RLB | Rider Levett Bucknall

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Jf12596.l.02.got

3rd December 2009

Cardno (NSW) Pty Ltd
Level 3 Cardno building
910 Pacific Highway
GORDON NSW 22072

Attention: Mr Russell Clark

Dear Russell

PROPOSED POTTS HILL SUBDIVISION

As discussed attached are details of our Department of Planning estimate which amounts to $34,793,000 including Earthworks, roads, water, sewer, electrical service infrastructure and design fees,etc.

Our estimate can summarised as follows:

- Stage 1	$15,660,000
- Stage 2	$12,410,000
- Stage 3	$3,560,000
- Goods & Services Tax	$3,163,000
- **TOTAL**	**$34,793,000**

Your attention is drawn to the Notes accompanying this assessment for a list of assumptions and the basis of this estimate.

We trust the attached is self explanatory but should you require any further detail please do not hesitate to contact the undersigned.

Yours faithfully

Gary Train
Western Sydney Manager
Rider Levett Bucknall
gary.train@au.rlb.com

ISO 9001
FS 548756

RLB | Rider Levett Bucknall

POTTS HILL RESIDENTIAL PRECINCT

Part 3A Certification Estimate

November 2009

Prepared for: Cardno
910 Pacific Highway
Gordon NSW 2072

Prepared by: Rider Levett Bucknall NSW Pty Ltd
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Our reference: jn12596 Estimate.2009.11.11

RLB | Rider Levett Bucknall

POTTS HILL RESIDENTIAL ESTATE - Part 3A ESTIMATE

Project Summary

BASIS OF ESTIMATE

The costs in this report are based upon rates applied to measured elemental quantities and are current as at November 2009.

* The following documents have been used in compiling this estimate

- Cardno Drawing recieved 6th November 2009 numbered 600245-001, 002, 010, 011, 012, 015, 016, 020, 021, 022, 025, 026, 027, 028, 030, 031, 032, 033, 034, 035, 036, 037, 040, 041, 042, 043, 044, 045, 050, 051, 052, 053, 054.
- Landscape design report prepared by Place design Group & updated estimate provided 30.11.2009
- Intersection concept design prepared by Halcrow MWT

* In the preparation of this estimate we have had regard for the Estimate prepared by Cardno Revision E dated 18.11.2009 and Landscape estimate prepared by Place design estimate issued via Email 30.11.2009

* The works included in this estimate comprise a 210 dwelling sub division plus medium density sites, parks and includes major earthworks to shape the site, roads, sewer, water and electrical infrastructure to services each of the lots plus landscaping of the parks and street.

* Various assumptions have been made in compiling this estimate including the following:

- Works will be fully documented and tendered on a lump sum / schedule of rates contract basis ie the works will NOT be negotiated nor undertaken on a construction management form of contract.
- Works can generally be carried out during "normal" working hours.
- Access to site will be unobstructed and unrestricted during "normal" working hours.

ITEMS SPECIFICALLY EXCLUDED

In compiling this Preliminary Cost Estimate, no allowance has been made for the following cost items. Allowances for these items should be added as appropriate to establish the total project cost. If requested, we can provide assistance to assess these allowances.

. Land and legal costs
. Site investigation and test bores other than geotechnical fees as noted in the estimate
. Demolition of existing buildings
. Removal of asbestos and other hazardous materials
. Site decontamination
. Work outside site boundaries other than intersections and infrastructure connections as noted in the estimate
. Diverting existing services other than allowances noted
. Gas & Telecommunication services other than trenching & backfilling
. Fees and charges levied by local government for Development Plan applications, Development Approval, Construction Certification and the like
. Public utilities' charges, contributions and levies such as sewer & water DSP charges
. Any special or additional contributions sought by authorities for public or other facilities as a condition of development approval
. Strata title registration and survey
. Real Estate Agent's fees
. Promotion/Marketing costs
. Cost increases beyond November 2009

ITEMS SPECIFICALLY EXCLUDED Cont'd

. Finance costs and interest charges

POTTS HILL RESIDENTIAL ESTATE - PART 3A ESTIMATE

Total Cost Summary

GFA: Gross floor area
Rates current at November 2009

Zone		Level	GFA m^2	Cost/m^2	Total Cost
A	**STAGE 1 - Incl site earthworks**				
	A1	Preliminaries			1,275,000
	A2	Demolition			270,000
	A3	Earthworks			4,600,000
	A4	Retaining walls & Fencing			1,290,000
	A5	Services			2,265,000
	A6	Water Quality & detention basins			320,000
	A7	Roads			1,280,000
	A8	External works			660,000
	A9	Landscaping			1,200,000
	A10	Staging allowance (2.5%)			330,000
	A11	Consultants fees (10%)			1,400,000
	A12	Section 94 contribution			Excl.
	A13	Sewer & Water DSP Charges			Excl.
	A14	Contingency (5%)			770,000
					$15,660,000
B	**STAGE 2**				
	B1	Preliminaries			620,000
	B2	Demolition (Refer stage 1)			
	B3	Earthworks			80,000
	B4	Retaining walls & Fencing(Stg 1)			Incl.
	B5	Services			3,550,000
	B6	Water quality & detention basins			650,000
	B7	Roads			1,920,000
	B8	External works			100,000
	B9	Landscaping (Canal & Cooper Rd)			2,925,000
	B10	Staging allowance (2.5%)			250,000
	B11	Consultants fees (12%)			1,215,000
	B12	Section 94 contributions			Excl.
	B13	Sewer & Water DSP Charges			Excl.
	B14	Contingency (5%)			1,100,000
					$12,410,000
C	**STAGE 3**				
	C1	Preliminaries			375,000
	C2	Demolition (Refer Stage 1)			
	C3	Earthworks			25,000
	C4	Retaining walls & fencing(Stg 1)			Incl.
	C5	Services			1,180,000
	C6	Water Quality & Detention basins			325,000
	C7	Roads			460,000
	C8	External works (Refer other)			Incl.
	C9	Landscaping			565,000
	C10	Staging allowance (2.5%)			95,000
		Carried forward			**$31,095,000**

POTTS HILL RESIDENTIAL ESTATE - PART 3A ESTIMATE

Total Cost Summary

GFA: Gross floor area
Rates current at November 2009

Zone	Level			GFA m^2	Cost/m^2	Total Cost
		Brought forward				$31,095,000
C	**STAGE 3** Cont'd					
C11	Consultants fees (12%)					360,000
C12	Section 94 contributions					Excl.
C13	Sewer & water DSP Charges					Excl.
C14	Contingency (5%)					175,000
						$3,560,000
		Net Cost				**$31,630,000**
Margin & Adjustments						
GOODS AND SERVICES TAX			10.0%			3,163,000
		Total Cost				**$34,793,000**

POTTS HILL RESIDENTIAL ESTATE - Part 3A ESTIMATE

Item Details

Rates current at November 2009

	Item	Description	Unit	Qty	Rate	$
A		**STAGE 1 - Incl site earthworks**				
A1		**Preliminaries**				
	PR	**PRELIMINARIES**				
	1	Traffic control	Item			50,000
	2	Site Sheds	Item			25,000
	3	Site services	Item			25,000
	4	Site fencing	m	2000.00	20.0	40,000
	5	Geotechnical testing ALLOWANCE	Item			300,000
	6	Survey & setout, control and WAE dwgs	Item			100,000
	7	Erosion & sedimentation control	Item			100,000
	8	Project management / site staff	Wks	45.00	10,000.0	450,000
	9	Site consumables (Power, water, fuel)	Wks	45.00	1,000.0	45,000
	10	Site signage	Item			5,000
	11	Site safety equipment	Item			41,000
	12	Site IT / communications	Item			20,000
	13	Site vehicles (9mths)	No	2.00	26,000.0	52,000
	14	Maintenance of same (9mths)	No	2.00	11,000.0	22,000
		Element PR total				**1,275,000**
		A1 Preliminaries Total				**1,275,000**

POTTS HILL RESIDENTIAL ESTATE - Part 3A ESTIMATE

Item Details

Rates current at November 2009

	Item	Description	Unit	Qty	Rate	$
A		**STAGE 1 - Incl site earthworks**				
A2		**Demolition**				
	XP	**SITE PREPARATION**				
	1	Clear entire site	m2	202000.00	1.0	202,000
	2	Removal of existing rubble / waste (ASSUME DECONTAMINATION COMPLETE)	Item			50,000
	3	Sundries	Item			18,000
	4	Demolition of existing buildings EXCLUDED	Item			Excl.
		Element XP total				**270,000**
		A2 Demolition Total				**270,000**

Rates current at November 2009

	Item	Description	Unit	Qty	Rate	$
A		**STAGE 1 - Incl site earthworks**				
A3		**Earthworks**				
	XP	**SITE PREPARATION**				
	1	Strip & dispose of topsoil	m2	202000.00	2.5	505,000
	2	Dust mitigation measures (water cart)	Wks	26.00	3,000.0	78,000
	3	ALLOW to Construct haul road (say 7m wide x 900m long) incl reinstatement	Item			200,000
	4	Initial cut to fill in Zone 1 (potentially unsuitable material)	m3	34000.00	6.0	204,000
	5	Cut to fill Zone 1	m3	1000.00	6.0	6,000
	6	Cut to Reservoir 1 (direct) (within 1km)	m3	259000.00	8.0	2,072,000
	7	Extra Over for disposal of material from zone 1 considered unsuitable	m3	1700.00	130.0	221,000
	8	Extra Over for excavation and recompact between 1.0 to 2.0m of cut	m3	12000.00	6.0	72,000
	9	Extra Over for excavation and compaction in areas between 0 and 1.0m of cut	m3	39930.00	6.0	239,580
	10	Extra Over for excavation & compaction to filled areas	m3	29250.00	6.0	175,500
	11	Extra Over for spreading & drying wet material	m3	50288.00	7.5	377,160
	12	Disposal of rock	m3	1000.00	50.0	50,000
	13	ALLOWANCE for interception and diversion of ground water	Item			100,000
	14	Hydro mulch to res 1	m2	87500.00	0.8	70,000
	15	Final trim & compact	m2	161000.00	1.0	161,000
	16	Form and turf overland swales	m	700.00	50.0	35,000
	17	Sundries	Item			33,760
		Element XP total				**4,600,000**
		A3 Earthworks Total				**4,600,000**

POTTS HILL RESIDENTIAL ESTATE - Part 3A ESTIMATE

Item Details

Rates current at November 2009

	Item	Description	Unit	Qty	Rate	$
A		**STAGE 1 - Incl site earthworks**				
A4		**Retaining walls & Fencing**				
	XN	**BOUNDARY WALLS, FENCING AND GATES**				
	1	External retainings walls (reiforced concrete blockwork)	m2	1160.00	200.0	232,000
	2	Footing for retaining wall	m	500.00	300.0	150,000
	3	Extra over for face blockwork ie split face, honed etc	m2	1160.00	10.0	11,600
	4	Waterproofing retaining walls	m2	1160.00	75.0	87,000
	5	Sub soil drainage	m	500.00	35.0	17,500
	6	2.70m High security fence to SWC (Manproof)	m	1300.00	600.0	780,000
	7	Sundries	Item			11,900
		Element XN total				**1,290,000**
		A4 Retaining walls & Fencing Total				**1,290,000**

POTTS HILL RESIDENTIAL ESTATE - Part 3A ESTIMATE

Item Details

Rates current at November 2009

		Item	Description	Unit	Qty	Rate	$
A	**STAGE 1 - Incl site earthworks**						
A5	**Services**						
	XP		**SITE PREPARATION**				
		1	Trenching for services (ave 0.60 x 1.50m deep)	m	3050.00	60.0	183,000
		2	Trenching for elecrical services (ave 0.60 x 0.60m)	m	3600.00	45.0	162,000
			Element XP total				**345,000**
	XD		**EXTERNAL SEWER DRAINAGE**				
		1	Sewer pipework	m	950.00	100.0	95,000
		2	Sewer manholes / pits	No	25.00	3,000.0	75,000
		3	Connection to existing sewer main	Item			10,000
			Element XD total				**180,000**
	XK		**EXTERNAL STORMWATER DRAINAGE**				
		1	Stormwater pipework (ave 450mm dia)	m	1050.00	250.0	262,500
		2	Subsoil drainage	m	2180.00	35.0	76,300
		3	Stormwater pits	No	45.00	3,000.0	135,000
		4	Connection to existing stormwater system	No	2.00	5,000.0	10,000
			Element XK total				**483,800**
	XW		**EXTERNAL WATER SUPPLY**				
		1	Potable water supply pipework	m	1050.00	120.0	126,000
		2	Hydrants / Stop valves	No	20.00	1,250.0	25,000
		3	Tap in for each lot	No	50.00	250.0	12,500
		4	Connection of new & existing line	No	2.00	5,000.0	10,000
		5	Recycled water main	m	1050.00	100.0	105,000
		6	Stop valves	No	10.00	1,250.0	12,500
		7	Connection to existing system	No	1.00	5,000.0	5,000
		8	Tap in for each lot	No	50.00	250.0	12,500
			Element XW total				**308,500**
	XE		**EXTERNAL ELECTRIC LIGHT AND POWER**				
		1	High voltage reticulation	m	1200.00	250.0	300,000
		2	Substations (500KVA)	No	2.00	100,000.0	200,000
		3	Builders work for substation	No	2.00	15,000.0	30,000
		4	Low voltage reticulation	m	1500.00	125.0	187,500
		5	Low voltage pillars	No	20.00	1,500.0	30,000
		6	Street lighting (1/45m road)	No	24.00	3,500.0	84,000
		7	Conduit & power supply to poles	m	1050.00	65.0	68,250
			Element XE total				**899,750**
	XC		**EXTERNAL COMMUNICATIONS**	**Item**			**Excl.**
			Carried forward				**2,217,050**

Rates current at November 2009

	Item	Description	Unit	Qty	Rate	$
		Brought forward				2,217,050
A		**STAGE 1 - Incl site earthworks** Cont'd				
A5		**Services** Cont'd				
		Element XC total				
	BW	**BUILDERS WORK IN CONNECTION WITH SERVICES**				
	1	Sundry BWIC	Item			47,950
		Element BW total				**47,950**
		A5 Services Total				**2,265,000**

POTTS HILL RESIDENTIAL ESTATE - Part 3A ESTIMATE

Item Details

Rates current at November 2009

	Item	Description	Unit	Qty	Rate	$
A		**STAGE 1 - Incl site earthworks**				
A6		**Water Quality & detention basins**				
	XK	**EXTERNAL STORMWATER DRAINAGE**				
	1	Gross polutant trap	No	1.00	100,000.0	100,000
	2	Basin No 3 Earthworks only (1500m2 overall volume 2,000m3)	Item			45,000
	3	Basin lining (clamax or similar)	m2	1500.00		Excl.
	4	Basin filter material	m2	750.00	200.0	150,000
	5	Outlet control	No	1.00	15,000.0	15,000
	6	Sundries	Item			10,000
		Element XK total				**320,000**
		A6 Water Quality & detention basins Total				**320,000**

Rates current at November 2009

	Item	Description	Unit	Qty	Rate	$
A		**STAGE 1 - Incl site earthworks**				
A7		**Roads**				
	XR	**ROADS, FOOTPATHS AND PAVED AREAS**				
	1	Local road - Pavement including base & sub base prepartion	m2	4128.00	65.0	268,320
	2	Local Road (widened) - Pavement including base, sub base & prep	m2	5490.00	65.0	356,850
	3	Kerbs & gutters	m	2180.00	75.0	163,500
	4	Footpaths	m2	2616.00	70.0	183,120
	5	Turf adjacent road	m2	2180.00	15.0	32,700
	6	Internal intersection treatments	No	2.00	15,000.0	30,000
	7	Road No 3 & Brunker road intersection works ALLOWANCE	Item			150,000
	8	Road 13 & cooper road intersection works	Item			50,000
	9	Allowance for line marking statutory road signage	Item			45,510
		Element XR total				**1,280,000**
		A7 Roads Total				**1,280,000**

POTTS HILL RESIDENTIAL ESTATE - Part 3A ESTIMATE

Item Details

Rates current at November 2009

	Item	Description	Unit	Qty	Rate	$
A		**STAGE 1 - Incl site earthworks**				
A8		**External works**				
	XX	**ALTERATIONS AND RENOVATIONS TO EXISTING EXTERNAL WORKS**				
	1	Allowance for alteration of existing services at entry points	Item			200,000
		Element XX total				**200,000**
	XE	**EXTERNAL ELECTRIC LIGHT AND POWER**				
	1	High voltage lead in works ALLOWANCE	Item			250,000
		Element XE total				**250,000**
	XR	**ROADS, FOOTPATHS AND PAVED AREAS**				
	1	Cycle path to brunker road	m2	750.00	75.0	56,250
	2	Pedestrian footpath to cooper road frontage	m2	1320.00	75.0	99,000
	3	Sundry signage & line marking	Item			54,750
		Element XR total				**210,000**
		A8 External works Total				**660,000**

Rates current at November 2009

	Item	Description	Unit	Qty	Rate	$
A		**STAGE 1 - Incl site earthworks**				
A9		**Landscaping**				
	XL	**LANDSCAPING AND IMPROVEMENTS**				
	1	Brunker Road Park Landscaping (consultant advice)	Item			955,000
	2	Street landscaping allocation	Item			245,000
		Element XL total				**1,200,000**
		A9 Landscaping Total				**1,200,000**

Rates current at November 2009

	Item	Description	Unit	Qty	Rate	$
A		**STAGE 1 - Incl site earthworks**				
A11		**Consultants fees (10%)**				
	FE	**FEES**				
	1	Design & Project management fees (12%)	Item			1,680,000
	2	Discount due to large portion of earthworks -2%	Item			(280,000)
		Element FE total				**1,400,000**
		A11 Consultants fees (10%) Total				**1,400,000**

POTTS HILL RESIDENTIAL ESTATE - Part 3A ESTIMATE

Item Details

Rates current at November 2009

	Item	Description	Unit	Qty	Rate	$
B	**STAGE 2**					
B1	**Preliminaries**					
	PR	**PRELIMINARIES**				
	1	Traffic control	Item			20,000
	2	Site Sheds	Item			15,000
	3	Site services	Item			10,000
	4	Site fencing	m	1400.00	20.0	28,000
	5	Geotechnical testing ALLOWANCE	Item			25,000
	6	Survey & setout, control and WAE dwgs	Item			25,000
	7	Erosion & sedimentation control	Item			20,000
	8	Project management / site staff	Wks	35.00	10,000.0	350,000
	9	Site consumables (Power, water, fuel)	Wks	35.00	1,000.0	35,000
	10	Site signage	Item			5,000
	11	Site safety equipment	Item			27,000
	12	Site IT / communications	Item			10,000
	13	Site vehicles (6mths)	No	2.00	17,500.0	35,000
	14	Maintenance of same (6mths)	No	2.00	7,500.0	15,000
		Element PR total				**620,000**
		B1 Preliminaries Total				**620,000**

Rates current at November 2009

	Item	Description	Unit	Qty	Rate	$
B		**STAGE 2**				
B2		**Demolition (Refer stage 1)**				
	XP	**SITE PREPARATION**				
	1	Clear entire site (Included in stage 1)	m2	228000.00		Incl.
	2	Sundries	Item			Incl.
	3	Demolition of existing buildings EXCLUDED	Item			Excl.
		Element XP total				
		B2 Demolition (Refer stage 1) Total				

POTTS HILL RESIDENTIAL ESTATE - Part 3A ESTIMATE

Item Details

Rates current at November 2009

	Item	Description	Unit	Qty	Rate	$
B	**STAGE 2**					
B3	**Earthworks**					
	XP	**SITE PREPARATION**				
	1	Cut to fill (refer stage 1)	Item			Incl.
	2	Cut to stockpile (refer Stage 1)	Item			Incl.
	3	Screen stockpiled material (refer stage 1)	Item			Incl.
	4	Disposal - 1A material "on site" (refer stage 1)	Item			Incl.
	5	Disposal - screened material "off site" (refer stage 1)	Item			Incl.
	6	Disposal of VENM (within 15km of site) (refer stage 1	Item			Incl.
	7	Disposal of rock (refer stage 1)	Item			Incl.
	8	Strip & spread topsoil	m2	17000.00	2.5	42,500
	9	Form and turf overland swales	m	600.00	50.0	30,000
	10	Sundries	Item			7,500
		Element XP total				**80,000**
		B3 Earthworks Total				**80,000**

Rates current at November 2009

	Item	Description	Unit	Qty	Rate	$
B	**STAGE 2**					
B5	**Services**					
	XP	**SITE PREPARATION**				
	1	Trenching for services (ave 0.60 x 1.50m deep)	m	8350.00	60.0	501,000
	2	Trenching for elecrical services (ave 0.60 x 0.60m)	m	2381.00	45.0	107,145
		Element XP total				**608,145**
	XD	**EXTERNAL SEWER DRAINAGE**				
	1	Sewer pipework	m	2300.00	100.0	230,000
	2	Sewer manholes / pits	No	35.00	3,000.0	105,000
	3	Connection to existing sewer main	Item			10,000
	4	Allowance for sewer encasement	m	160.00	450.0	72,000
	5	Allowance for piers adjacent basin	Item			100,000
		Element XD total				**517,000**
	XK	**EXTERNAL STORMWATER DRAINAGE**				
	1	Stormwater pipework (ave 450mm dia)	m	2650.00	250.0	662,500
	2	Subsoil drainage	m	3810.00	35.0	133,350
	3	Stormwater pits	No	80.00	3,000.0	240,000
	4	Connection to existing stormwater system	No	1.00	5,000.0	5,000
	5	Headwall for park discharge	No	3.00	7,500.0	22,500
		Element XK total				**1,063,350**
	XW	**EXTERNAL WATER SUPPLY**				
	1	Potable water supply pipework	m	1700.00	120.0	204,000
	2	Hydrants / Stop valves	No	30.00	1,250.0	37,500
	3	Tap in for each dwelling	No	120.00	250.0	30,000
	4	Connection of new & existing line	No	1.00	3,000.0	3,000
	5	Recycled water main	m	1700.00	100.0	170,000
	6	Stop valves	No	15.00	1,250.0	18,750
	7	Connection to existing system	No	1.00	3,000.0	3,000
	8	Tap in for each dwelling	No	120.00	250.0	30,000
		Element XW total				**496,250**
	XE	**EXTERNAL ELECTRIC LIGHT AND POWER**				
	1	High voltage reticulation (Stage 1	Item			Incl.
	2	Substations (500KVA)	No	2.00	100,000.0	200,000
	3	Builders work for substation	No	2.00	15,000.0	30,000
	4	Low voltage reticulation	m	2000.00	125.0	250,000
	5	Low voltage pillars	No	35.00	1,500.0	52,500
	6	Street lighting (1/45m road)	No	45.00	3,500.0	157,500
		Carried forward				**3,374,745**

Rates current at November 2009

	Item	Description	Unit	Qty	Rate	$
		Brought forward				3,374,745
B		**STAGE 2** Cont'd				
B5		**Services** Cont'd				
	XE	**EXTERNAL ELECTRIC LIGHT AND POWER** Cont'd				
	7	Conduit & power supply to poles	m	2000.00	60.0	120,000
		Element XE total				**810,000**
	BW	**BUILDERS WORK IN CONNECTION WITH SERVICES**				
	1	Sundry BWIC	Item			55,255
		Element BW total				**55,255**
		B5 Services Total				**3,550,000**

Rates current at November 2009

Item	Description	Unit	Qty	Rate	$
B	**STAGE 2**				
B6	**Water quality & detention basins**				
XK	**EXTERNAL STORMWATER DRAINAGE**				
1	Gross polutant trap	No	2.00	100,000.0	200,000
2	Earthworks for Basin No 2 (4200m2 overall volume 3,700m3)	Item			60,000
3	Basin lining (clamax or similar)	m2	4200.00		Excl.
4	Water quality filter medium	m2	1750.00	200.0	350,000
5	Outlet control	Item			25,000
6	Sundries	Item			15,000
	Element XK total				**650,000**
	B6 Water quality & detention basins Total				**650,000**

Rates current at November 2009

Item	Description	Unit	Qty	Rate	$
B	**STAGE 2**				
B7	**Roads**				
XR	**ROADS, FOOTPATHS AND PAVED AREAS**				
1	Entry road - Pavement including base, sub base, surface & prep	m2	2650.00	65.0	172,250
2	Local road - Pavement including base & sub base prepartion	m2	6106.00	65.0	396,890
3	Local Road (widened) - Pavement including base, sub base & prep	m2	2970.00	65.0	193,050
4	Local Road - Laneway - Pavement incl base course, sub base, pavement & prep	m2	3300.00	65.0	214,500
5	Kerbs & gutters	m	3210.00	75.0	240,750
6	Kerb only	m	1130.00	50.0	56,500
7	Footpaths	m2	3132.00	70.0	219,240
8	Turf adjacent road	m2	3714.00	15.0	55,710
9	Internal intersection treatment	No	3.00	15,000.0	45,000
10	Road 1 & cooper road intersection works - Roundabout	Item			250,000
11	Entry feature signage	Item			25,000
12	Allowance for line marking statutory road signage	Item			51,110
	Element XR total				**1,920,000**
	B7 Roads Total				**1,920,000**

Rates current at November 2009

	Item	Description	Unit	Qty	Rate	$
B		**STAGE 2**				
B8		**External works**				
	XX	**ALTERATIONS AND RENOVATIONS TO EXISTING EXTERNAL WORKS**				
	1	Allowance for alteration of existing services at entry points	Item			100,000
		Element XX total				**100,000**
	XE	**EXTERNAL ELECTRIC LIGHT AND POWER**				
	1	High voltage lead in works ALLOWANCE (refer stage 1)	Item			Incl.
		Element XE total				
	XR	**ROADS, FOOTPATHS AND PAVED AREAS**				
	1	Cycle path to brunker road (refer stage 1)	Item			Incl.
		Element XR total				
		B8 External works Total				**100,000**

Rates current at November 2009

	Item	Description	Unit	Qty	Rate	$
B		**STAGE 2**				
B9		**Landscaping (Canal & Cooper Rd)**				
	XL	**LANDSCAPING AND IMPROVEMENTS**				
	1	Canal park landscaping (As consultant advice)	Item			975,000
	2	Qs adjustment for rates / footings	Item			90,000
	3	Cooper Road Park landscaping (As consultant	Item			1,630,000
	4	QS adjustment for rates / retaining wall footings etc	Item			(10,000)
	5	Street landscaping allocation	Item			240,000
		Element XL total				**2,925,000**
		B9 Landscaping (Canal & Cooper Rd) Total				**2,925,000**

POTTS HILL RESIDENTIAL ESTATE - Part 3A ESTIMATE

Item Details

Rates current at November 2009

	Item	Description	Unit	Qty	Rate	$
C		**STAGE 3**				
C1		**Preliminaries**				
	PR	**PRELIMINARIES**				
	1	Traffic control	Item			20,000
	2	Site Sheds	Item			15,000
	3	Site services	Item			10,000
	4	Site fencing	m	1050.00	20.0	21,000
	5	Geotechnical testing ALLOWANCE	Item			20,000
	6	Survey & setout, control and WAE dwgs	Item			25,000
	7	Erosion & sedimentation control	Item			20,000
	8	Project management / site staff	Wks	20.00	9,000.0	180,000
	9	Site consumables (Power, water, fuel)	Wks	20.00	500.0	10,000
	10	Site signage	Item			5,000
	11	Site safety equipment	Item			20,000
	12	Site IT / communications	Item			10,000
	13	Site vehicles (5mths)	No	1.00	13,000.0	13,000
	14	Maintenance of same (5mths)	No	1.00	6,000.0	6,000
		Element PR total				**375,000**
		C1 Preliminaries Total				**375,000**

Rates current at November 2009

	Item	Description	Unit	Qty	Rate	$
C		**STAGE 3**				
C2		**Demolition (Refer Stage 1)**				
	XP	**SITE PREPARATION**				
	1	Clear entire site (Included in stage 1)	m2	228000.00		Incl.
	2	Sundries	Item			Incl.
	3	Note Demolition of existing building EXCLUDED	Item			Excl.
		Element XP total				
		C2 Demolition (Refer Stage 1) Total				

Item Details

Rates current at November 2009

Item	Description	Unit	Qty	Rate	$
C	**STAGE 3**				
C3	**Earthworks**				
XP	**SITE PREPARATION**				
1	Cut to fill (refer Stage 1)	Item			Incl.
2	Cut to stockpile (refer Stage 1)	Item			Incl.
3	Screen stockpiled material (refer stage 1)	Item			Incl.
4	Disposal - 1A material "on site" (refer stage 1)	Item			Incl.
5	Disposal - screened material "off site" (refer stage 1)	Item			Incl.
6	Disposal of VENM (within 15km of site) (refer stage 1	Item			Incl.
7	Disposal of rock (refer stage 1)	Item			Incl.
8	Strip & spread top soil	m2	5100.00	2.5	12,750
9	Form and turf overland swales	m	200.00	50.0	10,000
10	Sundries	Item			2,250
	Element XP total				**25,000**
	C3 Earthworks Total				**25,000**

POTTS HILL RESIDENTIAL ESTATE - Part 3A ESTIMATE

Item Details

Rates current at November 2009

		Item	Description	Unit	Qty	Rate	$
C	**STAGE 3**						
C5	**Services**						
	XP		**SITE PREPARATION**				
		1	Trenching for services (ave 0.60 x 1.50m deep)	m	2650.00	60.0	159,000
		2	Trenching for elecrical services (ave 0.60 x 0.60m)	m	1620.00	45.0	72,900
			Element XP total				**231,900**
	XD		**EXTERNAL SEWER DRAINAGE**				
		1	Sewer pipework	m	750.00	100.0	75,000
		2	Sewer manholes / pits	No	22.00	3,000.0	66,000
		3	Connection to existing sewer main	Item			10,000
			Element XD total				**151,000**
	XK		**EXTERNAL STORMWATER DRAINAGE**				
		1	Stormwater pipework (ave 450mm dia)	m	900.00	250.0	225,000
		2	Subsoil drainage	m	990.00	35.0	34,650
		3	Stormwater pits	No	23.00	3,000.0	69,000
		4	Headwall for park discharge	No	1.00	7,500.0	7,500
			Element XK total				**336,150**
	XW		**EXTERNAL WATER SUPPLY**				
		1	Potable water supply pipework	m	500.00	120.0	60,000
		2	Hydrants / Stop valves	No	10.00	1,250.0	12,500
		3	Connection of new & existing line	No	1.00	3,000.0	3,000
		4	Tap in for each lot	No	40.00	250.0	10,000
		5	Recycled water main	m	500.00	100.0	50,000
		6	Stop valves	No	5.00	1,250.0	6,250
		7	Connection to existing system	No	1.00	3,000.0	3,000
		8	Tap in for each lot	No	40.00	250.0	10,000
			Element XW total				**154,750**
	XE		**EXTERNAL ELECTRIC LIGHT AND POWER**				
		1	High voltage reticulation (Stage 1	Item			Incl.
		2	Substations (500KVa)	No	1.00	100,000.0	100,000
		3	Builders work for substation	No	1.00	15,000.0	15,000
		4	Low voltage reticulation	m	600.00	125.0	75,000
		5	Low voltage pillars	No	8.00	1,500.0	12,000
		6	Street lighting (1/45m road)	No	10.00	3,500.0	35,000
		7	Conduit & power supply to poles	m	500.00	60.0	30,000
			Element XE total				**267,000**
			Carried forward				**1,140,800**

	Item	Description	Unit	Qty	Rate	$
		Brought forward				1,140,800
C		**STAGE 3** Cont'd				
C5		**Services** Cont'd				
	BW	**BUILDERS WORK IN CONNECTION WITH SERVICES**				
	1	Sundry BWIC	Item			39,200
		Element BW total				**39,200**
		C5 Services Total				**1,180,000**

Rates current at November 2009

Item	Description	Unit	Qty	Rate	$
C	**STAGE 3**				
C6	**Water Quality & Detention basins**				
XK	**EXTERNAL STORMWATER DRAINAGE**				
1	Gross polutant trap	No	1.00	100,000.0	100,000
2	Earthworks for Basin No 1 (840m2 overall volume 1,250m3)	Item			25,000
3	Basin lining	m2	840.00	65.0	54,600
4	Filter medium	m2	600.00	200.0	120,000
5	Outlet control	Item			10,000
6	Sundries	Item			15,400
	Element XK total				**325,000**
	C6 Water Quality & Detention basins Total				**325,000**

POTTS HILL RESIDENTIAL ESTATE - Part 3A ESTIMATE

Item Details

Rates current at November 2009

	Item	Description	Unit	Qty	Rate	$
C		**STAGE 3**				
C7		**Roads**				
	XR	**ROADS, FOOTPATHS AND PAVED AREAS**				
	1	Local road - Pavement including base & sub base prepartion	m2	1161.00	65.0	75,465
	2	Local Road (widened) - Pavement including base, sub base & prep	m2	990.00	65.0	64,350
	3	Local Road - minor - Pavement incl base course, sub base, pavement & prep	m2	605.00	65.0	39,325
	4	Local Road - special - Pavement included base, sub base and prearation	m2	1260.00	65.0	81,900
	5	Kerbs & gutters	m	990.00	75.0	74,250
	6	Footpaths	m2	1188.00	70.0	83,160
	7	Turf adjacent road	m2	850.00	15.0	12,750
	8	Allowance for line marking statutory road signage	Item			28,800
		Element XR total				**460,000**
		C7 Roads Total				**460,000**

Rates current at November 2009

	Item	Description	Unit	Qty	Rate	$
C		**STAGE 3**				
C9		**Landscaping**				
	XL	**LANDSCAPING AND IMPROVEMENTS**				
	1	Detention basin No 1 landscaping as consultant advise	Item			260,000
	2	QS adjustment for additional footing and rate review	Item			65,000
	3	Allocation of street landscaping	Item			240,000
		Element XL total				**565,000**
		C9 Landscaping Total				**565,000**