

Our Ref: PAC/REF/NORTH
03 June 2005

TO WHOM IT MAY CONCERN

RE: NORTH CONSTRUCTION & BUILDING PTY LTD

I am pleased to offer this business reference for North Construction & Building of 2/369 Mann Street Gosford NSW. I have had recent business dealings with North following their successful tenders on two major Aged Care Projects upon which EJE are the Architect with these projects being under my direct control. Summary details of these particular projects follow:

Warnervale Gardens, Warnervale NSW

Works: New 66 Bed Aged Care Hostel to a 'greenfields' site and including site services, infrastructure and off site roadworks, as the first stage of a 3 stage development.
Client: Anglican Care
Cost: Approximately \$11,000,000 + GST
Construction: Commenced June 2004, Completed May 2005, 47 week contract.

Tinonee Gardens, Waratah NSW

Works: New Administration Building, 39 Bed Aged Care Hostel and Fire Services Upgrade of 12 Existing Hostel facilities within an operational village.
Client: Tinonee Gardens the Multicultural Village
Cost: Approximately \$6,000,000 + GST
Construction: Commenced Dec 2004, currently at approximately 40% completion with new Administration Building completed and Hostel well advanced. 44 week contract.

Both of these projects have been extremely well managed with significant time and cost benefits resulting to our clients. The Warnervale Gardens project has been successfully completed at a time benefit of between 5 to 17 weeks over alternative tender proposals. The timing advantages offered by North with their staging logistics on the Tinonee Gardens project are anticipated to provide a time benefit to occupancy in the order of 17 weeks. Both projects have been time driven without detriment to project building quality.

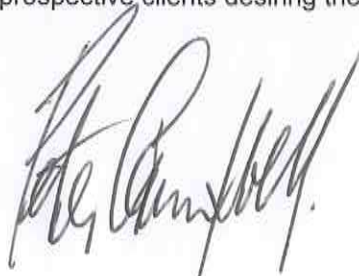
In my business dealings with North Construction & Building I have been highly impressed with their following attributes:

- Excellent Business Management and Professionalism.
- Quality of Personnel at all levels be it site, office and management. The personal involvement of the Directors of North with their building projects is one that is rare in the industry, it is of great benefit to the project team outcomes and is well received by clients for its direct communication advantages.
- Building Quality, which is reflective of good subcontractor selection, quality of site control and attention to building detailing.
- Cost Management in offering cost savings where these may be reasonably achieved without detriment to the project and in fairness of project variation matters.
- Time Management in innovative and effective project programming, monitoring and update of same to achieve project end dates and fairness of time claims.
- Client Focus in achieving/exceeding client/Architect high expectations.

In over 30 yrs involvement within the building industry, I have found North Construction & Building to now be a rare mid-level contractor, one which is offering personal quality service in a commercial building environment. I would be pleased to be associated with North Construction & Building in future project works and have no hesitation recommending them to prospective clients desiring the above attributes in a Builder.

Yours faithfully,
EJE ARCHITECTURE

**PETER CAMPBELL
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