

JOHN HURST QUANTITY SURVEYOR

John Hurst Building Consultant Pty Limited
In association with Bay Partnership
PO Box 19, Coramba, NSW 2450

ABN 33 002 632 386
Phone (02) 6652 4623
Fax (02) 6651 5766

28 June 2010

Attention: Jane Fielding

Worley Parsons
Level 12
141 Walker Street
North Sydney
NSW 2450

Dear Sirs

**Re Proposed Subdivision, Lot 112, DP 1073781
Lyons Road, North Bonville, NSW 2441**

We have prepared a detailed estimate of the Capital Investment Value for this project and report as follows.

Information Provided

This estimate of Capital Investment Value is based on the following information:

- drawings prepared by Geoff Slattery & Partners Pty Limited numbered 0824 DAE01 to 11 dated May 10
- drawings prepared by Terras Landscape Architects numbered 7924.5 01D to 07D
- Stormwater Management Strategy prepared by Worley Parsons dated 18 May 2010

Capital Investment Value

The Capital Investment Value has been calculated in accordance with definition contained in the NSW Government Planning Circular PS10-008, "New Definition of Capital Investment Value," dated 10 May 2010.

The Capital Investment Value includes:

- professional design fees
- Council and Country Energy fees and charges
- long service leave levy

- cost of preparatory works such as remediation, demolition, excavation and filling
- current construction cost including landscaping, roads, footpaths
- costs of electrical services, water supply services, sewerage and stormwater drainage services
- cost of temporary buildings
- the costs of all the separate applications comprising an overall staged development

The Capital Investment Value excludes:

- the cost of land acquisition and associated legal fees
- development contribution charges
- Department of Planning fees and charges
- finance and interest costs
- costs of marketing and selling land
- GST
- land title registration fees
- Increase in costs beyond June 2010

Scope of Works

The scope of works envisaged by this estimate is as shown on the drawings plus allowances for the following:

- professional project management and design fees of 10% of the value of tendered construction work

Estimate of Capital Investment Value

We estimate the Capital Investment Value this project to be **\$9,544,000 exclusive of GST**

This estimate is predicated on the understanding that:

- the works will be subject to competitive bona fide lump sum tendering based on full working drawings and specifications by Civil Engineering Contractors experienced in this class of work
- the Contractor will be given vacant possession of the whole site
- an immediate commencement of the project will be made
- the Contractor's optimum construction time will be allowed
- removal of contaminated materials and remediation of the site will not be required
- excavation will be in "other than rock" other than for a nominal amount of "excavation in rock"
- excavated materials will be suitable for reuse as filling on site

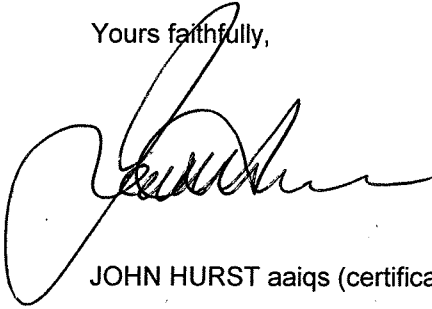
Limits of Reliability

The estimate has been prepared from preliminary civil engineering and landscaping planning information only.

The final costs may differ from this estimate due to issue of final design details which may change the scope of works and the quality of materials, changes in the local tender market conditions, and escalation in construction costs from the date of this estimate until the close of construction Tenders.

This estimate should only be used for Department of Planning fee assessment purposes.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'John Hurst', with a large, stylized initial 'J'.

JOHN HURST aaiqs (certificate No 589)