



HARPER
SOMERS
O'SULLIVAN

PLANNING ▸ SURVEYING ▸ ECOLOGY

Our Ref: 25237:TC:JO

24 June 2008

POSTFOX PTY LTD
C/- PO BOX 850
CHARLESTOWN NSW 2290

ATTENTION: DAVID HUMPHRIS

Dear Sir,

**RE: PROPOSED 72 NO. LOT RESIDENTIAL SUBDIVISION
MORRISET PARK ROAD, MORRISET PARK**

As requested and in accordance with your supplied documentation please find attached our certification of costs verifying the capital investment value of the project totalling **\$5,084,272 excluding GST**.

Please note:

- this compares with your **GST exclusive** preliminary budget for the works of **\$5,000,000** with the difference between the two amounting to **\$84,272 including GST**, or, **1.68%**
- we advise that we consider the above discrepancy to be within the acceptable industry norm
- therefore we confirm we believe your **GST exclusive** preliminary budget for the works to be realistic to complete the project
- finally, we refer you to the *Schedules of Exclusions*.

We take this opportunity to thank you for your instruction & should you have any further enquiries please do not hesitate to contact the writer.

Yours faithfully

RPS HARPER SOMERS O'SULLIVAN PTY LTD


Todd Corbett
Manager Quantity Surveying
AAIQS, ICECA.

A member of **RPS** Group Plc

M J O'Sullivan B Surv MIS · C J Anderson B APP Sc (EAM) · R J Dwyer B Sc Gdip URP
241 Denison Street Broadmeadow NSW · PO Box 428 Hamilton NSW 2303

T 02 4961 6500 · F 02 4961 6794 · E survey@rpshso.com.au · W www.rpshso.com.au · ABN 11 093 343 858

Morisset Park Subdivision

Job Name : 25237BEST
 Client's Name: Postfox Pty Ltd

Job Description
 Proposed 72 No. lot residential subdivision -
 Morriset Park Road, Morriset Park

Trd No.	Trade Description	Trade %	Cost/m2	Trade Total
1	Sediment & Erosion Control	0.30		15,000
2	Road Topsoil & Earthworks	8.10		411,959
3	Stormwater Drainage	3.71		188,535
4	Subsoil Drainage	1.55		79,020
5	Pavement Works	8.20		417,146
6	Concrete Works	3.64		184,900
7	Retaining Walls	0.51		25,935
8	Signage	0.03		1,500
9	Landscaping	7.18		365,000
10	Sewer Reticulation	4.25		216,000
11	Water Reticulation	2.56		130,225
12	Electrical & Telstra Trenching/Conduits	3.54		180,000
13	Subtotal			<u>2,215,220</u>
14	Preliminaries & Margin (10%)	4.36		221,522
15	"Civil Works" GST exclusive subtotal			<u>2,436,742</u>
16	Supply & Installation of Electrical Reticulation	9.44		480,000
17	Gas reticulation (NB: By others)			
18	"Construction" GST exclusive subtotal.			<u>2,916,742</u>
19	The following based on Harper Somers O'Sullivan observations, re: similar projects:-			
20	Professional Fees	7.08		360,000
21	Council Charges	30.79		1,565,421
22	"Council Contributions/Professional Fees" GST exclusive subtotal.			<u>1,925,421</u>
23	Contingency (5%)	4.76		242,109
24	Overall GST exclusive subtotal.			<u>5,084,272</u>
25	SCHEDULE OF EXCLUSIONS			
		100.00		5,084,272

Final Total : \$ 5,084,272

Schedule of Exclusions

Job Name : <u>25237BEST</u>	Job Description
Client's Name: <u>Postfox Pty Ltd</u>	Proposed 72 No. lot residential subdivision - Morriset Park Road, Morriset Park

Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> 25 <u>SCHEDULE OF EXCLUSIONS</u>					
1	Land costs & legal fees		Note		EXCL
2	Holding costs & interest charges		Note		EXCL
3	Future costs escalation		Note		EXCL
4	Design development allowance		Note		EXCL
5	Unknown ground conditions		Note		EXCL
6	Work outside site boundaries		Note		EXCL
<u>SCHEDULE OF EXCLUSIONS</u> Total :					