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8 November 2018

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APP Corporation Pty Limited  
 Level 7,  
 116 Miller Street  
 NORTH SYDNEY NSW 2060

**Attention: Mr Anthony Murphy**  
**Email: [anthony.murphy@app.com.au](mailto:anthony.murphy@app.com.au)**

Dear Sir

**ROYAL HALL OF INDUSTRIES & THE HORDERN PAVILION  
 QUANTITY SURVEYOR CERTIFICATE OF COST**

As requested we have prepared this Quantity Surveyor's Certificate of Cost to verify the Capital Investment Value of the project in accordance with the definition contained in the State Environment Planning Policy (Major Development) 2005.

Under this policy the Capital Investment Value has the same meaning as in the Environmental Planning Assessment Regulation 2000 which was amended on 7 May 2010 to the following; *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 (within the meaning of A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth).*

Based on this definition, we advise that our estimate of Capital Investment Value for this project is \$42,987,000 excluding GST as summarised below;

	<b>Location</b>	<b>Total Cost (Excl GST)</b>
1	Royal Hall of Industries	\$38,800,000
2	Design Fees	\$4,187,000
	<b>TOTAL (Excl GST)</b>	<b>\$42,987,000</b>

We note our estimate excludes allowances for the following items based on advice provided by the NSW Department of Planning;

- Development Application and Construction Certificate fees
- Authority fees
- Escalation for potential cost increases beyond March 2018
- Loose furniture, fittings and equipment
- Finance costs



ISO 9001  
 FS 548756

**Disclaimer**

This Quantity Surveyors Certificate has been prepared for the purpose of providing an indicative order of development cost suitable to fulfil the DA submission requirements for NSW State Government.

The actual cost of the development will vary depending on numerous issues including but not limited to the method of contractual procurement, staging, quality of finishes and fitments, method of construction, caliber of contractor and timing of implementation of the works. Hence, this report is for the benefit of government only and not to be relied upon by third parties

We trust the above is self explanatory however, if you have any queries please do not hesitate to contact us.

Yours faithfully,

A handwritten signature in black ink that reads 'm.sims'.**Mark Sims**

Director  
Rider Levett Bucknall

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