



Annexure 2

Quantity Surveyors Statement (prepared by McCredie Richmond Partners)

22nd October 2008

LANDCOM

C/O Peter Weir & Associates

PO Box 1386

ROZELLE NSW 2039



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 \$27,547,573 [Excl GST] is adequate based on the preliminary documentation provided to date.

Summary of Construction Cost [October 2008]

▪ Building Works [3 Buildings]	\$23,383,534
▪ External Services	\$ 1,030,000
▪ External Works	<u>\$1,822,250</u>
▪ Sub-total	\$26,235,784
▪ Contingency [5%]	<u>\$1,311,789</u>
▪ Total Construction Cost [Excl GST]	<u>\$27,547,573</u>

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

Yours faithfully,

McCREDIE RICHMOND & PARTNERS

A handwritten signature in dark ink, appearing to read 'Bruce Rutledge'.

BRUCE RUTLEDGE

**QUANTITY
SURVEYORS**

LEVEL 8, 221 MILLER STREET
NORTH SYDNEY NSW 2060
PO BOX 393 NORTH SYDNEY
TEL (02) 9929 0966
FAX (02) 9929 7414
email: mcredie@mcredie.com.au

DIRECTORS
CHRIS MANNING, A.A.I.Q.S.
HOWARD TOWNSEND, A.A.I.Q.S.
MICHAEL WILLIAMS