE: CAPITAL INVESTMENT VALUE
PROPOSED SOLAR PROJECT
BROOKMANNS ROAD, FINLEY NSW**

As requested and in accordance with your supplied information please find attached our Capital Investment Value estimate in the amount of **\$6,489,393 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 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

we confirm we believe these estimates to be fair and reasonable or as such a **close estimate of the jobs that will be created by the development during the construction and operational phases of the development.**

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

www.rpsgroup.com

RPS Australia East Pty Ltd. Registered in Australia No. 44 140 292 762.

Proposed Solar Project - Finley

Job Name :	PR132455CIV FINLEY	Job Description
Client's Name:	ProvidenceInvestmentManagement	Proposed Solar Project - Brookmanns Road, Finley NSW

Trd No.	Trade Description	Trade %	Cost/m2	Trade Total
1	Sediment & Erosion Control	0.35		22,455
2	Site Clearance	0.58		37,425
3	Preparation Works/ Earthworks	2.88		187,125
4	Pavement Works	4.17		270,835
5	Fencing & Landscaping	1.75		113,750
6	External Services	0.19		12,500
7	Solar Arrays	81.75		5,305,114
8	Preliminaries & Margin	7.33		475,937
9	Subtotal			<u>6,425,141</u>
10	Consultants Fees Allowance	0.99		64,252
11	GST exclusive "Capital Investment Value"			<u>6,489,393</u>
12	SCHEDULE OF EXCLUSIONS			
		100.00		6,489,393

Final Total : \$ 6,489,393

Schedule of Exclusions

Job Name :	<u>PR132455CIV FINLEY</u>	<u>Job Description</u>
Client's Name:	<u>ProvidenceInvestmentManagement</u>	Proposed Solar Project - Brookmanns Road, Finley NSW

Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> 12 <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 :					