

4 March 2010

EG Property Group
c/- Candalepas Associates
Level 9, 219 Castlereagh Street
SYDNEY NSW 2000

ATTENTION: DAVID MITCHELL

Dear Sir,

**RE: ALLENGROVE CRESCENT, NORTH RYDE
CAPITAL INVESTMENT VALUE (CIV)**

We understand that you will be submitting a concept plan for the development of the Allengrove Crescent site in North Ryde in accordance with Part 3A of the Environmental Planning Policy – Major Projects 2005 (Major Projects SEPP).

We further understand that in accordance with the Director General's requirements (item 10) that we are required to prepare a report identifying the Capital Investment Value (CIV) for the concept plan.

We confirm that we have prepared an estimate of capital cost for the proposed concept plan for this proposal and we advise you that the estimated cost at rates current in March 2010 is \$111,800,000 (excluding GST).

We note that the Director General's requirements defines "Capital Investment Value" (CIV) as follows:

the capital investment value of development includes all costs necessary to establish and operate the development, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment (but excluding GST, as defined by A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth, and land costs).

For further clarification we note that CIV includes the cost of site preparation, site infrastructure services and civil works, building works, head contractors preliminaries, supervision, overheads and margins together with design and consultant fees, authority fees and contributions, sales and marketing costs / fees, project management and development management fees and costs to provide BASIX and ESD principles. The CIV, however, excludes land costs, developer's margin, GST and escalation in costs beyond March 2010.

**Quantity Surveyors
and Construction
Cost Consultants**

Level 24 Northpoint
100 Miller Street
North Sydney
New South Wales 2060
Australia

Locked Bag 2137
North Sydney NSW 2059
DX 10544 North Sydney

Tel: (+61) 2 9929 7422
Fax: (+61) 2 9957 3161
Email:
jferrarin@wtpartnership.com.au
Website:
www.wtpartnership.com.au

Directors

R C Moir MRICS FAIQS AIAMA
J J Ferrarin BBlD FAIQS
P Anseline BappSc (QS) AAIQS
N C Deeks BSc MRICS AAIQS MACostE
M A Tebbatt BappSc (QS) AAIQS
P T Elphick BSc MRICS AAIQS
J S Osenton BSc Hons AAIQS
P Bower AAIQS

Associates

M M Lee MRICS AAIQS ACIOB
L Ferlauto BBlD (CE) Hons AAIQS
J Lum BBlD (CE) Hons AAIQS
D M Faugust BSc Hons MRICS
I R Menzies BCon Mgt Hons AAIQS MRICS
G O P Heaton BSc (QS) MRICS
S Hensley BCon Mgt Hons AAIQS
P Dally DipSurv MRICS
M Ostapenko BBuild (CE)

Offices in Australia

Adelaide – Brisbane – Canberra
Hobart – Melbourne – Perth – Sydney

WT Partnership International Ltd Group Offices

China – Europe – Hong Kong
Indonesia – Malaysia – Singapore
United Kingdom – New Zealand

WT Partnership Aust Pty Ltd
Trading as WT Partnership
ACN 006 040 768
ABN 45 997 181 713

International Association

Brunei – MRBC Partnership

WT Partnership Aust Pty Ltd
Trading as WT Partnership
ACN 006 040 768
ABN 45 997 181 713



We specifically note that the above estimate is based on preliminary and conceptual design information (without design concept drawings) made available to ourselves at this point and therefore we have made a number of assumptions in relation to the project requirements. The estimates may be subject to change as design develops.

Should you require any further information or wish to discuss any aspect of the attached please do not hesitate to contact us.

Yours faithfully
WT PARTNERSHIP



JOHN FERRARIN

(Attach.)

SUMMARY OF ESTIMATED COSTS

	\$	\$
A. CONSTRUCTION		
DEMOLITION	400,000	
SITE CLEARING, BULK EARTHWORKS, SHORING	3,100,000	
SITE REMEDIATION	Excluded	
PILING	Excluded	
BASEMENT CARPARK (450 CARS IN BASEMENT)	10,600,000	
RESIDENTIAL APARTMENTS (300 DWELLINGS. Av. 85m ² NSA)	67,500,000	
COMMUNITY FACILITIES – PROVISION	1,000,000	
EXTERNAL WORKS & SERVICES	5,000,000	
WORK OUTSIDE BOUNDARY - ALLOW	400,000	
STAGING PROVISION	Excluded	
		88,000,000
B. DEVELOPMENT AND OTHER COSTS		
CONSULTANT FEES – 8.5%	7,500,000	
DEVELOPMENT MANAGEMENT FEES – 3%	2,600,000	
DEVELOPMENT COSTS / AUTHORITY FEES - Allow	1,000,000	
SECTION 94 CONTRIBUTIONS – DEVELOPMENT LEVY – 1%	880,000	
MARKETING FEES	820,000	
SALES COSTS / FEES	3,000,000	
ESCALATION IN COSTS	Excluded	
FINANCE COSTS / FEES	8,000,000	
		23,800,000
SUGGESTED BUDGET AT MARCH 2010 RATES (EXCLUDING GST)		\$111,800,000
GOODS & SERVICES TAX – 10%		11,180,000
SUGGESTED BUDGET AT MARCH 2010 RATES (INCLUDING GST)		\$122,980,000