CRAIG& RHODES

RESIDENTIAL FEASIBILITY ASSESSMENT

CRAIG & RHODES PTY LTD
16-18 CAMBRIDGE ST
EPPING 2121

REF: 1675
12-Jun-15

PROJECT: 39-55 Oratava Ave & 570 Pennant Hills Rd West Pennant Hills
LGA: The Hills
DATE: 22-Jun-15
DEVELOPER: Kai Ling (Australia)

PRELIMINARY

OPTION: 31 R2 LOTS/DWELLINGS
31 TOTAL

SITE: Lot 8 DP 1191647 & Lot 3 DP 1096405
39-55 Oratava Ave & 570 Pennant Hills Rd West Pennant Hills
Zoning = Residential R2 (Proposed)

CONSTRUCTION COSTS			QUANTITY	UNIT	RATE($)	COST($)
1	**DEMOLITION/RUBBISH**	(Concrete road & services)	1	item	$ 75,000.00	$ 75,000.00
2	**CLEARING & MULCH**		1	item	$ 20,000.00	$ 20,000.00
3	**DECONTAMINATION for Buried Rubbish / Uncontrolled Fill**		1,500	m^3	$ 100.00	$ 150,000.00
4	**WATER QUALITY**					
a)	CDS Type unit		2	each	$ 50,000.00	$ 100,000.00
b)	Underground OSD Tanks		2	each	$ 100,000.00	$ 200,000.00
5	**ROAD & DRAINAGE**					
a)	Internal Street 6 m wide pavement		2,750	m^2	$ 250.00	$ 687,500.00
b)	Internal Street 4 m pavement		160	m^2	$ 350.00	$ 56,000.00
c)	Lot Benching & Trimming		31	each	$ 3,500.00	$ 108,500.00
d)	Retaining Walls		800	m^2	$ 500.00	$ 400,000.00
e)	Bulk Earthworks		10,000	m^3	$ 15.00	$ 150,000.00
6	**GEOTECHICAL DRAINAGE**					
a)	Excavate & install deep sub soil drainage 3m deep		640	m	$ 650.00	$ 416,000.00
b)	Specialist Geotechnical Design & Certification		31	each	$ 1,250.00	$ 38,750.00
7	**SEWER RETIC.**					
a)	150mm main		430	m	$ 500.00	$ 215,000.00
b)	Live Junctions		4	each	$ 1,500.00	$ 6,000.00
c)	Demolish redundant sewers		150	m	$ 100.00	$ 15,000.00
8	**WATER RETIC.**					
a)	100/150 mm main DRINKING		520	m	$ 250.00	$ 130,000.00
b)	Live Tappings		5	each	$ 1,000.00	$ 5,000.00
9	**600mm WATER MAIN DIVERSION**					
a)	Expose & Demolish Main		170	m	$ 300.00	$ 51,000.00
b)	Construct new 600mm water main		220	m	$ 1,500.00	$ 330,000.00
10	**ELECTRICITY (reticulation)**					
a)	R2 Reticulation		31	lot	$ 7,500.00	$ 232,500.00
b)	Adjust existing street services / pole / Optus		60	m	$ 500.00	$ 30,000.00
11	**NBN Installation**		31	lot	$ 1,600.00	$ 49,600.00
12	**LANDSCAPING (streetscape)**		31	lot	$ 3,000.00	$ 93,000.00
					Sub Total	$ 3,558,850.00
13	**CONTINGENCIES**	20%				$ 711,770.00
					Sub Total	**$ 4,270,620.00**

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DEVELOPMENT CHARGES

12	**SYDNEY WATER**					
		APPLICATION	31	LOT	$ 50.00	$ 1,550.00
		SEWER DSP CHARGE	31	LOT	$ -	nil
		WATER DSP CHARGE (drinking)	31	LOT	$ -	nil
		DRAINAGE DSP CHARGE	31	LOT	$ -	nil
		ADMINISTRATION	31	LOT	$ 300.00	$ 9,300.00
		WATER SERVICE PROVIDER	31	LOT	$ 1,000.00	$ 31,000.00
13	**THE HILLS COUNCIL**					
		REZONING FEE	31	LOT	$ 2,000.00	$ 62,000.00
		DA FEE	31	LOT	$ 1,000.00	$ 31,000.00
		CC FEE	31	LOT	$ 1,000.00	$ 31,000.00
		SC FEE	31	LOT	$ 350.00	$ 10,850.00
		SEC 94 Plan = 1% of total development cost, est to be $30 million	31	LOT	$ 9,677.50	$ 300,002.50
		LSLL 0.35%	31	LOT	$ 200.00	$ 6,200.00
14	**CONSULTANTS**					
		PLANNING, SURVEY, ENG, PM	31	LOT	$ 10,000.00	$ 310,000.00
		ELEC. DESIGN	31	LOT	$ 300.00	$ 9,300.00
		GEOTECH	31	LOT	$ 1,000.00	$ 31,000.00
		WATER MAIN DIVERSION	31	LOT	$ 1,500.00	$ 46,500.00
		LANDSCAPE	31	LOT	$ 200.00	$ 6,200.00
		OTHER CONSULTANTS	31	LOT	$ 200.00	$ 6,200.00
		WATER QUALITY Mgt.	31	LOT	$ 100.00	$ 3,100.00
15	**LPI**		31	LOT	$ 300.00	$ 9,300.00
					Sub Total	**$ 904,502.50**
					TOTAL	**$ 5,175,122.50**
			DEVELOPMENT COSTS PER LOT			**$ 166,939.44**

NOTE: ALL COSTS ARE ESTIMATES ONLY AND ARE SUBJECT TO DESIGN AND TENDER

ALL COSTS ARE EXCLUSIVE OF GST

COST OF REMEDIATION OF UNSUITABLE MATERIAL IS INDICATIVE ONLY
AND IS SUBJECT TO FURTHER INVESTIGATION AND SITE INSPECTION
AS TO EXTENT & NATURE OF COMPACTION DURING CONSTRUCTION PHASE

BUDGET ESTIMATE BASED ON PRELIMINARY REZONING CONCEPT FOR SITE.

NO CONSTRUCTION DRAWINGS HAVE BEEN RESOLVED FOR SITE.

$ 1,747,250.00	31	$ 56,362.90	SITE SPECIFIC DEVELOPMENT WORKS
		ADDITIONAL COST PER LOT BASED ON SITE WORKS.	

TYPICAL DEVELOPMENT COSTS PER LOT IN THE NORTH KELLYVILLE RELEASE AREA
ARE $110,000 PER LOT.

BASED ON THE ADDITIONAL ESTIMATED PER LOT COST OF SAY $60,000 THE TOTAL ESTIMATED DEVELOPMENT COST
PER LOT OF $166,000 IS IN ORDER AND REPRESENTS A REASONABLE ESTIMATE OF DEVELOPMENT COSTS FOR THE PROJECT.