

MAB:WJV:9318L002  
18 January 2011

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Dear Sirs,

**WET N WILD WATER PARK, SYDNEY**

Further to your request, we confirm having prepared our indicative cost estimate based on the Concept Plan prepared by Whitewater West dated 4 October 2010.

We believe that the total Development Costs, exclusive of Land Costs, Soft Costs and GST will be \$97,118,364, as detailed on the attached Total Cost Summary.

Please note that this estimate is prepared in terms of the definition of capital investment value in the NSW Environmental Planning and Assessment Regulation 2000 and is inclusive of the following items:-

- Builder's Preliminaries and Margin based on a Construction Management form of contract
- Professional Fees
- External Infrastructure

We trust this meets with your requirements, but if you have any queries or require further information please do not hesitate to contact the undersigned.

Yours faithfully,  
**Rider Levett Bucknall**



**M A Burow**  
**Managing Director**

Attach: SC9318-10

# WET N WILD SYDNEY - CONCEPT COST ESTIMATE FOR NEW SITE AND REVISED CONCEPT (15/11/10)

## Total Cost Summary

GFA: Gross floor area  
Rates current at November 2010

Zone	Level	GFA m <sup>2</sup>	Cost/m <sup>2</sup>	Total Cost
<b>A</b>	<b>SITEWORKS</b>			<b>\$8,754,260</b>
<b>B</b>	<b>EXTERNAL CAR PARKS AND ROADS</b>			<b>\$5,392,800</b>
<b>C</b>	<b>FLAT WATER ATTRACTIONS</b>			<b>\$20,000,017</b>
<b>D</b>	<b>RIDES AND ATTRACTIONS</b>			<b>\$20,113,940</b>
<b>E</b>	<b>BUILDINGS</b>	<b>6,654</b>	<b>\$ 2,019</b>	<b>\$13,435,485</b>
<b>F</b>	<b>SERVICES INFRASTRUCTURE</b>			<b>\$5,325,000</b>
<b>G</b>	<b>SIGNAGE/THEMEING</b>			<b>\$1,700,000</b>
		<b>Net Cost</b>		
		<b>6,654</b>	<b>\$11,230</b>	<b>\$74,721,502</b>
<b>Margin &amp; Adjustments</b>				
PLANNING/SUNDRIES/BWIC		1.0%		747,215
TRADE PRELIMINARIES		1.5%		1,132,031
CONSTRUCTION MAN. PRELIMINARIES		5.0%		3,830,037
CONSTRUCTION MAN. FEE		4.0%		3,217,231
PORTABLE LONG SERVICE LEAVE		0.4%		376,416
PROFESSIONAL FEES		9.0%		7,562,199
PROJECT MANAGEMENT		2.0%		1,831,733
EXTERNAL INFRASTRUCTURE		3.7%		3,700,000
		<b>Total Cost</b>		
		<b>6,654</b>	<b>\$14,595</b>	<b>\$97,118,364</b>