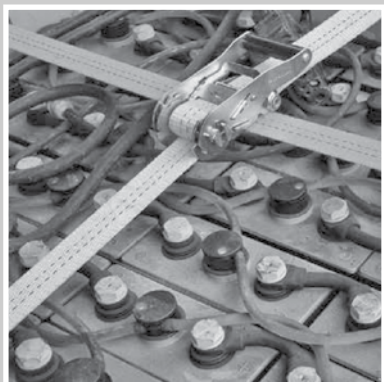


Quantity Surveyor's Report

Appendix C



Appendix C — Quantity Surveyor's Report

C



Newcastle Office

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ABN 441 402 927 62

Our Ref: PR133856CIVletter

Date: 17 October 2016

MARIO ALBA
PYMORE RECYCLERS INTERNATIONAL PTY LTD
LEVEL 40
GOVERNOR MACQUARIE TOWER
1 FARRER PLACE
SYDNEY NSW 2000

Via: Email

Dear Sir,

**RE: CAPITAL INVESTMENT VALUE
PROPOSED BATTERY RECYCLING DEVELOPMENT
129 MITCHELL AVENUE, KURRI KURRI, NSW**

As requested and in accordance with your supplied information including:

- Evergreen Environmental Resources drawings numbered KKB-R-E-0001/1, KKB-R-0001 to 0010/1, KKB-R-ST-0001/1 to 3, 0002/1 to 3, 0003/1 to 4, 0004/1 to 2, 0005/1 to 2, 0006/1 to 2, 0007, 1 to 2, 0008/1 to 3, 0009/1 to 4 and 0010/1 to 2 (generally Revisions 0)
- Email communications from EMM Consulting
- Various email communications from Pymore Recyclers International Pty Ltd
- Various email communications from Ramcar Group

please find attached our Capital Investment Value estimate in the amount of **\$39,767,284** **excluding GST** for the above development.

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

“**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
- 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)”.

In terms of jobs that would be created by the development during the construction and operational phases of the development we advise that following advice received from EMM Consulting, re:

- *"...Approximately 70 persons would be working at the site during construction..."; and*
- *"...Approximately 60 full time operational staff and 13 contractors will be employed by the project..."*

plus in-house research including:

- analysis of compiled Capital Investment Value
- review of drawings
- scope of the proposed facility
- enquiries within the industry (eg: Consultation with differing Service Lines within RPS); and
- our own experience with "similar" type projects

we confirm we believe the estimates provided by EMM Consulting to be fair and reasonable or as such a **close estimate of the jobs that will be created by the development during the construction and operational phases of the development.**

Furthermore, we confirm that in our opinion all information provided above is accurate as of the date of this letter.

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

A handwritten signature in blue ink, appearing to read 'J O'Brien', written over the printed name.

Justin O'Brien
Senior Quantity Surveyor
BConMgt (Build) (Hons), AAIQS.

Capital Investment Value

Job Name :	<u>PR133856CIV KKBR</u>	Job Description
Client's Name:	<u>Pymore Recyclers International</u>	Proposed Battery Recycling Project - 129 Mitchell Avenue, Kurri Kurri

Trd No.	Trade Description	Trade %	Cost/m2	Trade Total
1	Site Preparation	2.34	93.17	929,885
2	Industrial Type Buildings	19.76	787.42	7,858,433
3	Office Type Buildings	3.63	144.51	1,442,196
4	Change Room Building	1.78	70.85	707,115
5	Carpark/Road Areas	4.44	176.81	1,764,588
6	Landscaping	0.37	14.70	146,748
7	External Services	12.00	478.32	4,773,624
8	Industry Specific Plant & Equipment	53.25	2,121.72	21,174,761
9	Subtotal			<u>38,797,350</u>
10	Contingency (NB: Excluded)			
11	Subtotal			<u>38,797,350</u>
12	Professional fees (NB: Rate based on similar recent projects/"industry advice")	2.44	97.19	969,934
13	GST exclusive "Capital Investment Value"			<u>39,767,284</u>
14	SCHEDULE OF INFORMATION			
15	SCHEDULE OF EXCLUSIONS			

GFA: 9,980 m2.

100.00

3,984.70

39,767,284

Final Total : \$

39,767,284

Schedule of Information

Job Name :	<u>PR133856CIV_KKBR</u>	<u>Job Description</u>
Client's Name:	<u>Pymore Recyclers International</u>	Proposed Battery Recycling Project - 129 Mitchell Avenue, Kurri Kurri

Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> 14 <u>SCHEDULE OF INFORMATION</u>					
1	Evergreen Environmental Resources drawings numbered KKBR-E-0001/1, KKBR-0001 to 0010/1, KKBR-ST-0001/1 to 3, 0002/1 to 3, 0003/1 to 4, 0004/1 to 2, 0005/1 to 2, 00006/1 to 2, 00007, 1 to 2, 0008/1 to 3, 0009/1 to 4 and 0010/1 to 2 (generally Revisions 0)		Note		
2	Email communications from EMM Consulting		Note		
3	Various email communications from Pymore Recyclers International Pty Ltd		Note		
4	Various email communications from Ramcar Group		Note		
<u>SCHEDULE OF INFORMATION</u> Total :					

Schedule of Exclusions

Job Name :	<u>PR133856CIV_KKBR</u>	<u>Job Description</u>
Client's Name:	<u>Pymore Recyclers International</u>	Proposed Battery Recycling Project - 129 Mitchell Avenue, Kurri Kurri

Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> 15 <u>SCHEDULE OF EXCLUSIONS</u>					
1	Land costs & legal fees		Note		EXCL
2	Development Contributions		Note		EXCL
3	Holding costs & interest 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
9	GST		Note		EXCL
<u>SCHEDULE OF EXCLUSIONS</u> Total :					

