



EXPLORATION LICENCE 28/2004

GREAT PYRAMID

ANNUAL REPORT TO 26 OCTOBER 2008

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ABSTRACT

The collapse of the tin price during the year militated against a heavy appraisal programme over the low grade Great Pyramid deposit.

During the year, Minemakers undertook the following work:

- Expansion of its Financial Modelling Study to cover the situation of using a second hand plant.
- Recognition of the potential for there to be by-product tungsten, gold and silver recovery.
- A failed application of non-destructive NITON XRF assaying of core held by MRT.
- Assessment of newly acquired MRT radiometric data, resulting in several anomalies being followed up in the field in November 2008.
- A likely decision to apply for a Retention Licence.

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FIGURE 2. Map showing radiometric anomalies at Great Pyramid

1. INTRODUCTION

The Great Pyramid tenement is located in NE Tasmania approximately 95 kilometres ESE of Launceston (Figure 1).

The Great Pyramid tin deposit was discovered in 1909 and although 14 adits were developed over a short period by the Great Pyramid Tin Company, only minor production took place.

A period of relatively intensive exploration took place between 1965 and 1986, the main players being BHP Pty Ltd, Aberfoyle Resources and Billiton Australia. A compilation of all data by Billiton in 1986 resulted in a total (pre-JORC) Indicated resource of 3.1Mt at 0.22% tin using a 0.1% cut-off.

In 1996, another resource assessment was made by the Merrywood Coal Company using 4532 assay values from 177 drill holes. The in-situ resources calculated were:

0.1% cut-off	8,196,071 tonnes at 0.19% tin
0.2% cut-off	2,466,479 tonnes at 0.31% tin
0.3% cut-off	904,312 tonnes at 0.43% tin

There are no current JORC Compliant resources.

Testing of a ½ tonne bulk sample by BHP indicated that gold, silver and tungsten could be significant by-products from a mining operation at Pyramid Hill.

EL28/2004 was granted to Allstrong Investments Pty Ltd on 27 November 2004. Minemakers Limited ("Minemakers") via its wholly owned subsidiary, Minemakers Australia NL, purchased Allstrong outright on 23 November 2006. Allstrong subsequently underwent a name change to Minemakers TTT Pty Ltd. The tenement covers an area of 48 km².

The tenement is managed by Minemakers Ltd, through an option agreement between Geotech and Minemakers' wholly owned subsidiary, Minemakers Australia NL.

2. REVIEW OF PREVIOUS WORK

PRIOR TO CURRENT TENEMENT

The Great Pyramid was explored relatively intensely between 1965 and 1986 during which time 182 holes were drilled, the majority percussion. This exploration is adequately summarised in two reports: Hall and Carter (1986) and Morrison and Knight (1996)

DURING CURRENT TENEMENT

Work carried out during the current tenure includes:

Airborne geophysical data

Work commenced on acquisition and interpretation of the detailed aeromagnetic and radiometric data which was acquired by MRT during the year, under its very welcome airborne geophysical initiative. Ground-truthing of radiometric anomalies will be undertaken in November 2008.

Database

An attempt to locate and purchase the database compiled by Morrison and Knight (1996) was unsuccessful and a recompilation of 1965-1986 drilling data was recommenced.

Financial Modelling study

A desk-top financial model for an open-cut project at throughput scenarios of 0.5Mtpa and 1.0Mtpa was provided by Lycopodium Engineering Limited, a Perth based engineering and plant construction consultancy.

3. WORK COMPLETED DURING THE REPORT PERIOD

FINANCIAL MODELLING STUDY

The first phase of the Study was completed in the previous year and it indicated that an Australian dollar tin price of about \$25,000/t was required for a satisfactory return, using a new plant.

In a second phase, the effect of relocating a second-hand plant (e.g. one that might have been initially built to process ore at the Anchor deposit, was modelled. (Appendix I).

POTENTIAL FOR BY-PRODUCT MINERALISATION

Study of metallurgical testwork reports by previous tenement holders indicated potential for by-product tungsten, gold and silver mineralisation.

Drill core was located at the MRT core shed and a programme of non-destructive assaying of the core using a NITON portable XRF instrument was initiated. However, the localised occurrence of mineralisation (it is controlled by fractures) renders the NITON assaying statistically unreliable. At year end, Minemakers was appraising the potential to grind or fillet that valuable core resource so as to be able to generate statistically meaningful data.

AIRBORNE GEOPHYSICAL

Work commenced on interpretation of airborne aeromagnetic and radiometric data acquired and processed by Mineral Resources Tasmania in 2007-2008. Some radiometric anomalies have been identified and they are currently being ground-truthed.

The location of the radiometric anomalies is presented in Figure 2.

4. DISCUSSION OF RESULTS

FINANCIAL MODELLING STUDY

In view of the likely relatively low grade of Great Pyramid and, at that time, a lack of awareness of the potential to produce any by-product minerals, even with a re-located plant, it was considered that a tin price in excess of \$25,000/t was required.

While this was briefly attained in mid 2008, the world financial crisis has caused a collapse in the price of tin from a peak of almost US\$25,000/t to under \$11,000/t. At the time of writing, it has recovered to US\$15,000/t due to mine closures, production cutbacks and the decrease in stockpiles.

5. CONCLUSIONS

Although there is considerable volatility in the tin price at this time, the medium to long term outlook is for substantial price strengthening. Combined with the potential for co-product tungsten, gold and silver the outlook for the Great Pyramid to become an economically viable mining operation in the near to medium term is very good.

To that end, Minemakers Limited proposes to apply for a Retention Licence for a 4 square kilometre block covering the known mineralisation and a reasonable buffer for processing and tailings storage. The proposed RL is similar in location to BHP's RL8714 granted in 1988, offset by a few hundred metres to account for the change from AMG to GDA.

6. ENVIRONMENT

No ground-disturbing exploration work was carried out at Great Pyramid during the reporting period. No rehabilitation of previous disturbance relating to mining or mineral exploration was undertaken

7. EXPENDITURE

During the report year, the following expenditures have been reported under the MRT Quarterly Exploration Reporting requirements:

December 2007 Quarter	\$23,751
March 2008 Quarter	\$2,584
June 2008 Quarter	\$6,422
September 2008 Quarter	\$7,646
Total expenditure to 30 September 2008	\$108,065

8. REFERENCES

Hall, D.B and Carter, D.N. 1986. Great Pyramid Tin Deposit Northeast Tasmania Resources Estimate. Shell Company of Australia Metals Division. MRT open-file report 86-2532

Morrison, K and Knight J. 1996 EL6/95 – Upper Scamander Year 1 Annual Report. Merrywood Coal Company Pty Ltd. MRT open-file report 96-3893

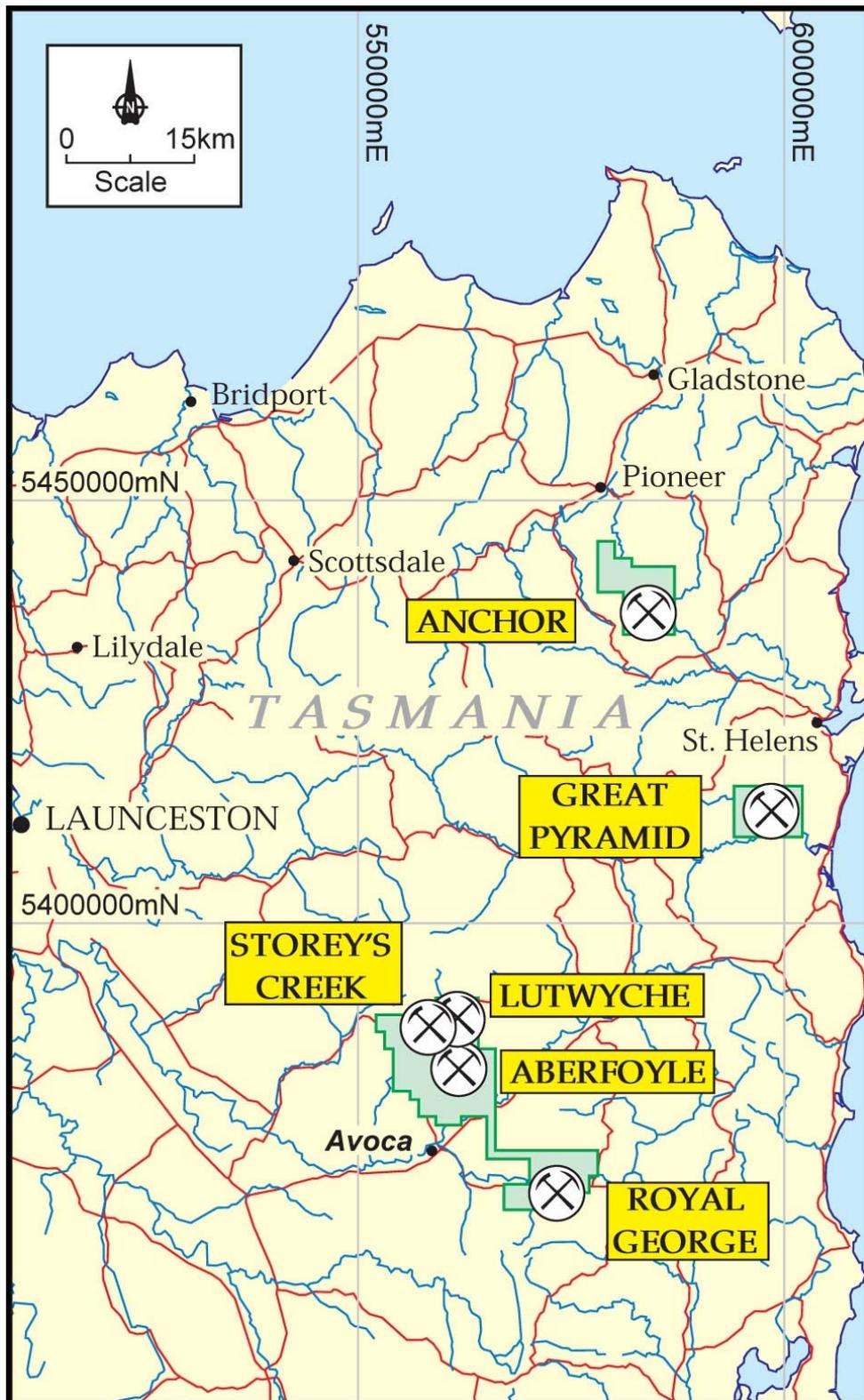


FIGURE 1 – LOCATION MAP



MINEMAKERS LTD

GREAT PYRAMID TIN PROJECT

CONCEPTUAL STUDY RELOCATED PLANT

1406-STY-003

November 2007

Prepared By:



REV NO.	DATE	DESCRIPTION OF REVISION	BY	DESIGN APPROVAL	PROJECT APPROVAL
A	2 Nov 07	ISSUED FOR CLIENT REVIEW	CW	AR	CW

GREAT PYRAMID TIN PROJECT

CONCEPTUAL STUDY: PLANT RELOCATION

1406-STY-003

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GREAT PYRAMID TIN PROJECT
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Appendix 1 Capital Cost Estimate Detail

DISCLAIMER

This report has been prepared for Minemakers Limited (Minemakers) by Lycopodium Engineering Pty Ltd (Lycopodium) as an independent consultant and is based in part on information furnished by Minemakers and in part on information not within the control of either Minemakers or Lycopodium. While it is believed that the information, conclusions and recommendations will be reliable under the conditions and subject to the limitations set forward herein, Lycopodium does not guarantee their accuracy. The use of this report and the information contained herein shall be at the user's sole risk, regardless of any fault or negligence of Lycopodium.

1.0 INTRODUCTION AND SCOPE

1.1 Introduction

Minemakers Ltd (Minemakers) is undertaking a preliminary evaluation of a number of tin deposits in north eastern Tasmania.

In October 2007 Lycopodium Engineering Pty Ltd (Lycopodium) produced two conceptual study reports providing indicative (-20/+50%) capital and operating costs for the development of two of the deposits as follows:

- 1406-STY-001 Great Pyramid Tin Project
- 1406-STY-002 Anchor Tin Project

In both cases plants of 500,000 tpa and 1,000,000 tpa throughput were considered. In each case, the study considered a greenfield treatment plant utilising two stage crushing and a single stage ball mill followed by separate treatment of coarse and fine mill product using spirals and shaking tables to recover tin in concentrates. In addition, the process plant for the Anchor Project incorporated a sulphide flotation circuit as well as a tin / wolfram separation stage, due to the more complex nature of the orebody.

Simple cash flow spreadsheets developed for the two projects indicated that, at current tin prices, development of the Great Pyramid deposit as a stand alone project was unlikely to have a favourable economic outcome. Minemakers therefore wished to consider the option of developing the Great Pyramid deposit by relocating plant and equipment from Anchor at the end of its mine life.

This report, together with the attached appendices, presents the results of studying the plant relocation option.

1.2 Study Scope

This study includes:

- The relocation of the Anchor process plant, excluding the flotation and tin / wolfram separation circuits.
- Relocation of water supply pumps, pipelines and equipment to new sites at Great Pyramid.
- Relocation of HV switchgear, transformers and other electrical equipment to an alternate site on the 11kV grid 0.5 km from the Great Pyramid site.
- Relocation of the site office, crib / ablution and workshop / warehouse buildings.
- Provision of an unlined, valley type tailings storage facility at the Great Pyramid site.

- Provision of minimal on-site graded roads.
- An allowance for relocating the mining contractor and establishing the Great Pyramid pit, haul roads and ROM pad.

The Great Pyramid site is approximately 35 km by road from the Anchor site. Approximately 25 km of the road is bitumen sealed with the balance well formed gravel roads. The roads are currently used by heavy logging trucks.

It should be noted that no site visit was conducted, nor was site specific information such as topographical data nor selected sites for facilities available. The scope of all infrastructure should therefore be considered conceptual and not site specific.

Deliverables for the study include:

- A brief study narrative.
- Capital cost estimate (-20%/+50%, 3Q07).
- Basic cash flow model, incorporating mining costs by others, to estimate project cash flow excluding financing costs, royalties, taxes and other government imposts.
- A comparative estimate for trucking ore between Great Pyramid and Anchor as an alternative to relocating the plant.

The battery limits and basic assumptions for this study are as quoted in the two previous studies. No changes to the process equipment and flowsheet were made for the purposes of this study.

2.0 FACILITIES DESCRIPTION AND LAYOUT

2.1 Study Basis

The operating basis for the relocated plant is as was assumed for the original Great Pyramid study.

Ore feed rate	1,000,000	500,000	tpa	Client
	125	62.5	tph	Calculated
Operating hours per annum				
- crushing	6,570	6,570	hrs	Industry standard
- milling and tin recovery	8,000	8,000	hrs	Industry standard
Primary ore source	Great Pyramid	Great Pyramid		Client
Head grade	0.20	0.25	% Sn	Client
Overall tin recovery	80	80	%	Assumed
Grind size, P ₈₀	350	350	microns	Typical

2.2 Process Description

The relocated plant will incorporate a conventional crush / mill / gravity recovery processing facility. After relocation, modification and re-erection the plant flowsheets will not differ materially from those included in the original Great Pyramid study (1406-STY-001).

2.2.1 Crushing

The ROM bin, grizzly, vibrating feeder, jaw crusher, cone crusher, sizing screen and all transfer conveyors and chute work will be relocated and re-erected at the Great Pyramid site in an unchanged configuration.

2.2.2 Milling and Classification

The crushed ore bin, mill feed conveyor, single stage ball mill and all classification equipment will be relocated.

Equipment duty will be unchanged with a grind size of 80% passing 350 microns followed by a coarse / fine split at 106 microns to provide coarse and fine streams for separate gravity treatment in spiral circuits.

The Anchor sulphide flotation circuit installed between the mill and the classifying cyclones is not required at Pyramid Hill and no allowance has been made for its relocation. No salvage value has been allowed for the redundant flotation and reagent dosing equipment.

2.2.3 Gravity Concentration

The coarse and fine banks of rougher, scavenger and cleaner spirals and the cleaner and retreat tables will be relocated.

The wolfram separation circuit is not required at Great Pyramid. No allowance has been made for its relocation, neither has a salvage value been allowed.

2.2.4 Tailings Disposal

The tailings thickener and pumps will be relocated. It has been assumed that the pumping duty to the tailings dam is similar and no allowance has been made for upgrading or replacing tailings pumps or pipelines.

A new, unlined, valley type tailings storage facility will be constructed within 1 km of the Great Pyramid plant site.

2.2.5 Reagents

The only reagent required for the Great Pyramid treatment plant will be flocculant for the tailings thickener. This will be purchased ready prepared in a bulk box and metered into the thickener feed well using the dosing pump relocated from Anchor.

2.2.6 Services

- Power will be provided via a tie-in to the 11 kV grid which passes within 0.5 km of the Great Pyramid treatment plant site. The switchgear, transformers and other electrical equipment required to reticulate power within the treatment plant will be relocated from Anchor.
- An allowance has been made for raw water bores in sand beds adjacent to nearby rivers. Pumps and pipeline will be recovered from the Anchor site and reused.
- The potable water plant will be relocated from the Anchor site.
- The instrument and plant air compressor, filter, drier and air receiver will be relocated.

2.3 Project Infrastructure

- The 400 m² demountable style administration building will be relocated to provide office accommodation for up to 20 personnel.
- The 700 m² metal clad workshop / warehouse provided for the treatment plant will be relocated.
- The 30 m² demountable style crib / ablution building provided for the treatment plant will be relocated.

- The sewage treatment facility will be relocated from Anchor.
- New fencing will be provided around the relocated treatment plant facilities.
- 500 m of graded site roads has been allowed in addition to the upgrading or extending of existing tracks to the TSF and borefield.
- No allowance has been made to purchase additional staff houses. It has been assumed that staff will commute from housing already purchased for the Anchor project.
- No additional mobile equipment will be required.

2.4 Major Equipment Items

For details of major equipment items please refer to the previous study documents.

3.0 CAPITAL COST ESTIMATE

3.1 Capital Cost Estimate

The capital cost estimate has been prepared based on the relocation of the process plant and site buildings and facilities. The costs include allowances for dismantling, transport and re-erection as well as allowances, where it was felt necessary, for limited refurbishment or replacement. An overall contingency of 20% has been allowed. The cost estimate is believed to have an accuracy of -20% / +50% at this time.

Both estimates are based on pricing obtained in 1Q07 for the first draft of the original Great Pyramid report. A 5% escalation allowance has been included to bring the pricing in line with 3Q07 when the final drafts of the Great Pyramid and Anchor reports were prepared. No future escalation to cover the period of project implementation has been allowed.

Table 3.1 Capital Cost Estimate (-20% / +50%, 3Q07)

Area	Cost Estimate A\$000	
	1,000,000 tpa	500,000 tpa
Throughput		
Direct Costs		
Mining (allowance)	3,000	2,000
Const. Site Establish. and Indirects	1,904	1,474
Treatment Plant	19,767	13,489
Infrastructure and Services	2,352	1,972
Subtotal Directs Costs	27,023	18,935
Indirect Costs		
EPCM, Consultants, Vendors	5,215	3,836
Owners Costs	705	550
Allowance for Spare Parts	76	50
Plant Pre-Production Costs	2,025	2,000
Subtotal Indirect Costs	8,021	6,436
Contingency at 20%	7,009	5,074
Escalation 1Q07 to 3Q07 5%	2,103	1,522
Project Total	44,156	31,967
Future Escalation	Excluded	Excluded

3.2 Capital Estimate Exclusions

Capital cost estimate qualifications / exclusions include:

- The allowance for mining capital costs assume contract mining will be employed. The allowance covers contractor mobilisation, haul road construction, mine pre-stripping and development, provision / relocation of fuel storage, explosives magazines and maintenance workshop with contractor facilities, and ROM pad preparation.

-
- No abnormal site founding conditions are assumed to be present.
 - Costs associated with environmental impact assessments, and government permitting is excluded.
 - Owner's costs cover insurances and specialist consultants. It has been assumed that the owner's project team will be drawn from the site operations personnel. Pre-production costs cover all expenses related to retaining the operating workforce from Anchor during the move to Great Pyramid.
 - Sunk costs, including future testwork and studies prior to commencement of project execution, are excluded.
 - No allowance has been made for rehabilitation of the Anchor site including removal of concrete foundations and earthworks and revegetation of the plant site and tailings dam.
 - Contingency has been globally applied at 20% to the estimate.
 - Escalation has been excluded from the estimate.
 - EPCM has been estimated based on savings anticipated in engineering and other disciplines when comparing a plant relocation with a greenfields EPCM project.

3.3 Capital Estimate Basis

The estimate has been prepared on the following basis:

- Major items of equipment are well maintained and relocated without requiring major refurbishment.
- The re-use of major piping and piping attached to conveyor frames. Piping to and from the tailings dam will be relocated, piping from the process water bores will not.
- All electrical equipment will be relocated including the HV substation. An allowance has been made to replace some cabling and all cable racks.
- All buildings will be relocated.
- No allowance has been made for additional accommodation or mobile equipment / vehicles.
- Approximately 50% of the annual wages bill has been allowed to retain staff during the move.
- Costs were escalated by 5% to move the basis of the estimates from 1Q07 to 3Q07.

4.0 OPERATING COST ESTIMATE

4.1 Operating Cost Estimate

The use of a relocated plant for Great Pyramid has no impact on the predicted operating costs for the project. Operating costs used for the cash flow estimation were drawn from the previous Great Pyramid study document 1406-STY-001 and are summarised in Tables 4.1 and 4.2 below.

Table 4.1 Mine Operating Cost Estimate (-20% / +50%, 3Q07)

	1,000,000 tpa		500,000 tpa	
	Annual A\$000	A\$/t Ore	Annual A\$000	A\$/t Ore
Total	7,500	7.50	2,813	5.63

Table 4.2 Plant and Admin. Operating Cost Estimate (-20% / +50%, 3Q07)

Cost Area	1,000,000tpa		500,000 tpa	
	Annual A\$000	A\$/t Ore	Annual A\$000	A\$/t Ore
Labour	5,467	5.47	5,233	10.47
Consumables	2,183	2.18	1,091	2.18
Power	1,958	1.96	1,330	2.66
Maintenance	1,071	1.07	714	1.43
General and Administration	930	0.93	790	1.58
Tailings Disposal	1,000	1.00	500	1.00
Total	12,609	12.61	9,657	19.31

The reader is referred to the earlier study document for supporting detail for the operating cost estimate.

4.2 Operating Cost Estimate Exclusions

The exclusions in section 4.3 of the original study document, listed below, apply equally to this study:

Operating cost estimate exclusions include:

- Tin concentrate transport and downstream treatment charges.
- All head office costs and corporate overheads.
- Sustaining capital, other than an allowance of \$1/tonne for tailings disposal.
- Ongoing rehabilitation or closure costs.

- Licence fees, royalties, GST and Government monitoring / compliance costs.
- Project financing costs and interest payments.
- Escalation.
- Power costs of \$0.10/kWh have been assumed.
- Costs associated with areas beyond the battery limits of the study.

No contingency has been applied to the operating cost estimate.

Tin recovery:	80%	80%
Tin price (AUD):	\$17,457	\$17,457
Concentrate grade:	50%Sn	50%Sn
Payable metal in concentrate:	85% contained Sn	85% contained Sn
Concentrate treatment charge:	\$350/t	\$350/t
Concentrate shipping costs:	\$100/t	\$100/t
With payable wolfram concentrate:		
WO3 concentrate grade:	70% WO3	70% WO3
WO3 concentrate tonnage:	600 tpa	300 tpa
WO3 value:	\$183/mtu	\$183/mtu

In all cases it has been assumed that a payable wolfram concentrate will be produced from the Anchor deposit. No value has been ascribed to the bulk sulphide concentrate produced from the Anchor ore.

Great Pyramid operating costs used in the cash flow spreadsheets are as outlined in Section 4 of this study report. Capital and operating costs for Anchor can be found in the Anchor Tin project report 1406-STY-002.

For the purposes of comparison with road haulage of Great Pyramid ore to the Anchor site, a transport cost of \$0.10 / tonne-km was used and a trucking distance of 35 km assumed. To this is added \$1.00 / tonne for handling from the mine stockpile into the road haulage trucks, ie a total cost for road haulage of \$4.50 / tonne.

Unless listed above as the basis for the spreadsheet calculations, all exclusions listed in Section 4 of this report apply equally to the calculated cash flows. In addition / particular it should be noted that the cash flow spreadsheet excludes all consideration of:

- Financing charges.
- Royalties, taxes and government charges.
- Sustaining capital.
- Head office costs.
- Rehabilitation or closure costs.

It should be noted that the 'ore available' tonnages quoted above are not based on, and do not constitute, a JORC compliant ore resource or reserve.

5.2 Project Cash Flow

5.2.1 Relocated Plant, Great Pyramid Only

Tables 5.2 and 5.3 at the end of this section provide stand alone cash flow forecasts for the Great Pyramid operation utilising a treatment plant relocated from Anchor.

The simple operating cash flow spreadsheets for the relocated plant at the Great Pyramid site are the same as the cash flows developed for the new plant in 1406-STY-001 as the use of the relocated plant has no impact on operating costs, plant throughput or recoveries. The operating cash flow, excluding capital repayment and/or payment of financing charges and interest, therefore remains at \$2.19 million and \$1.47 million per year for the 1,000,000 tpa and 500,000 tpa scenarios respectively.

The estimated undiscounted operating cash flow over the life of the Great Pyramid phase of the combined project is \$17.5 million and \$8.8 million for the two throughput scenarios. This is still unattractive when compared with the plant relocation costs of \$44.2 and \$32.0 million respectively.

5.2.2 Relocated Plant, Including Anchor

Tables 5.4 and 5.5 at the end of this section provide cash flow forecasts for the combined Anchor and Great Pyramid projects based on relocating the Anchor plant at the end of the Anchor mine life.

For the purposes of this exercise the capital cost of relocating the plant and establishing mining and processing operations at Great Pyramid has been included in the cash flow spreadsheet. A period of six months has been allowed to transfer operations between the two sites, reducing ore treated in that year to 50% of the plant capacity.

The estimated undiscounted operating cash flows, excluding initial capital cost but inclusive of plant relocation costs, over the life of the combined projects are \$68.6 million and \$39.7 million for the 1,000,000 tpa and 500,000 tpa throughput scenarios respectively. These estimated cash flows are achieved following the previously determined initial capital expenditure of \$72.3 million and \$52.3 million respectively to establish the initial operation at Anchor. As the cash flow after transferring the plant to Great Pyramid does not cover the cost of relocation it renders the combined project less attractive than the stand alone Anchor project.

5.2.3 Road Hauling Ore to Anchor

Tables 5.5 and 5.7 at the end of this section provide cash flow forecasts for the combined Anchor and Great Pyramid projects based on road haulage of ore from Great Pyramid to the Anchor site at the end of the Anchor mine life.

For the purposes of this exercise the capital cost of establishing mining operations at Great Pyramid has been included in the cash flow spreadsheet as an expense incurred during the last year of mining operations at Anchor. As the treatment plant is not relocated there is no interruption to plant operations.

The estimated undiscounted operating cash flow, excluding initial capital cost but inclusive of a \$3 million allowance in the final year of mining at Anchor to establish mining operations at Great Pyramid, over the life of the combined project is \$73.7 million and \$39.7 million for the 1,000,000 tpa and 500,000 tpa throughput scenarios respectively. These estimated cash flows are achieved following initial capital expenditure of \$72.3 million and \$52.3 million respectively to establish the initial operation at Anchor.

5.2.4 Comparison of Options

Table 5.1 below compares the predicted cash flows from a combined project with those determined in 1406-STY-002 for the stand alone Anchor project. In all cases it is assumed that the Anchor project will produce a saleable wolfram concentrate in addition to tin.

Table 5.1 Comparison of Project Options

	Initial Capex	Project Life	Undiscounted Cumulative Cash Flow Excluding Initial Capital	Undiscounted Cumulative Cash Flow Including Initial Capital
Anchor, stand alone, 500,000 tpa	\$52.3 million	6 years	\$48.0 million	-\$4.3 million
Anchor, stand alone, 1,000,000 tpa	\$72.3 million	6 years	\$95.2 million	\$22.9 million
Combined, relocated plant, 500,000 tpa	\$52.2 million	14.5 years	\$27.8 million	-\$24.4 million
Combined, relocated plant, 1,000,000 tpa	\$72.3 million	14.5 years	\$68.6 million	-\$3.7 million
Combined, road haulage, 500,000 tpa	\$52.3 million	14 years	\$39.7 million	-\$12.6 million
Combined, road haulage, 1,000,000 tpa	\$72.3 million	14 years	\$73.7 million	\$1.4 million

Neither relocating the Anchor treatment plant to Great Pyramid nor trucking the full predicted tonnages of Great Pyramid ore to Anchor add value to the stand alone Anchor project.

The predicted cash flow from the relocated plant is insufficient to justify the expense of relocation.

Road haulage of ore results in negative annual cash flows for both the 500,000 tpa and 1,000,000 tpa cases. Road haulage can not be considered a viable option unless significantly lower haulage costs can be achieved or a higher grade ore source identified.

If a lower tonnage, high grade pit can be identified for Great Pyramid this could potentially be mined in parallel with the operation at Anchor and the higher grade Great Pyramid material either co-processed with the Anchor ore, or treated separately on a batch basis. This would extend the life of the Anchor operation and may add value to the combined project.

Table 5.2 Relocated Plant Great Pyramid Only 500,000tpa

Great Pyramid Ore Body

Basis: Australian dollars, 3Q2007
Operating cost exclusions as noted in the study document

Ore available	4,000,000	tonnes	Client		
Grade	0.25%	Sn	Client	LME 21 Sept 07	Exchange Rate
Throughput	500,000	tpa	Design Basis	Cash, US\$/t	AUD:US\$
Tin price	17,457	AUD\$/t		15,275	0.875
Conc grade	50%	Sn	Assumed		
Conc treatment charge	350	\$/t	Assumed		
Transport	100	\$/t conc	Assumed		
Payable metal in conc	85%	Contained Sn	Assumed		
Strip ratio	0.5	Waste:ore	Client		
Recovery	80%		Assumed		
Mining cost/t (O/pit)	3.75	\$/t moved	Client		
Process cost	17.73	\$/t	Lyco Estimate		
G&A	1.58	\$/t	Lyco Estimate		

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	TOTAL
Ore mined, tpa		500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	4,000,000
Waste mined, tpa		250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	2,000,000
Total moved, tpa		750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	6,000,000
Contained metal value, \$		21,821,429	21,821,429	21,821,429	21,821,429	21,821,429	21,821,429	21,821,429	21,821,429	174,571,429
Onsite costs										
Annual mining cost, \$		2,812,500	2,812,500	2,812,500	2,812,500	2,812,500	2,812,500	2,812,500	2,812,500	16,875,000
Processing cost, \$		8,865,000	8,865,000	8,865,000	8,865,000	8,865,000	8,865,000	8,865,000	8,865,000	53,190,000
G&A cost, \$		790,000	790,000	790,000	790,000	790,000	790,000	790,000	790,000	4,740,000
Total onsite cost, \$		12,467,500	12,467,500	12,467,500	12,467,500	12,467,500	12,467,500	12,467,500	12,467,500	74,805,000
Concentrate produced, tpa		2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	12,000
Offsite costs										
Concentrate transport, \$		200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	1,200,000
Concentrate treatment charges, \$		700,000	700,000	700,000	700,000	700,000	700,000	700,000	700,000	4,200,000
Total offsite, \$		900,000	900,000	900,000	900,000	900,000	900,000	900,000	900,000	5,400,000
Total costs, \$		13,367,500	13,367,500	13,367,500	13,367,500	13,367,500	13,367,500	13,367,500	13,367,500	80,205,000
Net revenue										
Metal in concentrate, t		1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	6,000
Payable metal in concentrate, t		850	850	850	850	850	850	850	850	5,100
Revenue, \$		14,838,571	14,838,571	14,838,571	14,838,571	14,838,571	14,838,571	14,838,571	14,838,571	89,031,429
Revenue after costs, \$		1,471,071	1,471,071	1,471,071	1,471,071	1,471,071	1,471,071	1,471,071	1,471,071	8,826,429

Table 5.3 Relocated Plant Great Pyramid Only 1,000,000tpa

Great Pyramid Ore Body

Basis: Australian dollars, 3Q2007
Operating cost exclusions as noted in the study document

Ore available	8,000,000 tonnes	Client		
Grade	0.20% Sn	Client	LME 21 Sept 07	Exchange Rate
Throughput	1,000,000 tpa	Design Basis	Cash, US\$/t	AUD:US\$
Tin price	17,457 AUD\$/t		15,275	0.875
Conc grade	50% Sn	Assumed		
Conc treat	350 \$/t	Assumed		
Transport	100 \$/t conc	Assumed		
Payable metal in conc	85% Contained Sn	Assumed		
Strip ratio	1 Waste:ore	Client		
Recovery	80%	Assumed		
Mining cost/t (O/pit)	3.75 \$/t moved	Client		
Process cost	11.68 \$/t	Lyco Estimate		
G&A	0.93 \$/t	Lyco Estimate		

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	TOTAL
Ore mined, tpa		1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	8,000,000
Waste mined, tpa		1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	8,000,000
Total moved, tpa		2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	16,000,000
Contained metal value, \$		34,914,286	34,914,286	34,914,286	34,914,286	34,914,286	34,914,286	34,914,286	34,914,286	279,314,286
Onsite costs										
Annual mining cost, \$		7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	60,000,000
Processing cost, \$		11,680,000	11,680,000	11,680,000	11,680,000	11,680,000	11,680,000	11,680,000	11,680,000	93,440,000
G&A cost, \$		930,000	930,000	930,000	930,000	930,000	930,000	930,000	930,000	7,440,000
Total onsite cost, \$		20,110,000	20,110,000	20,110,000	20,110,000	20,110,000	20,110,000	20,110,000	20,110,000	160,880,000
Concentrate produced, tpa		3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	25,600
Offsite costs										
Concentrate transport, \$		320,000	320,000	320,000	320,000	320,000	320,000	320,000	320,000	2,560,000
Concentrate treatment charges, \$		1,120,000	1,120,000	1,120,000	1,120,000	1,120,000	1,120,000	1,120,000	1,120,000	8,960,000
Total offsite, \$		1,440,000	1,440,000	1,440,000	1,440,000	1,440,000	1,440,000	1,440,000	1,440,000	11,520,000
Total costs, \$		21,550,000	21,550,000	21,550,000	21,550,000	21,550,000	21,550,000	21,550,000	21,550,000	172,400,000
Net revenue										
Metal in concentrate, t		1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	12,800
Payable metal in concentrate, t		1,360	1,360	1,360	1,360	1,360	1,360	1,360	1,360	10,880
Revenue, \$		23,741,714	23,741,714	23,741,714	23,741,714	23,741,714	23,741,714	23,741,714	23,741,714	189,933,714
Revenue after costs, \$		2,191,714	2,191,714	2,191,714	2,191,714	2,191,714	2,191,714	2,191,714	2,191,714	17,533,714

Table 5.6 Hauling Great Pyramid Ore to Anchor 500,000tpa

Basis: Australian dollars, 3Q2007
Operating cost exclusions as noted in the study document

Anchor				Great Pyramid			
Ore available	3,000,000 tonnes	Client		Ore available	4,000,000 tonnes	Client	
Grade	0.40% Sn	Client	LME 21 Sept 07	Grade	0.25% Sn	Client	LME 21 Sept 07
Throughput	500,000 tpa	Design Basis	Cash, US\$/t	Throughput	500,000 tpa	Design Basis	Cash, US\$/t
Tin price	17,457 AUD\$/t		15,275	Tin price	17,457 AUD\$/t		15,275
Tin conc grade	50% Sn	Assumed		Conc grade	50% Sn	Assumed	
Tin conc treatment charge	350 \$/t	Assumed		Conc treatment charge	350 \$/t	Assumed	
Transport	100 \$/t conc	Assumed		Transport	100 \$/t conc	Assumed	
Payable metal in tin conc	85% Contained Sn	Assumed		Payable metal in conc	85% Contained Sn	Assumed	
Strip ratio	3 Waste:ore	Client		Strip ratio	0.5 Waste:ore	Client	
Recovery	80%	Assumed		Recovery	80%	Assumed	
Mining cost/t (O/pit)	3.75 \$/t moved	Client		Mining cost/t (O/pit)	3.75 \$/t moved	Client	
Process cost	19.54 \$/t	Lyco Estimate		Process cost	17.73 \$/t	Lyco Estimate	
G&A	1.69 \$/t	Lyco Estimate		G&A	1.58 \$/t	Lyco Estimate	
WO3 concentrate grade	70% WO3	Client		Ore haulage rate	4.50 \$/t	Lyco Estimate	
WO3 concentrate tonnage	300 tpa	Client					
WO3 value	183 AUD\$/MTU	Client					
			Exchange Rate				Exchange Rate
			AUD:US\$				AUD:US\$
			0.875				0.875

Project	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	TOTAL
	Anchor	Gt Pyramid														
Ore mined, tpa	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	7,000,000
Waste mined, tpa	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	11,000,000
Total moved, tpa	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	18,000,000
Contained metal value, \$	34,914,286	34,914,286	34,914,286	34,914,286	34,914,286	34,914,286	34,914,286	21,821,429	21,821,429	21,821,429	21,821,429	21,821,429	21,821,429	21,821,429	21,821,429	384,057,143
Onsite costs																
Annual mining cost, \$		7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	2,812,500	2,812,500	2,812,500	2,812,500	2,812,500	2,812,500	2,812,500	2,812,500	67,500,000
Ore Haulage Cost, \$								2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	18,000,000
Processing cost, \$		9,770,000	9,770,000	9,770,000	9,770,000	9,770,000	9,770,000	8,865,000	8,865,000	8,865,000	8,865,000	8,865,000	8,865,000	8,865,000	8,865,000	129,540,000
G&A cost, \$		845,000	845,000	845,000	845,000	845,000	845,000	790,000	790,000	790,000	790,000	790,000	790,000	790,000	790,000	11,390,000
Total onsite cost, \$		18,115,000	18,115,000	18,115,000	18,115,000	18,115,000	18,115,000	14,717,500	14,717,500	14,717,500	14,717,500	14,717,500	14,717,500	14,717,500	14,717,500	226,430,000
Concentrate produced, tpa		3,200	3,200	3,200	3,200	3,200	3,200	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	35,200
Offsite costs																
Concentrate transport, \$		350,000	350,000	350,000	350,000	350,000	350,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	3,700,000
Tin concentrate treatment charges, \$		1,120,000	1,120,000	1,120,000	1,120,000	1,120,000	1,120,000	700,000	700,000	700,000	700,000	700,000	700,000	700,000	700,000	12,320,000
Total offsite, \$		1,470,000	1,470,000	1,470,000	1,470,000	1,470,000	1,470,000	900,000	900,000	900,000	900,000	900,000	900,000	900,000	900,000	16,020,000
Total costs, \$		19,585,000	19,585,000	19,585,000	19,585,000	19,585,000	19,585,000	15,617,500	15,617,500	15,617,500	15,617,500	15,617,500	15,617,500	15,617,500	15,617,500	242,450,000
Net revenue tin																
Metal in concentrate, t		1,600	1,600	1,600	1,600	1,600	1,600	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	17,600
Payable metal in concentrate, t		1,360	1,360	1,360	1,360	1,360	1,360	850	850	850	850	850	850	850	850	14,960
Tin revenue, \$		23,741,714	23,741,714	23,741,714	23,741,714	23,741,714	23,741,714	14,838,571	14,838,571	14,838,571	14,838,571	14,838,571	14,838,571	14,838,571	14,838,571	261,158,857
Net revenue tungsten																
Payable WO3 in concentrate, t		210	210	210	210	210	210	Nil	1,260							
WO3 revenue, \$		3,840,000	3,840,000	3,840,000	3,840,000	3,840,000	3,840,000									23,040,000
Mine Estab Cost, \$																
								2,000,000								
Revenue after costs, \$		7,996,714	7,996,714	7,996,714	7,996,714	7,996,714	5,996,714	- 778,929	- 778,929	- 778,929	- 778,929	- 778,929	- 778,929	- 778,929	- 778,929	39,748,857

Table 5.7 Hauling Great Pyramid Ore to Anchor 1,000,000tpa

Basis:		Australian dollars, 3Q2007				Operating cost exclusions as noted in the study document				Great Pyramid									
Anchor																			
Ore available	6,000,000 tonnes	Client								Ore available	8,000,000 tonnes	Client							
Grade	0.30% Sn	Client								Grade	0.20% Sn	Client							
Throughput	1,000,000 tpa	Design Basis								Throughput	1,000,000 tpa	Design Basis							
Tin price	17,457 AUD\$/t									Tin price	17,457 AUD\$/t								
Tin conc grade	50% Sn	Assumed								Conc grade	50% Sn	Assumed							
Tin conc treatment charge	350 \$/t	Assumed								Conc treatment charge	350 \$/t	Assumed							
Transport	100 \$/t conc	Assumed								Transport	100 \$/t conc	Assumed							
Payable metal in tin conc	85% Contained Sn	Assumed								Payable metal in conc	85% Contained Sn	Assumed							
Strip ratio	2 Waste:ore	Client								Strip ratio	1 Waste:ore	Client							
Recovery	80%	Assumed								Recovery	80%	Assumed							
Mining cost/t (O/pit)	3.75 \$/t moved	Client								Mining cost/t (O/pit)	3.75 \$/t moved	Client							
Process cost	12.97 \$/t	Lyc0 Estimate								Process cost	11.68 \$/t	Lyc0 Estimate							
G&A	0.99 \$/t	Lyc0 Estimate								G&A	0.93 \$/t	Lyc0 Estimate							
WO3 concentrate grade	70% WO3	Client								Ore haulage rate	4.50 \$/t	Lyc0 Estimate							
WO3 concentrate tonnage	600 tpa	Client																	
WO3 value	183 AUD\$/MTU	Client																	

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	TOTAL
Project		Anchor	Anchor	Anchor	Anchor	Anchor	Anchor	Gt Pyramid								
Ore mined, tpa		1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	14,000,000
Waste mined, tpa		2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	20,000,000
Total moved, tpa		3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	34,000,000
Contained metal value, \$		52,371,429	52,371,429	52,371,429	52,371,429	52,371,429	52,371,429	34,914,286	34,914,286	34,914,286	34,914,286	34,914,286	34,914,286	34,914,286	34,914,286	593,542,857
Onsite costs																
Annual mining cost, \$		11,250,000	11,250,000	11,250,000	11,250,000	11,250,000	11,250,000	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	127,500,000
Ore haulage cost, \$								4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	36,000,000
Processing cost, \$		12,970,000	12,970,000	12,970,000	12,970,000	12,970,000	12,970,000	11,680,000	11,680,000	11,680,000	11,680,000	11,680,000	11,680,000	11,680,000	11,680,000	171,260,000
G&A cost, \$		990,000	990,000	990,000	990,000	990,000	990,000	930,000	930,000	930,000	930,000	930,000	930,000	930,000	930,000	13,380,000
Total onsite cost, \$		25,210,000	25,210,000	25,210,000	25,210,000	25,210,000	25,210,000	24,610,000	24,610,000	24,610,000	24,610,000	24,610,000	24,610,000	24,610,000	24,610,000	348,140,000
Concentrate produced, tpa		4,800	4,800	4,800	4,800	4,800	4,800	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	54,400
Offsite costs																
Concentrate transport, \$		540,000	540,000	540,000	540,000	540,000	540,000	320,000	320,000	320,000	320,000	320,000	320,000	320,000	320,000	5,800,000
Tin concentrate treatment charges, \$		1,680,000	1,680,000	1,680,000	1,680,000	1,680,000	1,680,000	1,120,000	1,120,000	1,120,000	1,120,000	1,120,000	1,120,000	1,120,000	1,120,000	19,040,000
Total offsite, \$		2,220,000	2,220,000	2,220,000	2,220,000	2,220,000	2,220,000	1,440,000	1,440,000	1,440,000	1,440,000	1,440,000	1,440,000	1,440,000	1,440,000	24,840,000
Total costs, \$		27,430,000	27,430,000	27,430,000	27,430,000	27,430,000	27,430,000	26,050,000	26,050,000	26,050,000	26,050,000	26,050,000	26,050,000	26,050,000	26,050,000	372,980,000
Net revenue tin																
Metal in concentrate, t		2,400	2,400	2,400	2,400	2,400	2,400	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	27,200
Payable metal in concentrate, t		2,040	2,040	2,040	2,040	2,040	2,040	1,360	1,360	1,360	1,360	1,360	1,360	1,360	1,360	23,120
Tin revenue, \$		35,612,571	35,612,571	35,612,571	35,612,571	35,612,571	35,612,571	23,741,714	23,741,714	23,741,714	23,741,714	23,741,714	23,741,714	23,741,714	23,741,714	403,609,143
Net revenue tungsten																
Payable WO3 in concentrate, t		420	420	420	420	420	420	Nil	2,520							
WO3 revenue, \$		7,680,000	7,680,000	7,680,000	7,680,000	7,680,000	7,680,000									46,080,000
Mine Estab Cost, \$								3,000,000								
Revenue after costs, \$		15,862,571	15,862,571	15,862,571	15,862,571	15,862,571	12,862,571	- 2,308,286	- 2,308,286	- 2,308,286	- 2,308,286	- 2,308,286	- 2,308,286	- 2,308,286	- 2,308,286	73,709,143

6.0 RISKS AND OPPORTUNITIES

During the course of completing the study the following risks and opportunities have been identified:

Crushing and Milling

- The crushing and milling circuit has been conservatively sized on the basis of typical granite properties and assumes that a feed size of 15 mm to the mill can be ground without undue scuffing of the mill. The ore is weathered but its properties should be determined and the circuit modelled to confirm this.
- Surge capacity in the crushing circuit is based on an open air stockpile. Given this operation is in Tasmania, it may be necessary to review this assumption and provide storage with a level of weather protection.
- The estimate is based on a packaged crushing plant and assumes that for the 1 Mtpa case a 15 mm product size can still be achieved by 2-stage crushing. This will require validation.

Gravity Spiral Circuit

- The spiral circuit design is based on splitting coarse and fine feeds which is generally good practice for gravity separation. This was not done for the original Selby / Cross study and may warrant further testing.
- Spiral capacity has been based on typical industry averages and should be confirmed.

Gravity Tabling Circuit

- The table circuit design is based on splitting coarse and fine feeds which is generally good practice for gravity separation. This was not done for the original Selby / Cross study and may warrant further testing.
- Table capacity has been based on typical industry averages and should be confirmed.
- An additional step of kieving or high frequency vibration of the concentrates may offer some opportunity for upgrading the shipped concentrates.
- Other process routes have been developed for fine tin concentrates since the original work by Selby and this may warrant further investigation.
- Given the requirement for significant manual handling of concentrate at the 1 Mtpa throughput rate, there should be some consideration given to a filtration facility so this part of the operation can be automated.

Tailings Disposal Facility

- A simple unlined starter dam has been assumed for the facility. Should there be sulphides present in the ore the dam may require lining to prevent the release of acid mine drainage.

- It has been assumed that a suitable site for the facility will be available in close proximity to the plant site. Should this not be the case both capital and operating costs for the facility could be significantly higher than those allowed.

Reagents and Services

- Power and water are assumed to be within close proximity of the site. Any requirements for either other than as described in this study could significantly affect capital cost.

Modular Plant Design

- The original capital estimates for the treatment plant options were based on a conventional "stick built" plant design with no provision for modularisation to facilitate relocation of the plant.
- During the next phase of the investigations into the feasibility of the project consideration should be given to purpose designing the Anchor plant, where appropriate, as relocatable modules to minimise the time and cost required to relocate and reconfigure the plant for operations at Great Pyramid or elsewhere. The costs and schedule savings during relocation would have to be balanced against a probable higher initial capital cost.

High Grade Ore Sources

- The high cost of construction labour for dismantling and re-erecting the process plant contribute significantly to the relocation cost and make it difficult to justify plant relocation where the ore grade at the new site is low.
- Similarly, road haulage costs make it unattractive to road haul large tonnages of low grade ore from satellite mines to a process plant located at the Anchor site.
- Given the modest haulage distances, however, it may be viable to road haul smaller tonnages of higher grade material to supplement feed to the Anchor plant. This could be from operations that are, perhaps, too small to justify development in their own right.
- Conceptually this may see a project based on bulk mining at Anchor, providing the majority of the tonnage to the plant, with one or more satellite operations using more selective mining methods to provide high grade supplementary feed to the plant. This could extend the project life and result in more favourable economics than Anchor alone.
- Whether these sources of supplementary feed can be identified is beyond the scope of this report.

APPENDIX 1
CAPITAL COST ESTIMATE DETAIL

Capital Cost Estimate
 Summary
 500 and 1,000 ktpa

Area Description	1 000 000 TPA			500 000 TPA		
	Total Cost (excluding Contingency)	Contingency	Total Cost	Total Cost (excluding Contingency)	Contingency	Total Cost
001 Site Estab.-General Total	990,000	198,000	1,188,000	745,000	149,000	894,000
010 Site Constr. Facilities Total	190,000	38,000	228,000	190,000	38,000	228,000
020 Constr. Equip. & Operations Total	723,608	144,722	868,329	539,000	107,800	646,800
000 Site Estab. & Constr. Total	1,903,608	380,722	2,284,329	1,474,000	294,800	1,768,800
101 Treatment Plant-General Total	238,000	95,200	333,200	238,000	95,200	333,200
101 Treatment Plant-Total	19,409,091	3,881,818	23,290,909	13,130,697	2,626,139	15,756,836
180 Plant Services Total	120,000	24,000	144,000	120,000	24,000	144,000
100 Treatment Plant Total	19,767,091	4,001,018	23,768,109	13,488,697	2,745,339	16,234,036
201 Infrastructure-General Total	220,000	44,000	264,000	220,000	44,000	264,000
210 Utilities Total	223,750	61,075	284,825	302,000	85,900	387,900
230 Tailings Dam Total	757,858	303,143	1,061,002	500,000	200,000	700,000
240 Plant Buildings Total	648,589	129,718	778,307	570,200	114,040	684,240
251 Site Sewage Plant and Management Housing	24,000	4,800	28,800	24,000	4,800	28,800
250 Other Permanent Accommodation	N/A			N/A	0	0
260 Construction Accommodation Total	Not required			Not required	0	0
270 Mobile Plant & General Equip/Furniture Total	117,221	23,444	140,666	101,750	20,350	122,100
280 Overland Pipelines Total ¹	360,495	72,099	432,595	254,000	50,800	304,800
200 Infrastructure Total	2,351,914	638,279	2,990,194	1,971,950	519,890	2,491,840
300 Mining Total	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
410 EPCM Total	4,764,524	952,905	5,717,428	3,385,815	677,163	4,062,978
420 Specialist Consultants Total	400,000	80,000	480,000	400,000	80,000	480,000
430 Vendor Representatives Total	50,000	10,000	60,000	50,000	10,000	60,000
400 Management Costs Total	5,214,524	1,042,905	6,257,428	3,835,815	767,163	4,602,978
501 Owners Costs-General Total ²	704,715	140,943	845,658	550,000	110,000	660,000
530 Spare Parts Total	75,786	15,157	90,943	50,000	10,000	60,000
540 Fees/Taxes/Duties Total	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
590 Other Owners Costs Total	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
510 Pre-production Total	2,025,000	405,000	2,430,000	2,000,000	400,000	2,400,000
500 Owners Costs Total	2,805,501	561,100	3,366,601	2,600,000	520,000	3,120,000
600 Working Capital Total	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
Grand Total	32,042,637	6,624,024	38,666,661	23,370,462	4,847,192	28,217,654

Notes: 1. Excluding Pit Dewatering
 2. Excluding Specialised Insurance Cover

Qualifications:

All costs are based estimates prepared for the earlier Great Pyramid and Anchor studies.
 Estimate assumes that all Anchor project equipment has been well maintained and does not require major overhaul prior to relocation to Pyramid Hill.
 Re-use of piping is limited to major process pipes such as mill circuit piping and piping attached to conveyor frames.
 Relocation cost has been based on dismantling plant in total for relocation ie no specialist heavy lift modules or the like.
 Electrical re-installation cost based on relocation of all electrical equipment, MCCs, local panels etc and re-use of a portion of existing cabling.
 Quoted pre-production costs is predominantly to retain site workforce during relocation. No specialist owner's project management team has been allowed.
 It has been assumed that the operation will retain its key staff housing and employees will commute to the new site.

Exclusions:

Escalation beyond 3Q07 not included ie costs are not escalated to the year the relocation will take place.
 No allowance has been made for demolition and removal of redundant structures (ie concrete foundations) and rehabilitation of Anchor site.
 Permits and fees associated with relocation.

Capital Cost Estimate
 Equipment by Area 500 ktpa

Area	Ex Works	Freight	Equipment Removal	Install	Equip	Concrete	Dismantle Steelwork	Steelwork	Remove Platework	Platework	Piping Removal	Piping	E&I Removal plus tag for re-install	E&I	Total
Crushing		45,000	112,500	450,000	607,500	677,625	125,100	166,800	109,463	145,950	135,525	338,813	148,556	643,744	3,099,075
Milling		79,905	399,525	799,050	1,278,480	1,203,236	222,136	296,181	194,369	259,159	240,647	481,294	263,786	1,143,074	5,582,363
Spirals		17,775	44,438	177,750	239,963	267,662	49,415	65,886	43,238	57,650	53,532	240,896	58,680	254,279	1,331,199
Tables		16,647	41,618	166,470	224,735	250,676	46,279	61,705	40,494	53,992	50,135	225,608	54,956	238,142	1,246,722
Tailings & Services		23,652	59,130	236,520	319,302	356,160	65,753	87,670	57,533	76,711	71,232	320,544	78,081	338,352	1,771,338
Grand Total	0	182,979	657,210	1,829,790	2,669,979	2,755,359	508,682	678,242	445,096	593,462	551,072	1,607,155	604,059	2,617,591	13,030,697
Original Estimate	6,099,300	548,937		1,829,790	8,478,027	2,755,359		1,695,605		1,483,655		2,755,359		4,027,063	21,195,068
% of Original					31%	100%		70%		70%		78%		80%	61%

Crushing #REF!
 Milling #REF!
 Spirals #REF!
 Tables #REF!
 Tailings & Services #REF!
 #REF!

ESTIMATE NOTES:

Re-use all equipment from Anchor, therefore no cost to GP	Allow 1/3 of original transport cost to get from Anchor to GP	Allow 25% of install cost except milling, allow 50%.	Same cost as for original installation.	Same cost as if building new plant.	Same cost as original installation, ie 30% of total	Install cost approx 30% of total, allow 40% to relocate and reinstall.	Same cost as original installation, ie 30% of total	Install cost approx 30% of total, allow 40% to relocate and reinstall.	Removal cost will be about 50% of install which was 40% of total cost. ie 20%	Crushing - allow 50% Milling - allow 40% Rest of plant allow 90%, ie recover major items only	Allow at 30% of install cost, ie 15% of total.	Cost basis is 50% equip and 50% installation. Allow to recover 70% of equip & bulks and redo installation. Therefore allow 65% of cost for GP
		At \$160/hr plus 25% prelims allows for team of 9 people for 8 weeks			At \$160/hr plus 25% prelims allows for team of 7 people for 8 weeks		At \$160/hr plus 25% prelims allows for team of 6 people for 8 weeks		At \$160/hr plus 25% prelims allows for team of 7 people for 8 weeks		At \$160/hr plus 25% prelims allows for team of 8 people for 8 weeks	

Capital Cost Estimate
 Equipment by Area 1000 ktpa

Area	Ex Works	Freight	Equip Removal	Install	Equip	Concrete	Dismantle Steelwork	Erect Steelwork	Remove Platework	Platework	Piping Removal	Piping	E&I Removal plus tag for re-install	E&I	Total
Crushing		#REF!	#REF!	#REF!	#REF!	1,027,087	189,616	252,822	165,914	221,219	205,417	513,544	225,169	975,733	4,697,319
Milling		#REF!	#REF!	#REF!	#REF!	1,465,355	270,527	360,703	236,711	315,615	293,071	586,142	321,251	1,392,087	6,798,453
Spirals		#REF!	#REF!	#REF!	#REF!	492,400	90,905	121,206	79,542	106,055	98,480	443,160	107,949	467,780	2,448,921
Tables		#REF!	#REF!	#REF!	#REF!	463,270	85,527	114,036	74,836	99,781	92,654	416,943	101,563	440,106	2,304,042
Tailings & Services		#REF!	#REF!	#REF!	#REF!	604,784	111,652	148,870	97,696	130,261	120,957	544,306	132,587	574,545	3,007,855
Grand Total	0	#REF!	#REF!	#REF!	#REF!	4,052,896	748,227	997,636	654,699	872,932	810,579	2,504,094	888,520	3,850,252	19,256,591
Original Estimate	8,971,547	807,439	0	2,691,464	12,470,450	4,052,896	0	2,494,090	0	2,182,329	0	4,052,896	0	5,923,464	31,176,126
% of Original					#REF!	100%		70%		70%		82%		80%	62%

Crushing #REF!
 Milling #REF!
 Spirals #REF!
 Tables #REF!
 Tailings & Services #REF!
 #REF!

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- Allow 25% of install cost except milling, allow 50%.
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- Same cost as if building new plant.
- Same cost as original installation, ie 30% of total
- Install cost approx 30% of total, allow 40% to relocate and reinstall.
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- Crushing - allow 50%
 Milling - allow 40%
 Rest of plant allow 90%, ie recover major items only
- Allow at 30% of install cost, ie 15% of total.
- Cost basis is 50% equip and 50% installation.
 Allow to recover 70% of equip & bulks and redo installation.
 Therefore allow 65% of cost for GP

Capital Cost Estimate
 RoM Estimate Details 500 ktpa

Main Area	Plant Area	Facility	PDisc.	Ex-Works Cost	Freight Cost	Install Cost	Relocation Factor	Total Cost (excl Cont)	% Cont	Cont	Grand Total		
000 Site Estab. & Constr.	001 Site Estab.-General	002 Mob/Demob contractors labour	0 General	200,000	10,000		1.00	210,000	20%	42,000	252,000		
		003 Mob/Demob constr. plant & equip.	0 General	300,000	50,000		1.00	350,000	20%	70,000	420,000		
		004 Site Surveying	0 General	20,000	5,000		1.00	25,000	20%	5,000	30,000		
		005 General Freight & Transport	0 General		125,000		1.00	125,000	20%	25,000	150,000		
		007 Testing and Inspection	0 General			25,000	1.00	25,000	20%	5,000	30,000		
		008 Barricades/Safety Signs	0 General	5,000	1,000	4,000	1.00	10,000	20%	2,000	12,000		
		001 Site Estab.-General Total				525,000	191,000	29,000		745,000	20%	149,000	894,000
		010 Site Constr. Facilities	012 Construction Roads & Drainage	1 Earthworks		15,000		15,000	1.00	30,000	20%	6,000	36,000
	013 Laydown Areas (hardstand)		1 Earthworks		15,000		15,000	1.00	30,000	20%	6,000	36,000	
	014 Construction Buildings/Facilities		0 General		5,000		5,000	1.00	10,000	20%	2,000	12,000	
			8 Arch/ Bldgs		25,000		25,000	1.00	50,000	20%	10,000	60,000	
	015 Construction Site Services		0 General		15,000		15,000	1.00	30,000	20%	6,000	36,000	
	018 Constr Security Fencing		0 General		5,000		5,000	1.00	10,000	20%	2,000	12,000	
		019 Weather Protection	0 General		20,000		10,000	1.00	30,000	20%	6,000	36,000	
	010 Site Constr. Facilities Total				100,000	0	90,000		190,000	20%	38,000	228,000	
	020 Constr. Equip. & Operations	023 Heavy lift craneage	0 General			20,000	80,000	1.00	100,000	20%	20,000	120,000	
		024 Misc. Equipment hire	0 General			2,000	20,000	1.00	22,000	20%	4,400	26,400	
		025 Handling & access equipment	0 General			2,000	10,000	1.00	12,000	20%	2,400	14,400	
		026 Security during construction	0 General				10,000	1.00	10,000	20%	2,000	12,000	
		027 Fuel & consumables	0 General				20,000	1.00	20,000	20%	4,000	24,000	
		028 Medical & First Aid	0 General		5,000	1,000	4,000	1.00	10,000	20%	2,000	12,000	
		029 Construction Services	0 General		25,000	1,000	14,000	1.00	40,000	20%	8,000	48,000	
		xxx Accommodation and meals	0 General				325,000	1.00	325,000	20%	65,000	390,000	
		020 Constr. Equip. & Operations Total				30,000	26,000	483,000		539,000	20%	107,800	646,800
000 Site Estab. & Constr. Total				655,000	217,000	602,000		1,474,000	20%	294,800	1,768,800		
100 Treatment Plant	101 Treatment Plant-General	102 Bulk site earthworks	1 Earthworks	20,000		20,000	1.00	40,000	40%	16,000	56,000		
		103 Detailed site earthworks	1 Earthworks	20,000		20,000	1.00	40,000	40%	16,000	56,000		
		104 Site drainage & culverts	1 Earthworks	20,000		20,000	1.00	40,000	40%	16,000	56,000		
		105 Inplant Tracks	1 Earthworks	20,000		80,000	1.00	100,000	40%	40,000	140,000		
		107 Site Security Fencing	0 General	0		0	1.00	0	40%	0	0		
		108 Packers/shims/bolts	5 Equipment	4,000		4,000	1.00	8,000	40%	3,200	11,200		
		109 Non Shrink Grout	5 Equipment	5,000		5,000	1.00	10,000	40%	4,000	14,000		
		101 Treatment Plant-General Total				89,000	0	149,000		238,000	40%	95,200	333,200
		100 Treatment Plant	Crushing			1,704,491	154,954	1,239,630	1.00	3,099,075	20%	619,815	3,718,890
	Milling				3,070,300	279,118	2,232,945	1.00	5,582,363	20%	1,116,473	6,698,836	
	Spirals				732,160	66,560	532,480	1.00	1,331,199	20%	266,240	1,597,439	
	Tables				685,697	62,336	498,689	1.00	1,246,722	20%	249,344	1,496,066	
	Tailings & Services				974,236	88,567	708,535	1.00	1,771,338	20%	354,268	2,125,605	
	Conc Storage Dam				50,000	5,000	45,000	1.00	100,000	20%	20,000	120,000	
	101 Treatment Plant-Total				7,216,883	656,535	5,257,279		13,130,697	20%	2,626,139	15,756,836	
	180 Plant Services	183 Other Plant Services (Gases, Fuel)			15,000	3,000	12,000	1.00	30,000	20%	6,000	36,000	
		184 Fire Protection			9,000	1,000	5,000	1.00	15,000	20%	3,000	18,000	
		185 Plant Control System - PLC			85,000		15,000	0.75	75,000	20%	15,000	90,000	
186 Common Services & Piperacks				0	0	0	1.00	0	20%	0	0		
187 CCTV System				0	0	0	1.00	0	20%	0	0		
188 Instrument and Controls				0	0	0	1.00	0	20%	0	0		
180 Plant Services Total				109,000	4,000	32,000		120,000	20%	24,000	144,000		
100 Treatment Plant Total				7,414,883	660,535	5,438,279		13,488,697	20%	2,745,339	16,234,036		
200 Infrastructure	201 Infrastructure-General	202 Main Access Road	1 Earthworks			0	1.00	0	20%	0	0		
		203 Misc. Track	1 Earthworks			25,000	1.00	25,000	20%	5,000	30,000		
		204 Misc Bulk Earthworks	1 Earthworks			50,000	1.00	50,000	20%	10,000	60,000		
		205 Environmental Control Pond	1 Earthworks			100,000	1.00	100,000	20%	20,000	120,000		
		206 Misc Culverts & Drainage	1 Earthworks			15,000	1.00	15,000	20%	3,000	18,000		
		207 Security Fencing	0 General			30,000	1.00	30,000	20%	6,000	36,000		
		201 Infrastructure-General Total				0	0	220,000		220,000	20%	44,000	264,000
	210 Utilities	211 HV Switchyard	7 Elect & Instr		125,000	5,000	45,000	1.00	175,000	30%	52,500	227,500	
		212 Powerlines	7 Elect & Instr		50,000	2,000	28,000	1.00	80,000	30%	24,000	104,000	
		213 Emergency Power	7 Elect & Instr		30,000	2,000	8,000	0.80	32,000	20%	6,400	38,400	
		214 Communications	7 Elect & Instr		15,000	2,000	13,000	0.50	15,000	20%	3,000	18,000	
	210 Utilities Total				220,000	11,000	94,000		302,000	28%	85,900	387,900	
	230 Tailings Dam	231 Tailings Dam Stage	1 Earthworks		250,000	0	250,000	1.00	500,000	40%	200,000	700,000	
	230 Tailings Dam Total				250,000	0	250,000		500,000	40%	200,000	700,000	
	240 Plant Buildings	241 Administration Office	8 Arch/ Bldgs		300,000	10,000	90,000	0.40	160,000	20%	32,000	192,000	
		242 Process Office	8 Arch/ Bldgs		0	0	0	0.00	0	20%	0	0	
		243 Workshop/Warehouse	8 Arch/ Bldgs		270,000	30,000	120,000	0.50	210,000	20%	42,000	252,000	
		244 Laboratory	8 Arch/ Bldgs		25,000	1,000	14,000	0.50	20,000	20%	4,000	24,000	
		245 Weighbridge station	8 Arch/ Bldgs		15,000	2,000	13,000	0.50	15,000	20%	3,000	18,000	
		246 Conc Storage Shed	8 Arch/ Bldgs		50,000	2,000	23,000	0.80	60,000	20%	12,000	72,000	
		247 Plant Site Ablutions	8 Arch/ Bldgs		25,000	5,000	10,000	0.50	20,000	20%	4,000	24,000	
		248 MCC's and Switchroom	8 Arch/ Bldgs		50,000	5,000	25,000	0.90	72,000	20%	14,400	86,400	
		249 Remote Pumphouse	8 Arch/ Bldgs		0	0	0	0.00	0	20%	0	0	
			249b Control room	8 Arch/ Bldgs		15,000	2,000	5,000	0.60	13,200	20%	2,640	15,840
240 Plant Buildings Total				750,000	57,000	300,000		570,200	20%	114,040	684,240		
250 Permanent Accommodation	251 Sewerage Treatment Plant	8 Arch/ Bldgs		25,000	2,000	13,000	0.60	24,000	20%	4,800	28,800		
	252 Water Treatment Plant	8 Arch/ Bldgs		0	0	0	0.60	0	20%	0	0		
	253 Misc Facilities (Pool, Tennis Court, Oval, Club House)	8 Arch/ Bldgs		0	0	0	0.00	0	20%	0	0		

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 RoM Estimate Details 500 ktpa

Main Area	Plant Area	Facility	PDisc.	Ex-Works Cost	Freight Cost	Install Cost	Relocation Factor	Total Cost (excl Cont)	% Cont	Cont	Grand Total	
		254 Accommodation Units	8 Arch/ Bldgs	1,000,000	0	0	0.00	0	20%	0	0	
		254b Laundry	8 Arch/ Bldgs	0	0	0	0.00	0	20%	0	0	
		255 Kitchen/Diner	8 Arch/ Bldgs	0	0	0	0.00	0	20%	0	0	
		256 Toilets	8 Arch/ Bldgs	0	0	0	0.00	0	20%	0	0	
		257 Rec Room	8 Arch/ Bldgs	0	0	0	0.00	0	20%	0	0	
		258 Office	8 Arch/ Bldgs	0	0	0	0.00	0	20%	0	0	
		258b Stores	8 Arch/ Bldgs	0	0	0	0.00	0	20%	0	0	
		259 Services	8 Arch/ Bldgs	0	0	0	0.00	0	20%	0	0	
		250 Permanent Accommodation Total				1,025,000	2,000	13,000		24,000	20%	4,800
		260 Construction Accommodation	261 Sewerage Treatment Plant	8 Arch/ Bldgs	0	0	0	0.00	0	20%	0	0
			262 Water Treatment Plant	8 Arch/ Bldgs	0	0	0	0.00	0	20%	0	0
			263 Misc Facilities (Pool, Multi Use Courts)	8 Arch/ Bldgs	0	0	0	0.00	0	20%	0	0
			264 Accommodation Units	8 Arch/ Bldgs	0	0	0	0.00	0	20%	0	0
			264b Laundry	8 Arch/ Bldgs	0	0	0	0.00	0	20%	0	0
			265 Kitchen/Diner	8 Arch/ Bldgs	0	0	0	0.00	0	20%	0	0
			266 Toilets	8 Arch/ Bldgs	0	0	0	0.00	0	20%	0	0
			267 Rec Room	8 Arch/ Bldgs	0	0	0	0.00	0	20%	0	0
			268 Office	8 Arch/ Bldgs	0	0	0	0.00	0	20%	0	0
	250 Construction Accommodation Total				0	0	0		0	20%	0	0
		260 Mobile Plant & General Equip/Furniture	261 Mobile Plant	5 Equipment	380,000	20,000	0	0.10	40,000	20%	8,000	48,000
			262 Maint. Tools and Equip.	5 Equipment	45,000	5,000	0	0.25	12,500	20%	2,500	15,000
			263 Warehouse Shelving/Fitout	8 Arch/ Bldgs	15,000	2,000	4,000	0.25	5,250	20%	1,050	6,300
			264 Office Equip. and Furniture	8 Arch/ Bldgs	25,000	3,000	7,000	0.40	14,000	20%	2,800	16,800
			266 Laboratory Equipment	5 Equipment	30,000	5,000	5,000	0.75	30,000	20%	6,000	36,000
			260 Mobile Plant & General Equip/Furniture Total				495,000	35,000	16,000		101,750	20%
	280 Overland Pipelines	281 Water Supply	6 Piping	50,000	54,000	50,000	1.00	154,000	20%	30,800	184,800	
		282 Tailings Pipeline	6 Piping	50,000	5,000	50,000	0.50	52,500	20%	10,500	63,000	
		283 Decant Return Pipeline	6 Piping	48,000	2,000	25,000	0.50	37,500	20%	7,500	45,000	
		284 Dump Run-Off Collection	6 Piping	0	0	0	0.00	0	20%	0	0	
		285 TSF Toe Drain/Run-Off Collection	6 Piping	5,000	0	5,000	1.00	10,000	20%	2,000	12,000	
		286 Pit Dewatering	6 Piping	0	0	0	0.00	0	20%	0	0	
		270 Overland Pipelines Total				153,000	61,000	130,000		254,000	20%	50,800
200 Infrastructure Total				2,893,000	166,000	1,023,000		1,971,950	26%	519,890	2,491,840	
300 Mining Total				0	0	0		0		0	0	
400 Management Costs	410 EPCM	411 EPCM - Home Office	9 EPCM	1,096,288	104,353	706,328	1.00	1,906,970	20%	381,394	2,288,364	
		412 EPCM - Site Construction	9 EPCM		104,353	1,059,492	1.00	1,163,845	20%	232,769	1,396,614	
		414 EPCM - Commissioning	9 EPCM		15,000	150,000	1.00	165,000	20%	33,000	198,000	
		415 EPCM - Expenses	9 EPCM	75,000		75,000	1.00	150,000	20%	30,000	180,000	
		410 EPCM Total			1,171,288	223,707	1,990,820		3,385,815	20%	677,163	4,062,978
	420 Specialist Consultants	425 Other Specialist Consultants	0 General	100,000		50,000	1.00	150,000	20%	30,000	180,000	
		xxx TSF Consultants	0 General	200,000		50,000	1.00	250,000	20%	50,000	300,000	
	420 Specialist Consultants Total			300,000	0	100,000		400,000	20%	80,000	480,000	
	430 Vendor Representatives	431 Vendor Representatives - General	0 General	50,000		50,000	1.00	50,000	20%	10,000	60,000	
	430 Vendor Representatives Total			50,000	0	0		50,000	20%	10,000	60,000	
400 Management Costs Total				1,521,288	223,707	2,090,820		3,835,815	20%	767,163	4,602,978	
500 Owners Costs	501 Owners Costs-General	502 Owners Project Mng't Team	0 General	500,000			0.00	0	20%	0	0	
		503 Legal Services	0 General	25,000			0.00	0	20%	0	0	
		504 Computing Systems	5 Equipment	50,000	5,000		0.00	0	20%	0	0	
		505 Construction Insurances	0 General	300,000			1.00	300,000	20%	60,000	360,000	
		506 Specialised Insurance Cover	0 General	0			0.00	0	20%	0	0	
		507 Specialist Consultants	0 General	250,000			1.00	250,000	20%	50,000	300,000	
		508 Recruiting	0 General	250,000			0.00	0	20%	0	0	
		501 Owners Costs-General Total			1,375,000	5,000	0		550,000	20%	110,000	660,000
	530 Spare Parts	531 Commissioning & Consumables Spares	0 General	50,000			1.00	50,000	20%	10,000	60,000	
		532 Consumable Spares	0 General	150,000	15,000		0.00	0	20%	0	0	
		533 Insurance Spares	0 General	265,000	20,000		0.00	0	20%	0	0	
	530 Spare Parts Total			465,000	35,000	0		50,000	20%	10,000	60,000	
	540 Fees/Taxes/Duties	541 Fees/Taxes/Duties	0 General	0				0	20%	0	0	
540 Fees/Taxes/Duties Total			0	0	0		0		0	0		
590 Other Owners Costs	591 Community Relations	0 General	0			0.00	0	20%	0	0		
590 Other Owners Costs Total			0	0	0		0		0	0		
510 Pre-production	511 Plant Pre-production Labour	0 General			2,000,000	1.00	2,000,000	20%	400,000	2,400,000		
	512 Plant Pre-production Expenses	5 Equipment			25,000	0.00	0	20%	0	0		
	515 Opening Stocks	0 General	0	0		0.00	0	20%	0	0		
	516 First Fill Reagents & Consumables	0 General	95,000	5,000		0.00	0	20%	0	0		
	519 Training	0 General			250,000	0.00	0	20%	0	0		
510 Pre-production Total			95,000	5,000	2,275,000		2,000,000	20%	400,000	2,400,000		
500 Owners Costs Total				1,935,000	45,000	2,275,000		2,600,000	20%	520,000	3,120,000	
600 Working Capital	601 Working Capital-General	602 Plant	0 General				0.00	0		0		
601 Working Capital-General Total				0	0	0		0		0		
600 Working Capital Total				0	0	0		0		0		
Grand Total				14,419,172	1,312,242	11,429,098		23,370,462	21%	4,847,192	28,217,654	

Capital Cost Estimate
 RoM Estimate Details 1000 ktpa

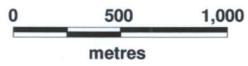
Main Area	Plant Area	Facility	PDisc.	Ex-Works Cost	Freight Cost	Install Cost	Relocation Factor	Total Cost (excl Cont)	% Cont	Cont	Grand Total		
000 Site Estab. & Constr.	001 Site Estab.-General	002 Mob/Demob contractors labour	0 General	300,000	15,000		1.00	315,000	20%	63,000	378,000		
		003 Mob/Demob constr. plant & equip.	0 General	400,000	65,000		1.00	465,000	20%	93,000	558,000		
		004 Site Surveying	0 General	20,000	5,000		1.00	25,000	20%	5,000	30,000		
		005 General Freight & Transport	0 General		150,000		1.00	150,000	20%	30,000	180,000		
		007 Testing and Inspection	0 General			25,000	1.00	25,000	20%	5,000	30,000		
		008 Barricades/Safety Signs	0 General	5,000	1,000	4,000	1.00	10,000	20%	2,000	12,000		
		001 Site Estab.-General Total			725,000	236,000	29,000		990,000	20%	198,000	1,188,000	
		010 Site Constr. Facilities	012 Construction Roads & Drainage	1 Earthworks		15,000		15,000	1.00	30,000	20%	6,000	36,000
	013 Laydown Areas (hardstand)		1 Earthworks		15,000		15,000	1.00	30,000	20%	6,000	36,000	
	014 Construction Buildings/Facilities		0 General		5,000		5,000	1.00	10,000	20%	2,000	12,000	
			8 Arch/ Bldgs		25,000		25,000	1.00	50,000	20%	10,000	60,000	
	015 Construction Site Services		0 General		15,000		15,000	1.00	30,000	20%	6,000	36,000	
	018 Constr Security Fencing		0 General		5,000		5,000	1.00	10,000	20%	2,000	12,000	
	019 Weather Protection		0 General		20,000		10,000	1.00	30,000	20%	6,000	36,000	
	010 Site Constr. Facilities Total			100,000	0	90,000		190,000	20%	38,000	228,000		
	020 Constr. Equip. & Operations	023 Heavy lift crange	0 General			20,000	80,000	1.00	100,000	20%	20,000	120,000	
		024 Misc. Equipment hire	0 General			3,000	25,000	1.00	28,000	20%	5,600	33,600	
		025 Handling & access equipment	0 General			3,000	15,000	1.00	18,000	20%	3,600	21,600	
		026 Security during construction	0 General				10,000	1.00	10,000	20%	2,000	12,000	
		027 Fuel & consumables	0 General				25,000	1.00	25,000	20%	5,000	30,000	
		028 Medical & First Aid	0 General		5,000	1,000	4,000	1.00	10,000	20%	2,000	12,000	
		029 Construction Services	0 General		25,000	1,000	14,000	1.00	40,000	20%	8,000	48,000	
		xxx Accommodation and meals	0 General				492,608	1.00	492,608	20%	98,522	591,129	
020 Constr. Equip. & Operations Total				30,000	28,000	665,608		723,608	20%	144,722	868,329		
000 Site Estab. & Constr. Total				855,000	264,000	784,608		1,903,608	20%	380,722	2,284,329		
100 Treatment Plant	101 Treatment Plant-General	102 Bulk site earthworks	1 Earthworks	20,000		20,000	1.00	40,000	40%	16,000	56,000		
		103 Detailed site earthworks	1 Earthworks	20,000		20,000	1.00	40,000	40%	16,000	56,000		
		104 Site drainage & culverts	1 Earthworks	20,000		20,000	1.00	40,000	40%	16,000	56,000		
		105 Inplant Tracks	1 Earthworks	20,000		80,000	1.00	100,000	40%	40,000	140,000		
		107 Site Security Fencing	0 General	0		0	1.00	0	40%	0	0		
		108 Packers/shims/bolts	5 Equipment	4,000		4,000	1.00	8,000	40%	3,200	11,200		
		109 Non Shrink Grout	5 Equipment	5,000		5,000	1.00	10,000	40%	4,000	14,000		
		101 Treatment Plant-General Total			89,000	0	149,000		238,000	40%	95,200	333,200	
		100 Treatment Plant	Crushing			2,583,526	234,866	1,878,928	1.00	4,697,319	20%	939,464	5,636,783
			Milling			3,739,149	339,923	2,719,381	1.00	6,798,453	20%	1,359,691	8,158,144
	Spirals				1,346,907	122,446	979,569	1.00	2,448,921	20%	489,784	2,938,706	
	Tables				1,267,223	115,202	921,617	1.00	2,304,042	20%	460,808	2,764,851	
	Tailings & Services				1,654,320	150,393	1,203,142	1.00	3,007,855	20%	601,571	3,609,426	
	Conc Storage Dam				75,000	7,500	70,000	1.00	152,500	20%	30,500	183,000	
	101 Treatment Plant-Total			10,666,125	970,330	7,772,636		19,409,091	20%	3,881,818	23,290,909		
	180 Plant Services	183 Other Plant Services (Gases, Fuel)			15,000	3,000	12,000	1.00	30,000	20%	6,000	36,000	
		184 Fire Protection			9,000	1,000	5,000	1.00	15,000	20%	3,000	18,000	
		185 Plant Control System - PLC			85,000		15,000	0.75	75,000	20%	15,000	90,000	
		186 Common Services & Piperacks			0	0	0	1.00	0	20%	0	0	
		187 CCTV System			0	0	0	1.00	0	20%	0	0	
		188 Instrument and Controls			0	0	0	1.00	0	20%	0	0	
		180 Plant Services Total			109,000	4,000	32,000		120,000	20%	24,000	144,000	
		100 Treatment Plant Total			10,864,125	974,330	7,953,636		19,767,091	20%	4,001,018	23,768,109	
200 Infrastructure	201 Infrastructure-General	202 Main Access Road	1 Earthworks			0	1.00	0	20%	0	0		
		203 Misc. Track	1 Earthworks			25,000	1.00	25,000	20%	5,000	30,000		
		204 Misc Bulk Earthworks	1 Earthworks			50,000	1.00	50,000	20%	10,000	60,000		
		205 Environmental Control Pond	1 Earthworks			100,000	1.00	100,000	20%	20,000	120,000		
		206 Misc Culverts & Drainage	1 Earthworks			15,000	1.00	15,000	20%	3,000	18,000		
		207 Security Fencing	0 General			30,000	1.00	30,000	20%	6,000	36,000		
		201 Infrastructure-General Total			0	0	220,000		220,000	20%	44,000	264,000	
	210 Utilities	211 HV Switchyard	7 Elect & Instr		200,000	7,500	70,000	0.30	83,250	30%	24,975	108,225	
		212 Powerlines	7 Elect & Instr		50,000	2,000	28,000	1.00	80,000	30%	24,000	104,000	
		213 Emergency Power	7 Elect & Instr		50,000	3,000	12,000	0.70	45,500	20%	9,100	54,600	
		214 Communications	7 Elect & Instr		15,000	2,000	13,000	0.50	15,000	20%	3,000	18,000	
	210 Utilities Total			315,000	14,500	123,000		223,750	27%	61,075	284,825		
	230 Tailings Dam	231 Tailings Dam Stage	1 Earthworks		378,929	0	378,929	1.00	757,858	40%	303,143	1,061,002	
	230 Tailings Dam Total			378,929	0	378,929		757,858	40%	303,143	1,061,002		
	240 Plant Buildings	241 Administration Office	8 Arch/ Bldgs		300,000	10,000	90,000	0.40	160,000	20%	32,000	192,000	
		242 Process Office	8 Arch/ Bldgs		0	0	0	0.00	0	20%	0	0	
		243 Workshop/Warehouse	8 Arch/ Bldgs		270,000	30,000	120,000	0.50	210,000	20%	42,000	252,000	
		244 Laboratory	8 Arch/ Bldgs		37,893	1,516	21,220	0.50	30,314	20%	6,063	36,377	
		245 Weighbridge station	8 Arch/ Bldgs		15,000	2,000	13,000	0.50	15,000	20%	3,000	18,000	
		246 Conc Storage Shed	8 Arch/ Bldgs		75,786	3,031	34,861	0.80	90,943	20%	18,189	109,132	
		247 Plant Site Ablutions	8 Arch/ Bldgs		25,000	5,000	10,000	0.50	20,000	20%	4,000	24,000	
		248 MCC's and Switchroom	8 Arch/ Bldgs		75,786	7,579	37,893	0.90	109,132	20%	21,826	130,958	
		249 Remote Pumphouse	8 Arch/ Bldgs		0	0	0	0.00	0	20%	0	0	
249b Control room		8 Arch/ Bldgs		15,000	2,000	5,000	0.60	13,200	20%	2,640	15,840		
240 Plant Buildings Total			814,465	61,126	331,974		648,589	20%	129,718	778,307			
250 Permanent Accommodation	251 Sewerage Treatment Plant	8 Arch/ Bldgs		25,000	2,000	13,000	0.60	24,000	20%	4,800	28,800		
	252 Water Treatment Plant	8 Arch/ Bldgs		0	0	0	0.60	0	20%	0	0		
	253 Misc Facilities (Pool, Tennis Court, Oval, Club House)	8 Arch/ Bldgs		0	0	0	0.00	0	20%	0	0		

Capital Cost Estimate
 RoM Estimate Details 1000 ktpa

Main Area	Plant Area	Facility	PDisc.	Ex-Works Cost	Freight Cost	Install Cost	Relocation Factor	Total Cost (excl Cont)	% Cont	Cont	Grand Total	
		254 Accommodation Units	8 Arch/ Bldgs	1,000,000	0	0	0.00	0	20%	0	0	
		254b Laundry	8 Arch/ Bldgs	0	0	0	0.00	0	20%	0	0	
		255 Kitchen/Diner	8 Arch/ Bldgs	0	0	0	0.00	0	20%	0	0	
		256 Toilets	8 Arch/ Bldgs	0	0	0	0.00	0	20%	0	0	
		257 Rec Room	8 Arch/ Bldgs	0	0	0	0.00	0	20%	0	0	
		258 Office	8 Arch/ Bldgs	0	0	0	0.00	0	20%	0	0	
		258b Stores	8 Arch/ Bldgs	0	0	0	0.00	0	20%	0	0	
		259 Services	8 Arch/ Bldgs	0	0	0	0.00	0	20%	0	0	
		250 Permanent Accommodation Total				1,025,000	2,000	13,000		24,000	20%	4,800
		260 Construction Accommodation	261 Sewerage Treatment Plant	8 Arch/ Bldgs	0	0	0	0.00	0	20%	0	0
			262 Water Treatment Plant	8 Arch/ Bldgs	0	0	0	0.00	0	20%	0	0
			263 Misc Facilities (Pool, Multi Use Courts)	8 Arch/ Bldgs	0	0	0	0.00	0	20%	0	0
			264 Accommodation Units	8 Arch/ Bldgs	0	0	0	0.00	0	20%	0	0
			264b Laundry	8 Arch/ Bldgs	0	0	0	0.00	0	20%	0	0
			265 Kitchen/Diner	8 Arch/ Bldgs	0	0	0	0.00	0	20%	0	0
			266 Toilets	8 Arch/ Bldgs	0	0	0	0.00	0	20%	0	0
			267 Rec Room	8 Arch/ Bldgs	0	0	0	0.00	0	20%	0	0
			268 Office	8 Arch/ Bldgs	0	0	0	0.00	0	20%	0	0
			269 Services	8 Arch/ Bldgs	0	0	0	0.00	0	20%	0	0
	250 Construction Accommodation Total				0	0	0		0	20%	0	0
		260 Mobile Plant & General Equip/Furniture	261 Mobile Plant	5 Equipment	380,000	20,000	0	0.10	40,000	20%	8,000	48,000
			262 Maint. Tools and Equip.	5 Equipment	45,000	0	0	0.25	12,500	20%	2,500	15,000
			263 Warehouse Shelving/Fitout	8 Arch/ Bldgs	15,000	2,000	4,000	0.25	5,250	20%	1,050	6,300
			264 Office Equip. and Furniture	8 Arch/ Bldgs	25,000	3,000	7,000	0.40	14,000	20%	2,800	16,800
			266 Laboratory Equipment	5 Equipment	45,471	7,579	7,579	0.75	45,471	20%	9,094	54,566
260 Mobile Plant & General Equip/Furniture Total					510,471	37,579	18,579		117,221	20%	23,444	140,666
	280 Overland Pipelines	281 Water Supply	6 Piping	75,786	81,849	75,786	1.00	233,420	20%	46,684	280,104	
		282 Tailings Pipeline	6 Piping	75,786	7,579	75,786	0.50	79,575	20%	15,915	95,490	
		283 Decant Return Pipeline	6 Piping	48,000	2,000	25,000	0.50	37,500	20%	7,500	45,000	
		284 Dump Run-Off Collection	6 Piping	0	0	0	0.00	0	20%	0	0	
		285 TSF Toe Drain/Run-Off Collection	6 Piping	5,000	0	5,000	1.00	10,000	20%	2,000	12,000	
		286 Pit Dewatering	6 Piping	0	0	0	0.00	0	20%	0	0	
		270 Overland Pipelines Total				204,572	91,427	181,572		360,495	20%	72,099
200 Infrastructure Total				3,248,437	206,632	1,267,054		2,351,914	27%	638,279	2,990,194	
300 Mining Total				0	0	0		0		0	0	
400 Management Costs	410 EPCM	411 EPCM - Home Office	9 EPCM	1,496,756	144,496	1,000,530	1.00	2,641,782	20%	528,356	3,170,138	
		412 EPCM - Site Construction	9 EPCM		144,496	1,500,795	1.00	1,645,291	20%	329,058	1,974,349	
		414 EPCM - Commissioning	9 EPCM		22,736	227,357	1.00	250,093	20%	50,019	300,112	
		415 EPCM - Expenses	9 EPCM	113,679		113,679	1.00	227,357	20%	45,471	272,829	
		410 EPCM Total				1,610,435	311,728	2,842,361		4,764,524	20%	952,905
	420 Specialist Consultants	425 Other Specialist Consultants	0 General	100,000		50,000	1.00	150,000	20%	30,000	180,000	
		xxx TSF Consultants	0 General	200,000		50,000	1.00	250,000	20%	50,000	300,000	
	420 Specialist Consultants Total				300,000	0	100,000		400,000	20%	80,000	480,000
	430 Vendor Representatives	431 Vendor Representatives - General	0 General	50,000			1.00	50,000	20%	10,000	60,000	
	430 Vendor Representatives Total				50,000	0	0		50,000	20%	10,000	60,000
400 Management Costs Total				1,960,435	311,728	2,942,361		5,214,524	20%	1,042,905	6,257,428	
500 Owners Costs	501 Owners Costs-General	502 Owners Project Mng't Team	0 General	500,000			0.00	0	20%	0	0	
		503 Legal Services	0 General	25,000			0.00	0	20%	0	0	
		504 Computing Systems	5 Equipment	50,000	5,000		0.00	0	20%	0	0	
		505 Construction Insurances	0 General	454,715			1.00	454,715	20%	90,943	545,658	
		506 Specialised Insurance Cover	0 General	0			0.00	0	20%	0	0	
		507 Specialist Consultants	0 General	250,000			1.00	250,000	20%	50,000	300,000	
		508 Recruiting	0 General	250,000			0.00	0	20%	0	0	
		501 Owners Costs-General Total				1,529,715	5,000	0		704,715	20%	140,943
	530 Spare Parts	531 Commissioning & Consumables Spares	0 General	75,786			1.00	75,786	20%	15,157	90,943	
		532 Consumable Spares	0 General	227,357	22,736		0.00	0	20%	0	0	
		533 Insurance Spares	0 General	401,665	30,314		0.00	0	20%	0	0	
	530 Spare Parts Total				704,808	53,050	0		75,786	20%	15,157	90,943
	540 Fees/Taxes/Duties	541 Fees/Taxes/Duties	0 General	0				0	20%	0	0	
	540 Fees/Taxes/Duties Total				0	0	0		0		0	0
	590 Other Owners Costs	591 Community Relations	0 General	0			0.00	0	20%	0	0	
590 Other Owners Costs Total				0	0	0		0		0	0	
510 Pre-production	511 Plant Pre-production Labour	0 General			2,000,000	1.00	2,000,000	20%	400,000	2,400,000		
	512 Plant Pre-production Expenses	5 Equipment			25,000	1.00	25,000	20%	5,000	30,000		
	515 Opening Stocks	0 General	0	0		0.00	0	20%	0	0		
	516 First Fill Reagents & Consumables	0 General	143,993	7,579		0.00	0	20%	0	0		
	519 Training	0 General			250,000	0.00	0	20%	0	0		
510 Pre-production Total				143,993	7,579	2,275,000		2,025,000	20%	405,000	2,430,000	
500 Owners Costs Total				2,378,516	65,629	2,275,000		2,805,501	20%	561,100	3,366,601	
600 Working Capital	601 Working Capital-General	602 Plant	0 General				0.00	0		0	0	
	601 Working Capital-General Total				0	0	0		0	0	0	
600 Working Capital Total				0	0	0		0		0	0	
Grand Total				19,306,513	1,822,318	15,222,659		32,042,637	21%	6,624,024	38,666,661	

Date: 25/9/2008
 Author: Minemakers Aust PL
 Office: West Perth
 Drawing: GPY_08_003A2
 Scale: 1:25000
 Projection: MGA Zone 55 (GDA 94)

**GREAT PYRAMID
 NE TASMANIA
 U:TH RATIO
 OVER MRT 1:25000 GEOLOGY**



LEGEND U:TH RATIO

- EXTREME OUTLIERS (>2.1)
- OUTLIERS (1.55-2.1)
- SUB-OUTLIERS (1.03-1.54)

