

Parramatta Leagues Club

C/- Jason Perica  
11 Bayview Street  
BRONTE NSW 2024

26 September 2017

Dear Sir,

**Hotel Within Parramatta Leagues Club Carpark  
Capital Investment Value**

We have prepared an estimate of the Capital Investment Value (CIV) for the above project in accordance with the Environmental Planning and Assessment Regulation 2000.

Our estimated CIV has been prepared in accordance with the NSW Department of Planning 'Planning Circular' (Ref. PS 10-008) published 10 May 2010.

The estimated CIV for the various options are noted below. All costs are exclusive of GST.

	HOTEL	POOL	WELLNESS CENTRE	TOTAL
Hotel, pool and Wellness Centre	\$111,200,000	\$4,200,000	\$24,900,000	<b>\$140,300,000</b>
Hotel and Pool Only	\$111,200,000	\$4,200,000	Excluded	<b>\$115,400,000</b>
Hotel Only	\$111,200,000	Excluded	Excluded	<b>\$111,200,000</b>

This estimated Capital Investment Value includes all design and construction costs together with all relevant civil & infrastructure works, site services, plant & equipment and all anticipated labour costs.

We have used the Hassell Request for SEAR'S – Architectural diagrams Rev 03 dated 22 September 2017 for the preparation of the CIV Estimate.

Should you require any further information please do not hesitate to contact us.

Yours faithfully  
WT PARTNERSHIP



PAUL ELPHICK  
National Director