

29 October 2015

Greenland Group
Att: Jonathan Tan
Suite 201, Level 2, 233 Castlereagh Street
SYDNEY NSW 2000

Re: 226 Victoria Street, POTTS POINT NSW 2011
Quarterly Strata Levy, Council & Water Rate Estimates

The following amounts are estimates only. They are comparable to levies for strata schemes of a similar size and nature within the Potts Point locale.

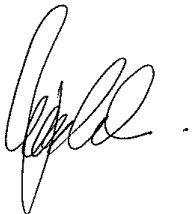
	Lowest	Highest
Open plan 1 Bedroom	\$700.00	\$1,000.00
1 Bedroom Apartment	\$1,000.00	\$1,300.00
1 Bedroom Apartment + Study	\$1,000.00	\$1,700.00
2 Bedroom Apartment + 1 Bath	\$1,400.00	\$1,700.00
2 Bedroom Apartment + 2 Bath	\$1,300.00	\$3,500.00
3 Bedroom Apartment	\$1,800.00	\$2,800.00
Penthouse Apartment	\$3,100.00	\$4,200.00
Council Rates	\$200.00	\$250.00
Water Rates	\$110.00	\$125.00

Note: Car spaces are excluded from these calculations.

Disclaimer: Please be advised that the above estimates are based on equivalent market rates at the point in time and do not forecast CPI increases to the project completion date. The levies are based on the size of the apartments, not value. All amounts shown exclude GST. The budget has been based on information disclosed to us at this point in time, and they are subject to change without notification. CBRE have provided us with the Council and Water rates shown above. The amended figures reflect no concierge being on site.

If you have any further questions, please do not hesitate to contact me.

Yours faithfully,
Stephen Webb
Managing Director



Sydney Strata Pty Ltd
0438 209 484