

15th October 2010

Josh Fullerton
Coffey Projects
213 Darby Street
Cooks Hill
NSW 2300



Dear Josh

Central Coast Regional Cancer Centre

As requested please find set out below our calculation of the Capital Investment Value (CIV) for the above project.

It is my understanding that the CIV should include all costs necessary to 'establish & operate the project'. Unless otherwise advised, I suggest that any estimate of CIV includes the following:

- All demolition & construction costs, services infrastructure costs etc
- Contingencies – Design development & Construction
- Statutory fees – S94 contributions, S73 contributions, DA application costs etc
- Design fees, PM & QS fees
- Escalation costs

As the LinAccs are an integral part of the development we I consider that they would also need to be added to the CIV, but would concur with you that the other FF&E items should be excluded.

The CIV should specifically exclude all land costs and GST.

On this basis the CIV would be the estimated total project cost, including escalation, for Gosford (RLB Option 5A2 estimate) of \$37,760,869

Less: FF&E	\$13,971,113
'Works to support services'	\$500,000
'Relocations'	\$273,892

Add : 2 x LinAccs	\$3,300,000
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The CIV for this project is therefore \$29,615,864

We trust the above is sufficient for your requirements. However, should you have any comments or queries, or require any further information please do not hesitate to contact me.

Yours sincerely

Doug Rayment
Associate