



8 December 2008

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Dear Sir

**Coal & Allied Southern Lands - Minmi**

**Infrastructure**

We confirm that we have undertaken a review of the Infrastructure costs required to enable the Urban Design Guidelines to be established. For the purpose of this exercise the Infrastructure costs include the following items:

- A - Earthworks
- B - Pavements
- C - Landscaping
- D - Stormwater
- E - Water
- F - Sewer
- G - Electricity
- H - Gas
- I - Telecommunications
- J - Preliminaries & Margin

Our estimate of infrastructure costs for the Minmi development is \$273,791,607 exclusive of GST.

**Housing**

We have reviewed the estimated prices for the housing and confirm that \$565,864,992 excl GST appears realistic based on the discussed level of amenity and also noting that the price does not include adjustment for:-

- Site specific foundation costs
- Hard and soft landscaping
- Floor coverings, light fittings etc

If you have any queries please do not hesitate to contact Mr. Scott Frazer at Catylis in the first instance.

Yours sincerely

Alan Jenkins  
Director

cc Scott Frazer - Catylis

