

8 July 2019

Kings Hill Developments Pty Ltd
c/- JW Planning Pty Ltd
Level 1, Suite 13/478
The Esplanade
WARNERS BAY NSW 2282

Attention: Jason Wasiak
Email: jason@jwplanning.com.au

Cost Summary Report
Development Cost in excess of \$3,000,000
Proposed Development | Lot 41 & Lot 4821 Kings Hill Urban Release Area

We have prepared the following Cost Summary Report as part of the Concept Development Application to determine the construction cost of the proposed residential subdivision development on Lot 41 (DP1037411) & Lot 4821 (DP 852073) within the Kings Hill Urban Release Area.

We advise that our estimate of the *Construction Cost* is **\$146,494,588 including GST** and is summarised as follows:

ELEMENT	\$
Demolition & Site Preparation	\$2,854,680
Environmental Conservation Zone	\$2,400,000
Residential Precinct 1	\$5,865,000
Residential Precinct 2	\$14,835,000
Residential Precinct 3	\$18,572,500
Residential Precinct 4	\$32,372,500
Residential Precinct 5	\$20,355,000
Residential Precinct 6	\$12,420,000
Residential Precinct 7	\$4,830,000
Extra Over Works	\$4,600,000
Contractors Preliminaries	\$8,337,328
Contractors Overheads & Margin	\$5,734,890
SUB-TOTAL CONSTRUCTION COST	\$133,176,898
Professional Fees	Excluded.
SUB-TOTAL COST (excluding GST)	\$133,176,898
Goods & Services Tax (GST) - 10%	\$13,317,690
TOTAL COST (including GST)	\$146,494,588

Please refer to Appendix 1 for a Summary and Elemental Breakdown of our estimate.

We note this estimate is prepared for the purpose of a Development Application Cost Summary Report only and is *not* to be used for project budgeting or any other purpose.

Our estimate excludes allowances for the following items;

- Development Application and Construction Certificate fees
- Professional / Consultant Fees
- Authority fees and charges
- Finance costs
- Contingencies
- Works subject to separate Development Application(s)
- Land costs

We confirm our estimate is based on the following information:

- Documentation prepared by Northrop dated 22/11/2018, as follows:
 - DA-08-C2.00 Rev. B – Proposed Plan of Subdivision
- Updated development information from JW Planning Pty Ltd

I, the undersigned, confirm this estimate has been prepared by an Associate Member of the Australian Institute of Quantity Surveyors and I certify that I have to the best of my knowledge:

- Inspected the design plans subject of the Development Application or documentation as listed above.
- Prepared and attached an estimate generally in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors.
- Calculated the estimate in accordance with the Environmental Planning & Assessment Regulation 2000 Part 15, Division 1, Clause 255, at current prices.
- Measured our estimate in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1, Appendix 2.

Most sincerely,



Aaron Satchell BConMgt(Hons1), AAIQS, MRICS

Quantity Surveyor | Director

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APPENDIX 1

Cost Summary Report

Summary

A056 - Cost Summary Report: Lot 41 & Lot 4821 Kings Hill Urban Release Area (Rev.1)
for **Kings Hill Developments c/- Northrop & JW Planning**

8/07/2019

Subdivision and Stage 1 Subdivision Works

Description	Quantity	Unit	Rate	Total
DEMOLITION & SITE PREPARATION				\$2,854,680.00
ENVIRONMENTAL CONSERVATION ZONE				\$2,400,000.00
RESIDENTIAL PRECINCT 1	102	Lot	\$57,500.00	\$5,865,000.00
RESIDENTIAL PRECINCT 2	258	Lot	\$57,500.00	\$14,835,000.00
RESIDENTIAL PRECINCT 3	323	Lot	\$57,500.00	\$18,572,500.00
RESIDENTIAL PRECINCT 4	563	Lot	\$57,500.00	\$32,372,500.00
RESIDENTIAL PRECINCT 5	354	Lot	\$57,500.00	\$20,355,000.00
RESIDENTIAL PRECINCT 6	216	Lot	\$57,500.00	\$12,420,000.00
RESIDENTIAL PRECINCT 7	84	Lot	\$57,500.00	\$4,830,000.00
EXTRA OVER WORKS				\$4,600,000.00
CONTRACTORS PRELIMINARIES				\$8,337,327.60
CONTRACTORS OVERHEADS & MARGIN				\$5,734,890.34
Subtotal				\$133,176,897.94
G.S.T [10%]				\$13,317,689.79
Total				\$146,494,587.73

Breakdown

A056 - Cost Summary Report: Lot 41 & Lot 4821 Kings Hill Urban Release Area (Rev.1)
for **Kings Hill Developments c/- Northrop & JW Planning**

8/07/2019

Subdivision and Stage 1 Subdivision Works

Description	Quantity	Unit	Rate	Total
DEMOLITION & SITE PREPARATION				\$2,854,680.00
Demolition				\$150,000.00
Allowance to demolish and remove existing residences, out buildings and associated structures, fencing, etc.	1	each	\$150,000.00	\$150,000.00
Site Preparation				\$2,704,680.00
Allowance for clearing of vegetation to Residential Precincts 1-7, as required	2,253,900	m2	\$1.20	\$2,704,680.00
ENVIRONMENTAL CONSERVATION ZONE				\$2,400,000.00
Vegetation Improvement Works				\$2,400,000.00
Allowance for vegetation improvement works	1,200,000	m2	\$2.00	\$2,400,000.00
RESIDENTIAL PRECINCT 1				\$5,865,000.00
Earthworks				\$1,479,000.00
Allowance for earthworks associated with new residential subdivision	102	Lot	\$14,500.00	\$1,479,000.00
Roadworks				\$1,224,000.00
Allowance for roadworks associated with new residential subdivision	102	Lot	\$12,000.00	\$1,224,000.00
Stormwater Services				\$816,000.00
Allowance for stormwater works associated with new residential subdivision	102	Lot	\$8,000.00	\$816,000.00
Erosion & Sediment Control				\$51,000.00
Allowance for erosion and sediment control works associated with new residential subdivision	102	Lot	\$500.00	\$51,000.00
Water Services				\$561,000.00
Allowance for water services works associated with new residential subdivision	102	Lot	\$5,500.00	\$561,000.00
Sewer Services				\$663,000.00

Description	Quantity	Unit	Rate	Total
Allowance for sewer works associated with formation of new residential subdivision	102	Lot	\$6,500.00	\$663,000.00
Electrical & Communication Services				\$612,000.00
Allowance for electrical and communication works associated with new residential subdivision	102	Lot	\$6,000.00	\$612,000.00
Ancillary & Landscaping Works				\$459,000.00
Allowance for ancillary works associated with new residential subdivision	102	Lot	\$4,500.00	\$459,000.00
RESIDENTIAL PRECINCT 2	258	Lot	\$57,500.00	\$14,835,000.00
Earthworks				\$3,741,000.00
Allowance for earthworks associated with new residential subdivision	258	Lot	\$14,500.00	\$3,741,000.00
Roadworks				\$3,096,000.00
Allowance for roadworks associated with new residential subdivision	258	Lot	\$12,000.00	\$3,096,000.00
Stormwater Services				\$2,064,000.00
Allowance for stormwater works associated with new residential subdivision	258	Lot	\$8,000.00	\$2,064,000.00
Erosion & Sediment Control				\$129,000.00
Allowance for erosion and sediment control works associated with new residential subdivision	258	Lot	\$500.00	\$129,000.00
Water Services				\$1,419,000.00
Allowance for water services works associated with new residential subdivision	258	Lot	\$5,500.00	\$1,419,000.00
Sewer Services				\$1,677,000.00
Allowance for sewer works associated with formation of new residential subdivision	258	Lot	\$6,500.00	\$1,677,000.00
Electrical & Communication Services				\$1,548,000.00
Allowance for electrical and communication works associated with new residential subdivision	258	Lot	\$6,000.00	\$1,548,000.00
Ancillary & Landscaping Works				\$1,161,000.00
Allowance for ancillary works associated with new residential subdivision	258	Lot	\$4,500.00	\$1,161,000.00
RESIDENTIAL PRECINCT 3	323	Lot	\$57,500.00	\$18,572,500.00
Earthworks				\$4,683,500.00
Allowance for earthworks associated with new residential subdivision	323	Lot	\$14,500.00	\$4,683,500.00
Roadworks				\$3,876,000.00

Description	Quantity	Unit	Rate	Total
Allowance for roadworks associated with new residential subdivision	323	Lot	\$12,000.00	\$3,876,000.00
Stormwater Services				\$2,584,000.00
Allowance for stormwater works associated with new residential subdivision	323	Lot	\$8,000.00	\$2,584,000.00
Erosion & Sediment Control				\$161,500.00
Allowance for erosion and sediment control works associated with new residential subdivision	323	Lot	\$500.00	\$161,500.00
Water Services				\$1,776,500.00
Allowance for water services works associated with new residential subdivision	323	Lot	\$5,500.00	\$1,776,500.00
Sewer Services				\$2,099,500.00
Allowance for sewer works associated with formation of new residential subdivision	323	Lot	\$6,500.00	\$2,099,500.00
Electrical & Communication Services				\$1,938,000.00
Allowance for electrical and communication works associated with new residential subdivision	323	Lot	\$6,000.00	\$1,938,000.00
Ancillary & Landscaping Works				\$1,453,500.00
Allowance for ancillary works associated with new residential subdivision	323	Lot	\$4,500.00	\$1,453,500.00
RESIDENTIAL PRECINCT 4	563	Lot	\$57,500.00	\$32,372,500.00
Earthworks				\$8,163,500.00
Allowance for earthworks associated with new residential subdivision	563	Lot	\$14,500.00	\$8,163,500.00
Roadworks				\$6,756,000.00
Allowance for roadworks associated with new residential subdivision	563	Lot	\$12,000.00	\$6,756,000.00
Stormwater Services				\$4,504,000.00
Allowance for stormwater works associated with new residential subdivision	563	Lot	\$8,000.00	\$4,504,000.00
Erosion & Sediment Control				\$281,500.00
Allowance for erosion and sediment control works associated with new residential subdivision	563	Lot	\$500.00	\$281,500.00
Water Services				\$3,096,500.00
Allowance for water services works associated with new residential subdivision	563	Lot	\$5,500.00	\$3,096,500.00
Sewer Services				\$3,659,500.00
Allowance for sewer works associated with formation of new residential subdivision	563	Lot	\$6,500.00	\$3,659,500.00

Description	Quantity	Unit	Rate	Total
Electrical & Communication Services				\$3,378,000.00
Allowance for electrical and communication works associated with new residential subdivision	563	Lot	\$6,000.00	\$3,378,000.00
Ancillary & Landscaping Works				\$2,533,500.00
Allowance for ancillary works associated with new residential subdivision	563	Lot	\$4,500.00	\$2,533,500.00
RESIDENTIAL PRECINCT 5	354	Lot	\$57,500.00	\$20,355,000.00
Earthworks				\$5,133,000.00
Allowance for earthworks associated with new residential subdivision	354	Lot	\$14,500.00	\$5,133,000.00
Roadworks				\$4,248,000.00
Allowance for roadworks associated with new residential subdivision	354	Lot	\$12,000.00	\$4,248,000.00
Stormwater Services				\$2,832,000.00
Allowance for stormwater works associated with new residential subdivision	354	Lot	\$8,000.00	\$2,832,000.00
Erosion & Sediment Control				\$177,000.00
Allowance for erosion and sediment control works associated with new residential subdivision	354	Lot	\$500.00	\$177,000.00
Water Services				\$1,947,000.00
Allowance for water services works associated with new residential subdivision	354	Lot	\$5,500.00	\$1,947,000.00
Sewer Services				\$2,301,000.00
Allowance for sewer works associated with formation of new residential subdivision	354	Lot	\$6,500.00	\$2,301,000.00
Electrical & Communication Services				\$2,124,000.00
Allowance for electrical and communication works associated with new residential subdivision	354	Lot	\$6,000.00	\$2,124,000.00
Ancillary & Landscaping Works				\$1,593,000.00
Allowance for ancillary works associated with new residential subdivision	354	Lot	\$4,500.00	\$1,593,000.00
RESIDENTIAL PRECINCT 6	216	Lot	\$57,500.00	\$12,420,000.00
Earthworks				\$3,132,000.00
Allowance for earthworks associated with new residential subdivision	216	Lot	\$14,500.00	\$3,132,000.00
Roadworks				\$2,592,000.00
Allowance for roadworks associated with new residential subdivision	216	Lot	\$12,000.00	\$2,592,000.00

Description	Quantity	Unit	Rate	Total
Stormwater Services				\$1,728,000.00
Allowance for stormwater works associated with new residential subdivision	216	Lot	\$8,000.00	\$1,728,000.00
Erosion & Sediment Control				\$108,000.00
Allowance for erosion and sediment control works associated with new residential subdivision	216	Lot	\$500.00	\$108,000.00
Water Services				\$1,188,000.00
Allowance for water services works associated with new residential subdivision	216	Lot	\$5,500.00	\$1,188,000.00
Sewer Services				\$1,404,000.00
Allowance for sewer works associated with new residential subdivision	216	Lot	\$6,500.00	\$1,404,000.00
Electrical & Communication Services				\$1,296,000.00
Allowance for electrical and communication works associated with new residential subdivision	216	Lot	\$6,000.00	\$1,296,000.00
Ancillary Works				\$972,000.00
Allowance for ancillary works associated with new residential subdivision	216	Lot	\$4,500.00	\$972,000.00
RESIDENTIAL PRECINCT 7	84	Lot	\$57,500.00	\$4,830,000.00
Earthworks				\$1,218,000.00
Allowance for earthworks associated with new residential subdivision	84	Lot	\$14,500.00	\$1,218,000.00
Roadworks				\$1,008,000.00
Allowance for roadworks associated with new residential subdivision	84	Lot	\$12,000.00	\$1,008,000.00
Stormwater Services				\$672,000.00
Allowance for stormwater works associated with new residential subdivision	84	Lot	\$8,000.00	\$672,000.00
Erosion & Sediment Control				\$42,000.00
Allowance for erosion and sediment control works associated with new residential subdivision	84	Lot	\$500.00	\$42,000.00
Water Services				\$462,000.00
Allowance for water services works associated with new residential subdivision	84	Lot	\$5,500.00	\$462,000.00
Sewer Services				\$546,000.00
Allowance for sewer works associated with new residential subdivision	84	Lot	\$6,500.00	\$546,000.00
Electrical & Communication Services				\$504,000.00

Description	Quantity	Unit	Rate	Total
Allowance for electrical and communication works associated with new residential subdivision	84	Lot	\$6,000.00	\$504,000.00
Ancillary Works				\$378,000.00
Allowance for ancillary works associated with new residential subdivision	84	Lot	\$4,500.00	\$378,000.00
EXTRA OVER WORKS				\$4,600,000.00
Other Works				\$4,600,000.00
Allowance for culvert crossings	10	each	\$100,000.00	\$1,000,000.00
E/O Allowance for works relating to larger B2 and B4 Zones/Lots (no internal works included to these Lots)	6	each	\$100,000.00	\$600,000.00
Allowance for intersection	2	each	\$1,500,000.00	\$3,000,000.00
School Zone (Excluded - Subject to Separate Approval)				
Main Pacific Highway Intersection (Excluded - Subject to Separate Approval)				
CONTRACTORS PRELIMINARIES				\$8,337,327.60
Contractors Preliminaries				\$8,337,327.60
CONTRACTORS OVERHEADS & MARGIN				\$5,734,890.34
Contractors Overheads and Margin				\$5,734,890.34
Subtotal				\$133,176,897.94
G.S.T [10%]				\$13,317,689.79
Total				\$146,494,587.73

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