

28 October 2016

**RE: nbh at Lachlan's Line | 25-27 Epping Road, Macquarie Park, NSW, 2113.  
Strata Levy Estimates**

Greenland Australia has consulted with an experienced and licensed strata managing agent to prepare initial strata levy budgets for the nbh at Lachlan's Line project. Bright & Duggan are pleased to provide an estimate of the strata levies.

The preparation of the first year budget and initial levy estimates have been developed in accordance with the requirements of the Strata Schemes Management Act having regard to the proposed development and facilities as detailed in the draft strata plan and project drawings and comparison with similar development projects.

The following levy estimates apply to the residential apartments per lot type (per quarter), including GST:

Studio	\$750-\$850
1 bedroom	\$800-\$900
1 bed plus study	\$900-\$1000
2 bedroom & 1 bathroom	\$1,100-\$1,275
2 bedroom & 2 bathroom	\$1,300-\$1,450
2 bed dual key	\$1,400-\$1,600
3 bed	\$1,600-\$1,800

Note that an escalation of 5% per annum until completion should be applied to the above estimates.

The above levy estimates have been determined by utilising the draft details contained in the draft strata and architectural plans. The services/facilities budget allocations have been prepared based upon conceptual plans which are subject to amendment during the development and construction of the project. This may reflect in differential levies to those ranges quotes above.

The levy estimates provided above do not include statutory outgoing payable by each owner. This includes Council and Water rates. For reference purposes, Ryde Council has advised that the rates are approximately \$900 per annum. Further, Sydney Water rates are approximately \$750 per annum.

Regards

**Bright & Duggan Strata Management**



Chris Duggan

Joint Managing Director