

27 October 2016

Johnson Property Group
Level 12, 48 Hunter Street
SYDNEY NSW 2000

Attention: Bryan Garland

Dear Sir

TRINITY POINT, LAKE MACQUARIE - PROPOSED HELIPAD
CAPITAL INVESTMENT VALUE (CIV) ESTIMATE
QUANTITY SURVEYOR CERTIFICATE

We understand that you will be submitting a Part 3A Concept Plan Modification for the above mentioned project. We further understand that as part of the submission you require a report identifying the Capital Investment Value (CIV) for the development.

We note the estimate has been based on the documents listed in the attached Schedule of Information Used.

We confirm that we have prepared an estimate of the CIV for this development application and we advise you that the estimated cost at time of lodgement is \$750,000 (excluding GST).

We note we have prepared the estimated CIV based on the Planning Circular - PS 10-008 issued 10 May 2010 'New Definition of Capital Investment Value' prepared by NSW Department of Planning.

We specifically note that the above estimate is based on Concept Plan design information made available to ourselves at this point and therefore we have made a number of assumptions in relation to the project requirements. The estimate may be subject to change as the design develops.

Should you require any further information or wish to discuss any aspect of the attached, please do not hesitate to contact us.

Yours faithfully
WT Partnership



IAN MENZIES
National Director



**TRINITY POINT MARINA, LAKE MACQUARIE
CAPITAL INVESTMENT VALUE (CIV) ESTIMATE
QUANTITY SURVEYOR REPORT**

SCHEDULE OF INFORMATION USED

- 1. Drawing prepared by ADW

DRAWING NO/ REVISION	TITLE
37429 (4) - DA-001-G	Location & Marina Context of Proposed Helipad
37429 (4) - DA-001-G	Detail Concept Plan of Proposed Helipad
37429 (4) - DA-001-G	Typical Concept Elevation of Proposed Helipad

SCHEDULE OF EXCLUSIONS

- 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. (i.e. the Marina)
- 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).
- e. Finance & Interest Costs
- f. Stamp duty
- g. Strata Title fees