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21 October 2019

Mostyn Copper
Suite 2 Level 8
60 Pitt Street Sydney
SYDNEY NSW 2000

Attention: Hayden Kegg
Email: hayden@mostyncopper.com.au

Dear Sir

**ATC WINX STAND, ROYAL RANDWICK RACECOURSE
QUANTITY SURVEYOR'S 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)*



ISO 9001
FS 548756

Based on the above definition, we advise that our estimate of Capital Investment Value for this project is \$41,926,000 excluding GST as summarised below;

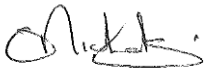
• Construction of the new Winx Stand	\$38,672,613
• Authority Fees	Excluded
• Consultant and Project Management Fees	\$3,094,387
• Long Service Leave Levy	\$159,000
TOTAL	\$41,926,000

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
- Finance costs

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

Yours faithfully



Oliver Nichols
 Director
 Rider Levett Bucknall

Oliver.Nichols@au.rlb.com

Leger Lawn

CIV Estimate

Element Summary

Gross Floor Area: 7,865 m²
Rates Current At October 2019

Description	%	Cost/m ²	Total Cost
SB SUBSTRUCTURE	4.9%	\$262	\$2,061,500
CL COLUMNS	2.5%	\$135	\$1,062,710
UF UPPER FLOORS	6.2%	\$329	\$2,589,260
SC STAIRCASES	1.0%	\$51	\$403,820
RF ROOF	2.7%	\$144	\$1,131,950
EW EXTERNAL WALLS	10.4%	\$552	\$4,343,800
ED EXTERNAL DOORS	1.3%	\$70	\$547,500
NW INTERNAL WALLS	0.7%	\$35	\$276,300
NS INTERNAL SCREENS AND BORROWED LIGHTS	1.6%	\$87	\$681,000
ND INTERNAL DOORS	0.3%	\$14	\$107,740
WF WALL FINISHES	2.0%	\$107	\$840,380
FF FLOOR FINISHES	3.6%	\$191	\$1,499,680
CF CEILING FINISHES	3.6%	\$193	\$1,516,430
FT FITMENTS	4.0%	\$216	\$1,695,690
SE SPECIAL EQUIPMENT	0.9%	\$50	\$390,000
HS HYDRAULIC SERVICES	2.3%	\$121	\$954,055
MS MECHANICAL SERVICES	7.4%	\$393	\$3,090,090
FP FIRE PROTECTION	1.5%	\$81	\$636,005
LP ELECTRIC LIGHT AND POWER	9.5%	\$504	\$3,964,110
TS TRANSPORTATION SYSTEMS	3.8%	\$201	\$1,580,000
BW BUILDERS WORK IN CONNECTION WITH SERVICES	0.7%	\$39	\$306,728
XP SITE PREPARATION	0.6%	\$33	\$262,763
XR ROADS, FOOTPATHS AND PAVED AREAS	0.5%	\$28	\$221,000
XN BOUNDARY WALLS, FENCING AND GATES	0.1%	\$6	\$45,900
XL LANDSCAPING AND IMPROVEMENTS	1.0%	\$55	\$435,050
XK EXTERNAL STORMWATER DRAINAGE	0.6%	\$34	\$269,570
XD EXTERNAL SEWER DRAINAGE	0.6%	\$31	\$240,998
XW EXTERNAL WATER SUPPLY	0.3%	\$15	\$117,860
XE EXTERNAL ELECTRIC LIGHT AND POWER	0.9%	\$47	\$367,720
XS EXTERNAL SPECIAL SERVICES			Excl.
YY SPECIAL PROVISIONS	1.9%	\$102	\$800,000
PR PRELIMINARIES	10.6%	\$563	\$4,429,546
MA BUILDERS MARGIN & OVERHEAD	4.3%	\$229	\$1,803,458
FE FEES	7.8%	\$414	\$3,253,387
ES FUTURE COST INCREASES			Excl.
ESTIMATED TOTAL COST		\$5,331	\$41,926,000