

Project Star: MUEF  
**COST ADVICE 001**

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Thursday, 7 October 2010

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**RE: Star City Casino: Proposed Multi Use Entertainment Facility  
Building & Construction Works Cost Advice for Long Service Levy Calculation**

Dear Ian,

As requested, we hereby state that the "*cost of building and construction*" as defined under the Building and Construction Industry Long Service Payments Act 1986, for the above mentioned project is in the order of **\$88,023,149.**


• Construction Works:	\$88.0m
• Loose FF&E and Clients Operation Equipment:	Excluded
• Land Purchase:	Excluded
• Contingency:	Excluded
• Design & Professional Fees:	Excluded
• Legal & Authority Fees:	Excluded
• Goods & Services Tax:	Excluded

**Total Estimated Construction Cost Version 9.2 for Sep-2010: \$88.0m**

Our estimation is based on preliminary documentation provided to us on 17<sup>th</sup> September 2010. Please refer to the attached document for a detailed summary of our Version 9.2 Cost Estimate.

We trust this satisfies your immediate requirements. However should you have any queries please do not hesitate to contact the undersigned at your earliest convenience

Yours faithfully



Jean-Paul Nicholls  
Senior Cost Consultant

**Global property & construction consultants**

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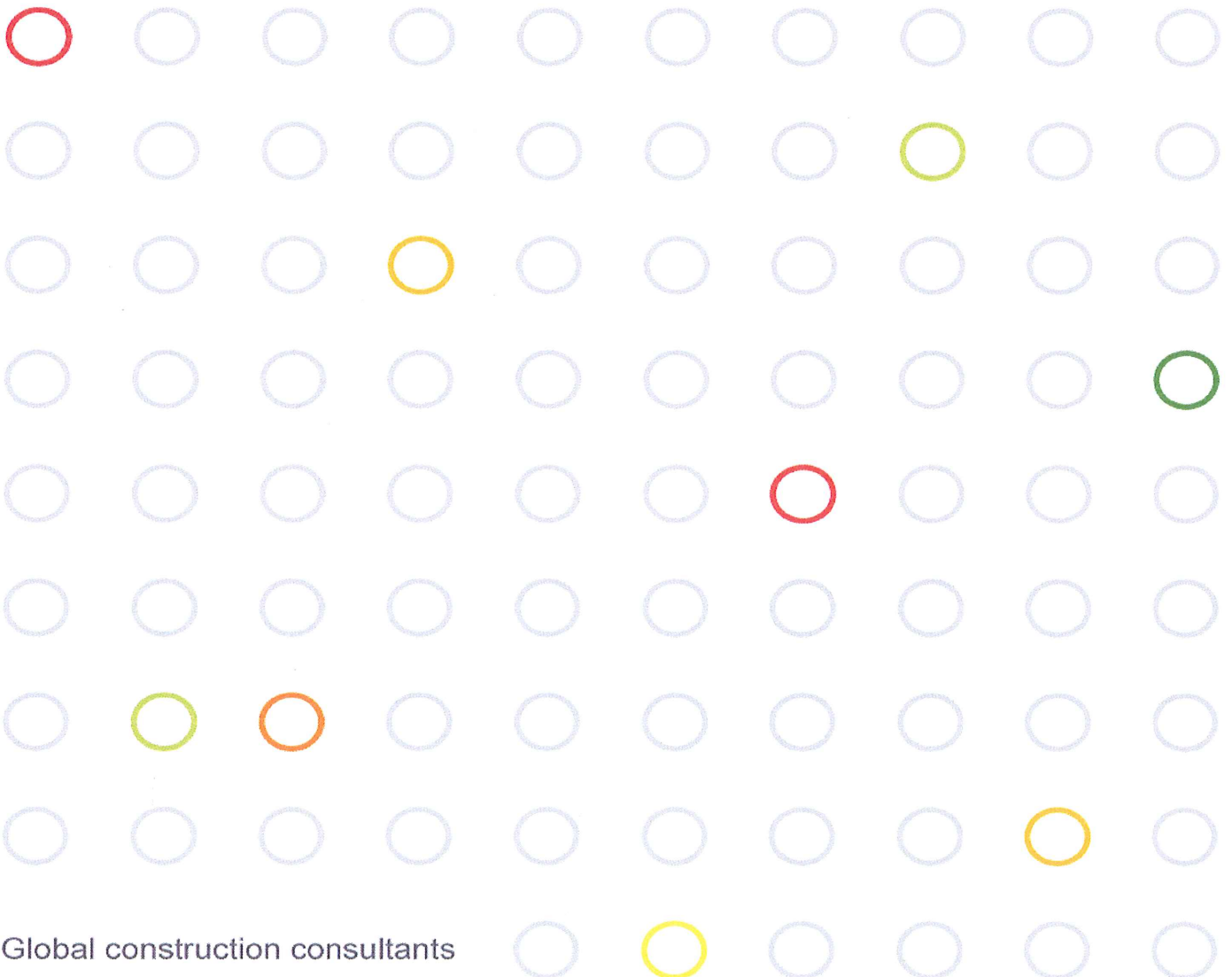
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## PROJECT STAR: MUEF

27362 - Feasibility Estimate Version 9.2

ISSUED 22-Sep-2010 (Ref: Aconex Correspondence CAN-000251)



10.0 FEASIBILITY COST BREAKDOWN

V9.2 FEASIBILITY ESTIMATE				
ENABLING WORKS	7,541,717	\$1,010 / m2	9%	
Planter Removal	213,174	\$29 / m2	0.24%	Refer BMPX Variation V092
Superstructure Strengthening	2,328,543	\$312 / m2	2.65%	Through Casino through basement levels
Services & IT Infrastructure Upgrade	5,000,000	\$670 / m2	5.68%	Preliminary provision provided by Aecom + \$1m IT Cost
DEMOLITION	1,075,530	\$144 / m2	1%	
Internal & External	925,530	\$124 / m2	1.05%	Demolition & stripout of existing ballroom & BOH
Other	150,000	\$20 / m2	0.17%	
SUPERSTRUCTURE	22,690,528	\$3,040 / m2	26%	
Superstructure Frame	6,804,970	\$912 / m2	7.73%	600 Tonnes of steel
Upper Floors	2,346,399	\$314 / m2	2.67%	Steel framing and concrete composite flooring
Lift Shafts	61,080	\$8 / m2	0.07%	
Staircases	274,000	\$37 / m2	0.31%	BOH, Main hall etc
Roof	1,953,420	\$262 / m2	2.22%	
External Façade & Acoustic Treatment	6,115,883	\$819 / m2	6.95%	Façade cladding + 250mm Dia. SS poles
Windows	25,000	\$3 / m2	0.03%	Provision only
External Doors	32,000	\$4 / m2	0.04%	Not including glazed doors between pre-function & main hall
Internal Walls	469,901	\$63 / m2	0.53%	
Operable Screens (Skywall System)	4,354,875	\$583 / m2	4.95%	
Internal Doors	253,000	\$34 / m2	0.29%	
INTERNAL FITOUTS & FF&E	17,495,634	\$2,344 / m2	20%	
Amenities Fitout	540,000	\$72 / m2	0.61%	
Kitchen & BOH Fitout	2,599,250	\$348 / m2	2.95%	
Green Rooms Conversion	491,250	\$0 / m2	0.00%	
Meeting Rooms	465,000	\$0 / m2	0.00%	
Public Circulation & Pre-Function	1,657,500	\$222 / m2	1.88%	
Main Hall - Fitout	5,321,007	\$713 / m2	6.05%	
Main Hall - Seating & Loose Furniture				
• Loose chairs	EXCLUDED	\$0 / m2	0.00%	
• Chairs for Ballroom mode	EXCLUDED	\$0 / m2	0.00%	
• Tables for Ballroom mode	EXCLUDED	\$0 / m2	0.00%	
• Fixed seating with foldable seat	738,631	\$99 / m2	0.84%	
• Retractable Seating	4,809,426	\$644 / m2	5.46%	
• Miscellaneous	244,672	\$33 / m2	0.28%	
Signage (Internal & External Façade)	628,898	\$84 / m2	0.71%	
GLAZED PRE-FUNCTION	4,673,839	\$626 / m2	5%	
Superstructure + Fitout + Services	4,673,839	\$626 / m2	5.31%	
FLYTOWER REFURBISHMENT	2,661,549	\$357 / m2	3%	
Link Corridor	902,390	\$121 / m2	1.03%	
External Cladding	-	\$0 / m2	0.00%	No Allowance for replacement of existing external cladding
New Mezzanine Plant Levels & Lift Shaft	1,479,159	\$198 / m2	1.68%	
Loading Dock Re-configuration	280,000	\$38 / m2	0.32%	
EXTERNAL WORKS	824,980	\$111 / m2	1%	
External Works and Landscaping	824,980	\$111 / m2	0.94%	Paving + Loose Furniture + Minor Landscaping
SERVICES	14,177,554	\$1,899 / m2	16%	
Electrical Services	1,737,750	\$233 / m2	1.97%	
Security & CCTV	682,343	\$91 / m2	0.78%	
Audio Visual Services	1,729,009	\$232 / m2	1.96%	
Specialist Lighting	2,081,363	\$279 / m2	2.36%	
Hydraulic Services	454,650	\$61 / m2	0.52%	
Fire Services	898,590	\$120 / m2	1.02%	
Mechanical Services	3,036,207	\$407 / m2	3.45%	
Vertical Transportation	2,315,500	\$310 / m2	2.63%	
BWIC	1,242,142	\$166 / m2	1.41%	
PRELIMINARIES	16,881,818	\$2,261 / m2	19%	
Preliminaries & Supervision	12,638,794	\$1,693 / m2	14.36%	17.5% Margin
Builders Margin	4,243,024	\$568 / m2	4.82%	5.0% Margin
CONTINGENCY	0	\$0 / m2	0%	
Design & Operational Contingency	EXCLUDED	\$0 / m2	0.00%	2.5% Design Contingency
Construction Contingency	EXCLUDED	\$0 / m2	0.00%	5.0% Construction Contingency
CONSTRUCTION TOTAL:	88,023,149	\$11,791 / m2	100%	
PROFESSIONAL FEES	EXCLUDED	\$0 / m2	0.00%	
CLIENTS FEES	EXCLUDED	\$0 / m2	0.00%	
ESCALATION	EXCLUDED	\$0 / m2	0.00%	
PROJECT TOTAL:	88,023,149	\$11,791 / m2	100%	