

Parramatta Leagues Club

C/- Jason Perica
11 Bayview Street
BRONTE NSW 2024

07 December 2018

Dear Sir,

**PARRAMATTA LEAGUES CLUB HOTEL
CAPITAL INVESTMENT VALUE – COST BREAKDOWN**

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	\$ 103,900,000	\$ 4,100,000	\$ 17,700,000	\$ 125,700,000
Hotel and Pool Only	\$ 103,900,000	\$ 4,100,000	Excluded	\$ 108,000,000
Hotel Only	\$ 103,900,000	Excluded	Excluded	\$ 103,900,000

*Figures rounded to nearest 100k

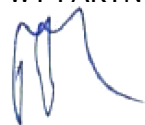
This estimated Capital Investment Value includes all design and construction costs together with all relevant civil & infrastructure works, site services, plant & equipment and all anticipated labour costs.

We have used the Hassell Request for SEAR'S – Final SSDA Design Package Issued 06th December 2018 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