

DAVIS LANGDON



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19th December 2008

Attention: Jacqui Smyth

Sydney Broadcast Property Pty Ltd
C/- McLachlan Lister Pty Ltd
Level 1, Hickson Rd
The Rocks NSW 2000

Dear Jacqui

Re: 61 Mobbs Rd, Epping

The following works have been documented to be undertaken as Residential Stage 1 works which form part of the total proposed redevelopment works at 61 Mobbs Road, Epping.

- Construction of basement parking to Building 4, 5 & 7;
- Construction of three to six storey residential apartments to Building 4, 5 & 7;
- Construction of two storey townhouses (Building 3) with on-grade parking;
- Landscaping of the private space associated with the above dwellings;

The above works have been estimated in the sum of \$69,232,000 excluding GST (Sixty nine million two hundred and thirty two thousand dollars). This preliminary cost estimate will be confirmed at the time of lodgment of the Project Application.

An amount of \$6,923,200 (Six million nine hundred and twenty three thousand and two hundred dollars) will be consequently due in respect of GST.

The above cost excludes land costs, professional fees, contingencies and escalation.

Should you have any queries, please do not hesitate to contact me.

Yours sincerely

Alan Bailey
Associate Director

DGR 2 Letter 191208

Project Management | Cost Management | Building Surveying | Urban Planning | Specification Services | Infrastructure Verification Services | Technical Due Diligence
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