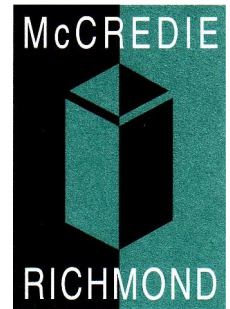


26th February 2009

**LANDCOM**

C/O Peter Weir & Associates  
PO Box 1386

**ROZELLE NSW 2039**



+ PARTNERS  
PTY LTD  
A.C.N. 002 778 092

Attention: Peter Weir

Dear Peter,

**Re: POTTS HILL BUSINESS PARK PLANNING APPLICATION**

As requested we have reviewed the Capital Investment Value for the above-mentioned project.

As summarised below we believe that a budget for the Construction works only in the amount of **\$25,989,862 [Excl GST]** is adequate based on the preliminary documentation provided to date.

**Summary of Construction Cost [October 2008]**

▪ Building Works [3 Buildings]	\$21,900,000
▪ External Services	\$1,030,000
▪ External Works	<u>\$1,822,250</u>
▪ Sub-total	\$24,752,250
▪ Contingency [5%]	<u>\$1,237,612</u>
▪ <b>Total Construction Cost [Excl GST]</b>	<b><u>\$25,989,862</u></b>

Should you have any queries relating to this estimate please do not hesitate to contact our office.

Yours faithfully,

**McCREDIE RICHMOND & PARTNERS**

**BRUCE RUTLEDGE**

**QUANTITY  
SURVEYORS**

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