

CBRE Residential Projects
Suite 1403, Level 14,
100 Pacific Highway
North Sydney NSW 2060

**RE: 22 GEORGE STREET, LEICHHARDT
QUARTERLY STRATA LEVY, COUNCIL & WATER RATE ESTIMATES**

The following amounts are estimates only. They are comparable to levies for strata schemes of similar size and nature to 22 George Street, Leichhardt.

	Lowest	Highest
Studio	\$406.00	\$498.00
1 Bedroom Apartment	\$719.00	\$719.00
1 Bedroom Apartment + Study	\$719.00	\$916.00
2 Bedroom Apartment	\$881.00	\$1,276.00
2 Bedroom Apartment + Study	\$906.00	\$1,695.00
3 Bedroom Apartment	\$1,288.00	\$2,077.00
Council Rates	\$184.00	\$194.00
Water Rates	\$225.00	\$275.00

Disclaimer: Please be advised that the above ranges are estimates only. They are based on equivalent market rate at this point in time and do not forecast CPI increases to the project completion date. The budget has been based on information disclosed to us at this point in time, and all ranges are subject to change without notification. The maintenance of any item under warranty in the first year of operation has also not been included. All amounts shown exclude GST.

If you have any questions, please contact the writer.

Yours faithfully,
Strata Republic Pty Ltd



Wade McKenzie
Managing Director