

Jf.15984.CIVEstimate.rjr.jpw

28 March 2017

Skylife Properties
Enfield NSW 2136

Attention: Mr Shivesh Singh
Email: shivesh@skylife.com.au

Dear Sir

RESOURCE RECOVERY FACILITY, MINTO

As requested, we provide below our report on the Capital Investment Value (CIV) for the Resource Recovery Facility development at Minto.

Definition

The **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 (such as tenant fit-out)
- (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).

Basis of Valuation

The estimated Capital Investment Value amounts to \$2,422,000 excluding GST, and \$2,664,200 including GST. The Estimate breakdown is enclosed for your information.

This estimate 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.

In compiling this estimate, no allowance has been made for the following cost items based on advice previously provided by the NSW Department of Planning;

- (a) Development Application and Construction Certificate fees;
- (b) Any special or additional contributions sought by authorities for public or other facilities as a condition of development approval;
- (c) Cost increases beyond March 2017;
- (d) Finance costs and interest charges.



ISO 9001
FS 548756

Job Creation

We estimate that the number of jobs that would be created by this stage of the development of the site would be:-

- (a) During construction – approximately 25-35 construction personnel on average for thirty days
- (b) After construction – approximately 12 operational personnel per year.

Certification

In accordance with the guidelines created and NSW Planning Circular PS 10-008 dated 10 May 2010, we certify that the CIV of \$2,422,000 excluding GST is fair and reasonable for the scope of work proposed and based on the documentation provided.

Should you require any further assistance, please do not hesitate to contact us.

Yours faithfully



Richard Rigby
Director
Rider Levett Bucknall
richard.rigby@au.rlb.com

Bingo, Minto
CIV Estimate

Location Element Item

A NEW WORKS

Rates Current At March 2017

Description	Unit	Qty	Rate	Total
ST STRUCTURES				
1 Existing upgraded plant	Item			2,000,000.00
2 In-ground wheelwash plant and tanks	Item			150,000.00
3 Relocation of existing 30,000 litre fuel tank with roof over	Item			20,000.00
4 Concrete slab for carparking	Item			30,000.00
5 10 car parking spaces	Item			5,000.00
6 Amenities block	Item			15,000.00
7 Site shed	Item			12,000.00
8 Weighbridge	Item			100,000.00
9 Substation	Item			90,000.00
			STRUCTURES	\$2,422,000.00
FE FEES				
10 Design Fees	Item			Incl.
			FEES	Incl.
			NEW WORKS	\$2,422,000.00