

12th April 2012

• 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		\$	5,110,000
2	Internal Work		\$	13,315,000
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		\$	5,437,000
3.1	Intersection works	\$	450,000	
3.2	Pump Station & Rising Main	\$	160,000	
3.3	Trunk Water Main	\$	330,000	
3.4	Chamber Reservoir	\$	2,000,000	
3.5	Stormwater Treatment	\$	600,000	
3.6	Major culverts	\$	450,000	
3.7	Broadwater Parkway	\$	1,447,000	
4	Clubhouse		\$	1,170,000
4.1	Construction	\$	550,000	
4.2	Fitout	\$	20,000	
4.3	Facilities & Fitout	\$	600,000	
	TOTAL (excl GST)		\$	25,032,000

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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GOLD COAST

Level 7 Southport Central Tower 3
9 Lawson St, Southport Q 4215
P: 07 5532 6712
F: 07 5532 6876

BRISBANE

Level 18 / 133 Queen Street
Brisbane Q 4000
P: 07 3232 1113
F: 07 3232 1200
ABN 56 010 928 579

DARWIN

Level 1 / 48-50 Smith Street
Darwin NT 0800
P: 08 8943 0622
F: 08 8941 0848
BSA Licence 113 1534

ALL CORRESPONDENCE:

P O Box 10848
Southport BC Q 4215
mail@gmpman.net.au
www.gmpmanagement.com.au

