

14 September 2010

Mr Paul Edmiston
Project Manager
Savills Australia
Level 7, 50 Bridge Street
SYDNEY NSW 2000

Dear Paul

**Re: Nepean Hospital – Integrated Mental Health Unit
Redevelopment Proposal**

As requested, we confirm the estimated Capital Investment Value for the above project is summarised as follows:

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• Construction Costs	31,346,000
• Furniture & Equipment	2,000,000
• IT & Communications	300,000
• Consultants' Fees and Authority Charges	4,013,000
• Escalation to Completion	<u>2,289,000</u>
Estimated Capital Investment Value	<u>39,948,000</u>

This estimate is based on our Cost Plan B for the project, prepared in March 2010.

The definition of Capital Investment Value as per the SEPP Amendment and the NSW Environmental Planning and Assessment Regulation 2000 is:

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:

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,
costs relating to any part of the development or project that is the subject of a separate development consent or project approval,
land costs (including any costs of marketing and selling land),
GST (within the meaning of *A New Tax System (Goods and Services Tax) Act 1999* of the Commonwealth).

Please advise if you require further information or clarification.

Yours sincerely



David Jones