



Newcastle Office

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Our Ref: PR107503letter
Date: 3 February 2011

Attn: BOB TUCKWELL
GEMSTED PTY LTD
PO BOX 479
GOSFORD NSW 2250

Via: Email

Dear Sir,

**RE: KOOLEWONG MARINA
BRISBANE WATER DRIVE, KOOLEWONG**

Attached is the Capital Investment Value estimate in the amount of **\$1,522,231 excluding GST** for the above development, based on the documentation listed in the Schedule of Information.

The Capital Investment Value has been calculated in accordance with the definition contained in *Environmental Planning and Assessment Regulation* being:

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

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.

Yours sincerely
RPS

**Todd Corbett
Manager Quantity Surveying
AAIQS.**

Koolewong Marina

Job Name :	<u>PR107503KOOLEWONG</u>	Job Description
Client's Name:	<u>Gemsted Pty Ltd</u>	Koolewong Marina - Brisbane Water Drive, Koolewong

Trd No.	Trade Description	Trade %	Cost/m2	Trade Total
1	Carpark Alterations	1.54		23,375
2	Watermain Upgrade	1.28		19,525
3	Marina Works	74.56		1,135,000
4	Existing Jetty Refurbishment	3.06		46,611
5	Subtotal			<u>1,224,511</u>
6	Contingency (NB: Excluded)			
7	Subtotal			<u>1,224,511</u>
8	Preliminaries & margin (18%)	14.48		220,412
9	GST EXCLUSIVE CONSTRUCTION COST			<u>1,444,923</u>
10	Fees and Contributions	0.33		5,058
11	Professional Fees	4.75		72,250
12	TOTAL DEVELOPMENT COST			<u>1,522,231</u>
13	SCHEDULE OF INFORMATION			
14	SCHEDULE OF EXCLUSIONS			
		100.00		1,522,231

Final Total : \$ 1,522,231

Koolewong Marina

Job Name : PR107503KOOLEWONG

Job Description

Client's Name: Gemsted Pty Ltd

Koolewong Marina - Brisbane Water Drive,
Koolewong

Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> 13 <u>SCHEDULE OF INFORMATION</u>					
1	Various ADW Johnson/Gemsted Pty Ltd supplied drawings, sketches etc		Note		
2	ADW Johnson/Gemsted Pty Ltd verbal & written advice, re: scope of works etc		Note		
<u>SCHEDULE OF INFORMATION</u> Total :					
<i>Trade :</i> 14 <u>SCHEDULE OF EXCLUSIONS</u>					
1	Land costs & legal fees		Note		EXCL
2	Holding costs & interest charges		Note		EXCL
3	Authorities fees & charges in accordance with NSW Government Planning Circular, re: "... Development contributions - it is not appropriate to include development contribution charges in calculating the capital investment value. These charges are considered an external cost that should not contribute to the value of the development or be included for the purpose of calculating the project fees or other developer charges ..."		Note		EXCL
4	Future costs escalation		Note		EXCL
5	Design development allowance		Note		EXCL
6	Unknown ground conditions or Engineering design		Note		EXCL
7	Work outside site boundaries UNO		Note		EXCL
8	Contingency Sum		Note		EXCL
<u>SCHEDULE OF EXCLUSIONS</u> Total :					