

13750.6.1 let.01

27 March 2013

Lend Lease
30 The Bond,
30 Hickson Road,
Millers Point NSW Australia 2000
NSW 2000

Attention: Mr Andrew Chappel

Dear Sir

THE HAYMARKET – PUBLIC REALM

Please find attached the completed Table 2: Estimated cost of Works – Based on Floor Space Estimates for the above project and below is our Certification of the Estimated Cost of Works.

CERTIFICATION OF THE ESTIMATED COST OF WORKS

I certify that:

- . I have provided the estimated costs of the proposed development and that those costs are based on industry recognised prices; and
- . the estimated costs have been prepared having regard to the matters set out in clause 255 of the *Environmental Planning and Assessment Regulation 2000s*

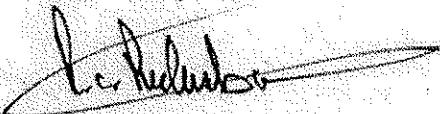
Signed: 
Name: Robert Richardson

Position: Managing Director

Contact Number: (02) 9922 2277
Contact Address: Level 5, 41 McLaren Street
North Sydney, NSW, 2060
Date: 27 March 2013

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

Yours faithfully



Robert Richardson
Managing Director
Rider Levett Bucknall

bob.richardson@au.rlb.com



THE HAYMARKET- PUBLIC REALM

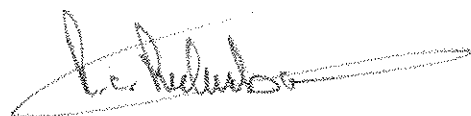
Table 2:

ESTIMATED COST OF WORKS - BASED ON FLOOR SPACE ESTIMATES

| | | | |
|--|--------------------------------------|-----------------------|-------------------------------|
| PROFESSIONAL FEES | % of construction cost | 11.76% | |
| | % of development cost | 11.76% | |
| | total cost | | \$83,449,000 |
| DEMOLITION & SITE PREPARATION | x/m ² of site area | \$257 | |
| | total construction cost | | \$12,205,000 |
| EXCAVATION | x/m ² of site area | \$334 | |
| (includes site remediation) | volume of material removed | 28,518 m ² | |
| | total construction cost | | \$15,870,000 |
| CONSTRUCTION Commercial | x/m ² of commercial area | \$2,644 | |
| | total construction cost | | \$69,035,000 |
| CONSTRUCTION Residential | x/m ² of residential area | \$3,016 | |
| | total construction cost | | \$445,455,000 |
| CONSTRUCTION Retail | x/m ² of retail area | \$1,500 | |
| | total construction cost | | \$14,775,000 |
| FITOUT Commercial | x/m ² of commercial area | \$ | |
| | total construction cost | | Included in Construction Cost |
| FITOUT Residential | x/m ² of residential area | \$ | |
| | total construction cost | | Included in Construction Cost |
| FITOUT Retail | x/m ² of retail area | \$ | |
| | total construction cost | | Excluded |
| CARPARK Public and Residential Parking | x per space | \$ | |
| | x/m ² of parking area | \$918 | |
| | total construction cost | | \$55,276,000 |
| CONSTRUCTION Siteworks | x/m ² of site area | \$287 | |
| | total construction cost | | \$13,655,000 |
| TOTAL CONSTRUCTION COST | | | \$709,720,000 |
| TOTAL GST | | | Excluded |
| TOTAL DEVELOPMENT COST | | | \$709,720,000 |

Site Area = 47,530 m²Commercial Area = 26,107 m² planning GFAResidential Area = 147,691 m² planning GFARetail Area = 9,850 m² planning GFACar Parking = 60,190 m² public and residential

Parking Spaces =



Robert Richardson
Managing Director
Rider Levett Bucknall