

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 7 Section 5, Division of City (24 Marcus Clarke Street)**

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)      \$9,240,000**

**Before Value (V2)      \$5,550,000**

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**