

5 September 2025

The Manager
Applications Secretariat
Environment, Planning and
Sustainable Development Directorate
480 Northbourne Avenue
DICKSON ACT 2602

Dear Sir/Madam,

Re: Lease Variation – Block 2 Section 5, Division of City (17-21 University Avenue)

In accordance with Section 332 of the Planning Act 2023 we set out below the assessed V1 and V2 values determined for the abovementioned Lease Variation, which can be placed on the public register:

After Value (V1) \$12,460,000

Before Value (V2) \$10,610,000

This letter is provided for the use of the Environment, Planning and Sustainable Development Directorate only in assessing the Lease Variation Charge and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this use assessment.

This letter is liability limited by a scheme approved under Professional Standards Legislation.

Yours Sincerely,
Manuka Realty Pty Ltd trading as MMJ Canberra



**Phil Green AAPI CPV
Certified Practising Valuer
Director, Valuation & Consultancy**