

1st December 2010

• Project Managers • Development Consultants
• Cost Managers • Quantity Surveyors

Darryl Anderson Consulting
Suite 7, 8 Corporation Circuit
TWEED HEADS SOUTH NSW 2486

Attention: Mr Darryl Anderson

Dear Sirs

Re: **'ALTITUDE', 'ASPIRE', TERRANORA NSW
CAPITAL INVESTMENT VALUE FOR AREA E + CLUBHOUSE**



We have reviewed the documentation and detail below the estimate of capital investment value:

1. Earthworks		\$ 5,300,000.00
2. Internal Work		\$ 13,315,000.00
2.1 Road	\$ 4,500,000	
2.2 Stormwater Drainage	\$ 3,770,000	
2.3 Sewer Drainage	\$ 1,400,000	
2.4 Water Supply	\$ 1,300,000	
2.5 Landscaping	\$ 750,000	
2.6 Electrical Reticulation, Telstra & Lighting	\$ 1,595,000	
3. External Work		\$ 1,990,000.00
3.1 Intersection Works	\$ 450,000	
3.2 Pump Station & Rising Main	\$ 160,000	
3.3 Trunk water Main	\$ 330,000	
3.4 Stormwater Treatment	\$ 600,000	
3.6 Major Culverts	\$ 450,000	
4. Clubhouse		\$ 1,170,000.00
4.1 Construction	\$ 550,000	
4.2 Fitout	\$ 20,000	
4.3 Facilities & Fitout	\$ 600,000	
5. Sales Office		\$ 347,684.00
5.1 Construction	\$ 347,684	
Total (excl. GST)		\$22,122,684.00

The above cost includes temporary works, diversions, construction costs inclusive of labour, personnel and long service levies.

If you require any further clarification, please contact the writer.

Yours faithfully
GMP MANAGEMENT



IAN W. PERT (Director)

c.c. Shaun Nicolson, Metricon Homes Qld

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