

16 March 2015

To the occupant

Dear Neighbour

How you can help us make a change

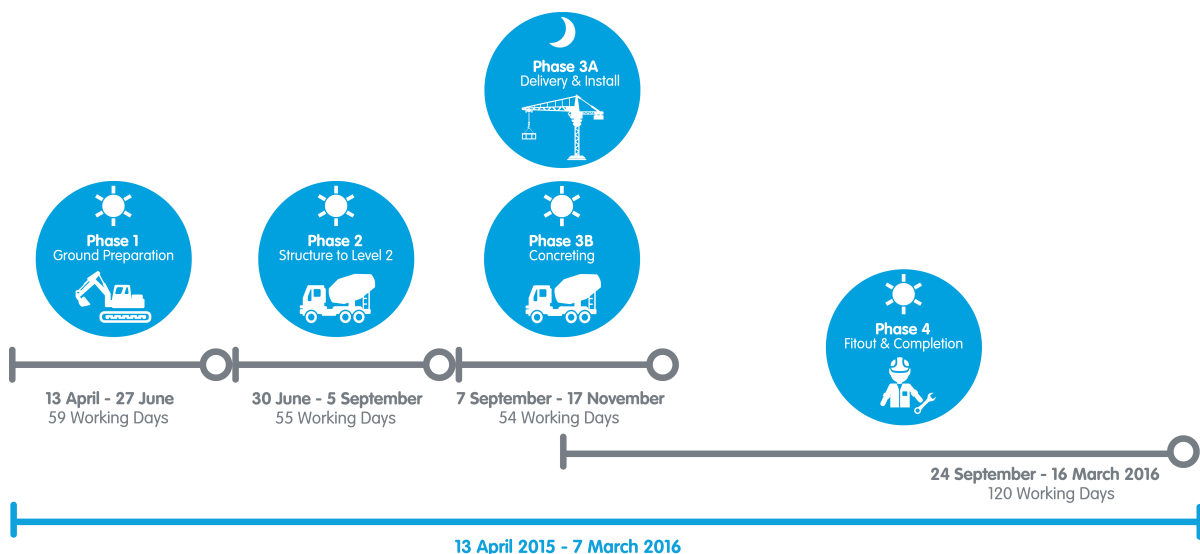
You may be aware of the approved 42 level residential development at 323 La Trobe Street, which will include building work in the vicinity of your property.

A planning permit has been issued for this project, and as the appointed builder, Hickory intend to utilise an innovative construction system that will allow the entire development to be completed in approximately 12 months, rather than the 2 years+ it usually takes to construct a building of this size.

This building method offers a safer and more environmental approach to construction than conventional on-site building methods (up to 90% less construction waste). Using this system also means that fewer workers are required on site over the course of the project, less noisy work will be carried out and less truck deliveries will go in and out of the area each day.

Whilst ground preparation, building to level 2 and final fit out is still required in the conventional manner, much of level 3 – 42 will be constructed in our Brooklyn factory and transported to La Trobe Street for installation on site.

Our target program is to start on site in April 2015, with the key construction phases outlined briefly below:





In order to use these building methods it is necessary for a portion of the construction installation work (phase 3A) to be performed during extended hours when La Trobe Street trams cease operating, over approximately 45 – 55 working days.

An independent acoustic study has been undertaken for all planned after hours works, and decibel-monitoring receivers have captured extensive data on the existing noise levels of the surrounding area at night. All proposed after hours work have been assessed as falling well below the existing ambient sound level, meaning neighbouring properties should not hear anything louder than the regular noises of the city at night whilst we carry out extended hours works.

Estimated timing for after hours works during the installation phase, commencing in September 2015, are as follows:

Monday – Wednesday: 7pm – 5.30am
Thursday & Friday: 10pm – 5.30am
Saturday & Sunday – No after hours works

Hickory will be completing all after hours work in accordance with industry best practice, in consultation with the regulatory bodies, and are employing processes to minimise disruption to trams, road users, pedestrians and the neighboring community throughout the project works.

To keep you informed of construction activity ahead of time, we will be issuing work alerts and notices throughout the construction program. To assist us in managing this process we have set up numerous communications channels, outlined as follows:

Project email address

This email address will be our main point of contact with our neighbours and stakeholders, and from this email address we will be issuing newsletters, work notices and updates. The email address is latrobetower@hickory.com.au.

If you would like to receive project information please register your interest by sending an email to this address noting the following information:

- Subject "Notifications La Trobe Tower"
- Your full name
- Your property address (including apartment number or floor numbers for commercial tenants)
- Your preferred contact email address
- Your contact phone number (optional)

Site signboard

In addition to this email address we will post important notices on a signboard to be installed on the perimeter of the site and visible from the street.

Project update website

A project specific website will also be created to keep you up to date with all the news on this project, including images and video of the building as it goes up. Launching in April 2015, the web address of this site will be www.hickory.com.au/latrobeupdates



Project enquiry line

A project enquiry telephone number has been set up, which will be answered by a member of the project team during office hours, and directed to the mobile phone of the Manager on Duty during all after hours works. The project enquiry line phone number is 03 9420 2707.

Project information session

If you have any questions or concerns, or would like to find out more, Hickory will be hosting an information session to meet our neighbours and explain our construction process in further detail. The details for this session are as follows:

La Trobe Tower Construction – Information Session
Wednesday 25th March at 6.30pm
Krimper Café Event Space
Level 3, 20-24 Guildford Lane, Melbourne
(please refer attached map for directions)

We look forward to the opportunity to meet all of you personally and share the progress of our construction activities as we complete work in your neighbourhood.

If you have any queries in relation to the above please feel free to contact the Project Manager, Alistair Taylor on 9420 2707 or email us at latrobetower@hickory.com.au.

If you would like to contact the City of Melbourne in relation to the planned La Trobe Tower construction works, please email Council via siteservices@melbourne.vic.gov.au.

Best regards,

HICKORY GROUP PTY LTD

A handwritten signature in blue ink, appearing to read 'George Argyrou', is positioned above the printed name.

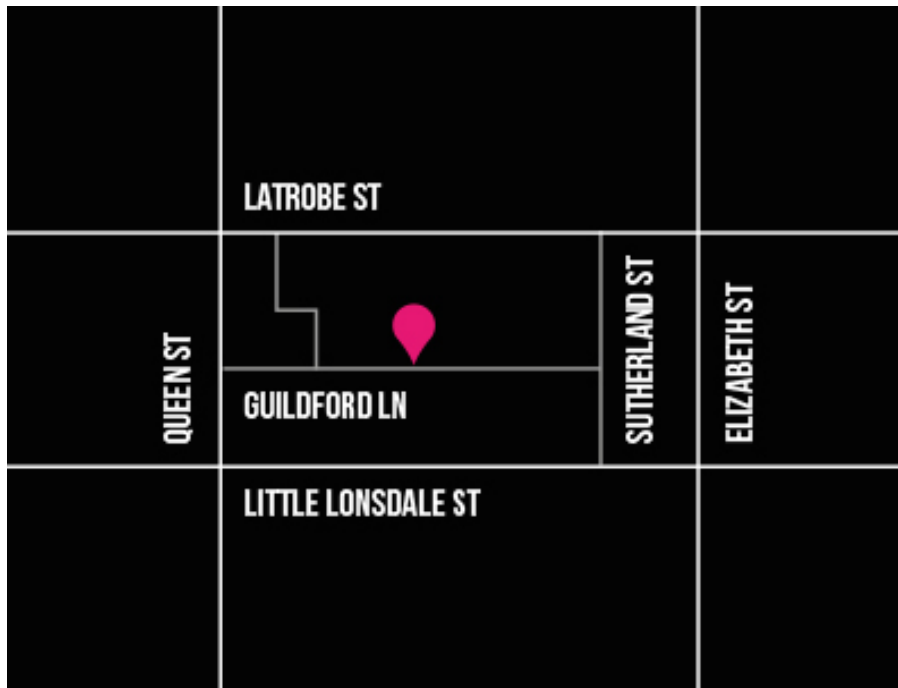
George Argyrou
Managing Director

Hickory.

Project information session – Location Map

KRIMPER CAFÉ

Krimper Café Event Space
Level 3, 20-24 Guildford Lane, Melbourne



Elevator
access to
level 3 event
space

Stair access
to level 3
event space