

OAKBURN PROCESSING FACILITY

CAPITAL INVESTMENT VALUE (CIV)

Issue 1

11th June 2019

Job No: 19082



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DOCUMENT ISSUE SHEET

Issue No	Document	Issue Date	Prepared By
1	CIV	11/06/2019	IT

11th June 2019

Baiada Poultry Pty Limited
PO Box 21
Pendle Hill NSW 2145

For the attention of Dean Kent

Dear Dean,

**RE: OAKBURN PROCESSING FACILITY
PLANNING APPLICATION – CAPITAL INVESTMENT VALUE (CIV)
QUANTITY SURVEYORS CERTIFICATE**

As instructed we have prepared a preliminary budget estimate on the above project and we confirm the following for you.

The Capital Investment Value (CIV) has been calculated in accordance with the following definition of CIV as provided in State Environmental Planning Policy Amendment (Capital Investment Value) 2010.

*The **capital investment value** of a development includes all cost 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 ACT or a planning agreement under that Division,*
- b) *costs relating to any part of the development or project that is subject of a separate development consent or project approval,*
- c) *land costs (including any costs of marketing and selling land),*
- d) *GST (within the meaning of A New Tax System (Goods & Services Tax) Act 1999 of the commonwealth.*

In accordance with our preliminary budget estimate dated 11th June 2019 (refer summary enclosed) the Capital Investment Value (CIV) of the above project would be **\$203,228,020** plus an allowance for consultant's fees of **\$5,317,881**.

Accordingly, the Capital Investment Value (CIV) for the project including consultant's fees is **\$208,545,901** (Excl. GST)

We trust the enclosed is in accordance with your requirements should you have any further queries in relation to same please do not hesitate to contact the undersigned.

Yours faithfully,



Ian Tucker
Director
AIQS (Affil.) Reg #3303

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Ref:\19082_CIV Oakburn Processing Facility

PROJECT: OAKBURN PROCESSING FACILITY

DATE: 11th June 2019

CAPITAL INVESTMENT VALUE - SUMMARY OF COSTS

	\$
❖ Base Building	\$60,800,000
❖ Fitout	\$36,100,000
❖ Weigh Bridges	\$1,200,000
❖ Fire Services	\$3,000,000
❖ Processing Plant and Equipment	\$70,281,000
❖ Landscaping [incl. site prep]	\$2,250,000
❖ Roads/ Kerbs/ Drainage [incl. site prep]	\$3,613,500
❖ Fencing and Security Gates	\$250,000
❖ Services [incl. sub/ Advance, Pot & Waste Water]	\$16,000,000
❖ Carpark [incl. Drainage/ Lighting/ Kerbing]	<u>\$9,733,520</u>
Sub-total	\$203,228,020
❖ Consultants Fees	<u>\$5,317,881</u>
Total	\$208,545,901

Capital Investment Value as at June 2019 is \$208,545,901

We note our estimate excludes allowances for the following items based on advice provided by the NSW Department of Planning (*Circular PS 10-008 issued 10 May 2010*);

- ❖ Development Application and Construction Certificate fees
- ❖ Authority Fees
- ❖ Escalation for potential cost increases beyond June 2019

- ❖ Loose Furniture, Fittings and Equipment
- ❖ Finance costs