KANGABAR PTY LTD
LOT 2 DP1206253 & LOTS 12/13 DP1259705
BAYADERRA COURT, MOAMA
12 LOT SUBDIVISION

Estimated Development Expenses as at June 2024	12 Lots	Notes: Initial Estimates Only
Road construction and associated civil works within the subject site (including drains, water and pressure sewer main)	$720,000	Includes: Roadworks & drainage, earthworks, sewer pressure reticulation, potable water reticulation.
Connection of services to site at Maidensmith Drive	$50,000	
Electrical reticulation	$120,000	Allow $10,000 per lot
Telecommunication reticulation	$9,600	Includes pipes, pits, installation, design and NBN charges of $600 a lot. Overall approx. $1,800 a lot
Gas reticulation	$0	Supplied by authority APA
Raw water – High security water	$175,000	Council require 1.75 ML per lot > 3,000m^2. Allow $10,000 per ML
Council fees (Sections 64 & 94 contributions)	$81,000	Includes all developer contributions required by Council at approx. $8,100 per lot
Council fees (checking & supervision fees)	$30,000	Rate at 2.35% of construction value plus admin fee of approx. $10,000
Landscaping (street trees)	$4,500	Assuming $450 a lot including 12 month maintenance, watering and landscaping design
Land registry services (title creation)	$2,850	
Cadastral survey services for subdivision	$20,000	
Engineering Design Services, including construction supervision and project management	$60,000	Completion of engineering design included
Geotechnical Investigations & Pavement Design	$0	Should not be required
Cultural Heritage	$1,000	Inspection by MLALC
Flora & Fauna	$3,000	Ecologists Report
Town Planning	$15,000	Consultant fees including Council Development Application fee
SUB TOTAL	**$1,291,950**	
Contingency Sum (10%)	$129,195	
Total Estimated Expenses	**$1,421,145**	**Ex-GST**
	$118,429	Per lot costs

Exclusions: (the following have not been allowed for within these figures)

- Sales or land tax
- Estate agent commissions
- Sales expenses
- Solicitors or legal fees
- Fencing