

Jf.12414.6.0.6.1.est.2.rjr.rf

11 December 2009

The GPT Group  
Level 52  
MLC Centre  
19 Martin Place  
SYDNEY NSW 2000

**Attention: Mr Robert Hitchcock**

Dear Sir

**BUILDING A, 7 PARKVIEW DRIVE  
PRELIMINARY BUDGET ESTIMATE**

As requested, we have prepared a Preliminary Budget Estimate for the above project based on the Architectural and Structural drawings provided to date, and advise you that the estimated cost is \$41,500,000 excluding GST.

We draw your attention to the following:-

1. The Estimate allows for construction to a "warm shell" level of specification with a full chilled beam system and five star Greenstar. Tenant fitout as required has not been included;
2. The Estimate includes for design fees to complete the design;
3. The Estimate does not allow for the disposal of contaminated material or for the diversion of services, if any, crossing the site;
4. The Estimate assumes construction commencement in the second quarter of 2010 and includes for construction cost escalation during the construction period.

If you have any queries on the above, please do not hesitate to contact us.

Yours faithfully



**Richard Rigby**  
Director  
Rider Levett Bucknall

[richard.rigby@au.rlb.com](mailto:richard.rigby@au.rlb.com)



ISO 9001  
FS 548756