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10 July 2009

RECEIVED  
15 JUL 2009

BY: \_\_\_\_\_

Henlia No. 3 Pty Ltd  
Harbourside Business Park  
8 Bayswater Drive  
HOMEBUSH BAY NSW 2127

Attention: Mr Chris Ryan

Dear Sir

**BAY PARK, 23 BENNELONG PARKWAY, HOMEBUSH BAY**

As requested, we have prepared an estimate of the Capital Investment Value of the project based on the documents prepared by Turner & Associates Architects.

The estimated Capital Investment Value amounts to \$129,320,000 excluding GST.

We understand this estimate has been prepared for the Department of Planning to assess the application fee for a Part 3a SEPP Major Projects application – which is based on Capital Investment Value of the project as defined in the Major Projects SEPP.

This estimate 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.

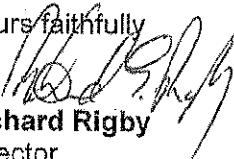
#### ITEMS SPECIFICALLY EXCLUDED

In compiling this estimate, no allowance has been made for the following cost items.

- Land costs;
- GST;
- Any costs and fees as a result of any development approval resubmissions;
- Any special or additional contributions sought by authorities for public or other facilities as a condition of development approval;
- Cost increases beyond July 2009;
- Finance costs and interest charges.

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

Yours faithfully



**Richard Rigby**

Director

Rider Levett Bucknall

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