

Our Ref: 26185:GG

22 July 2009

MERITON
LEVEL 11, MERITON TOWER
528 KENT STREET
SYDNEY NSW 2000

ATTENTION: BEN BLACK

Dear Sir,

**RE: LOFTUS RESIDENTIAL DEVELOPMENT
LOFTUS STREET, ARNCLIFFE**

Attached is the Capital Investment Value estimate in the amount of \$112,824,422 exclusive of GST for the above development, based on the drawings listed in the Schedule of Information.

Note these costs exclude loose furniture and equipment, unknown ground conditions, land costs and associated fees, hazardous materials, removal of contaminated soil, excavation in rock, delay costs, site allowance and out of hours work.

These costs include the total construction cost, consultants' fees, holding and operating costs.

Yours faithfully

RPS HARPER SOMERS O'SULLIVAN PTY LTD



Greg Gibson
Senior Quantity Surveyor
B.Build. A. BSc (QS), AAIQS.