

Project RDAP - Wickepin Residential
Number of Lots 5
Client Land Corp
Engineer Brad Harris
Job Number 14-07-106
Date 27 July 2015
Option 1
Revision A
File Name T123.15
Reference Document Detailed Drawings and WP Quote



Level 2, 58 Kishorn Road
 Mount Pleasant WA 6153
 PO Box 1036
 Canning Bridge WA 6153
 Tel: (08) 9315 9955
 Fax: (08) 9315 9959
 office@portereng.com.au
 www.portereng.com.au

INDICATIVE DEVELOPMENT COSTS	
CONSTRUCTION COSTS	TOTAL COST
Preliminaries	\$ 86,000
Clearing	\$ 12,500
Dust Management and Construction Water	\$ 10,000
Sewer Reticulation	\$ 80,000
Water Reticulation	\$ 74,000
Drainage	\$ 5,250
Roads	\$ 69,540
Underground Power	\$ 83,000
Communications	\$ 9,000
Gas Servicing	\$ -
Landscaping	\$ -
Provisional Sum - Rock Excavation	\$ 75,000
Construction Contingency Sum (10%)	\$ 52,000
CONSTRUCTION TOTAL	\$ 556,290
SERVICE AUTHORITY FEES AND CHARGES	TOTAL COST
Water Corporation Sewer Headworks	\$ -
Water Corporation Water Headworks	\$ 20,320
Water Corporation Drainage Headworks	\$ -
Local Authority Fees	\$ 1,400
Water Corporation Fees	\$ 2,000
Western Power Fees	\$ 24,100
Clearance and Landgate Fees	\$ 4,250
Professional Fees	\$ 75,000
Administration Contingency Sum (5%)	\$ 6,000
SERVICE AUTHORITY FEES AND CHARGES TOTAL	\$ 133,070
SUB TOTAL COSTS	\$ 701,260
GST	\$ 68,094
TOTAL COSTS	\$ 769,354
COST PER LOT (excluding GST)	\$ 140,252

We stress that these costs are indicative only and are reflective of current construction costs in the area. No allowances have been made for property costs. The reader should be satisfied that the costs are appropriate for their purpose. Porter Consulting Engineers does not accept responsibility or liability for their interpretation or use.

Our Ref: MAC/BH/L0503.14
 Job No: 14-07-106

E-MAILED



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14 August 2014

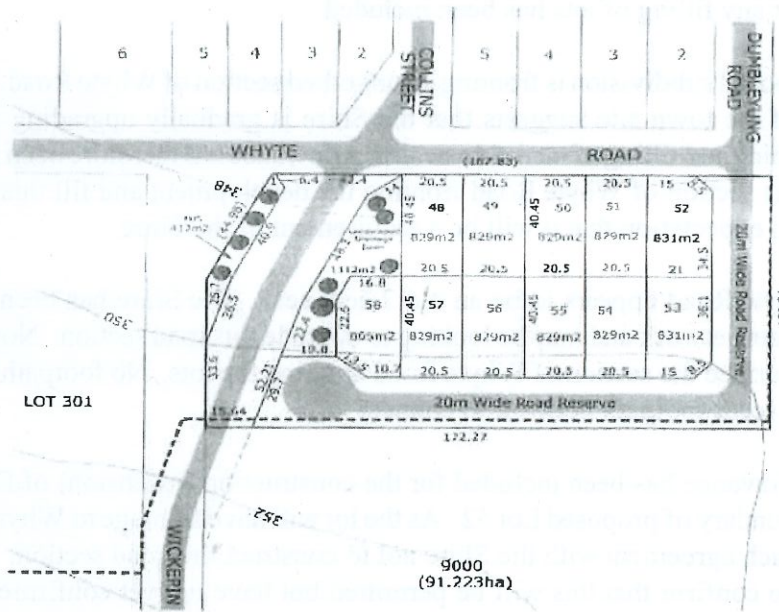
Landcorp
 Locked Bag 5, Perth Business Centre
 Perth WA 6849

Attention: Robert Fenn

Dear Robert

**WICKEPIN - 5 LOT RESIDENTIAL SUBDIVISION
 INDICATIVE DEVELOPMENT COSTINGS**

Please find below the indicative development costs for a possible residential development in Wickepin. The proposed subdivision creates five residential lots in excess of 800m² as per the sketch below (Lots 48-52).



The indicative costs are based on constructing lots serviced with sewer, water, power and have access to telecommunications. Construction costs allow for Regional factors for pricing in the Wickepin area.

The indicative costs are summarised at the end of this report, with the total development costs being **\$552,215 excluding GST or just over \$110,000 excluding GST per lot.**

The indicative construction costs have been calculated based on a desktop study of existing services information and aerial imagery. No site visit, feature survey or geotechnical investigation



have been conducted. In addition to this, the costs are based on the following items and assumptions:

Preliminaries - This covers the Contractors costs for supervision, mobilisation, site facilities, insurances, locating existing services and preparation of management plans and dilapidation surveys where required. Given the limited construction works, a 9 week construction period is expected.

Siteworks – The site is currently vacant land with the majority covered in grass. The perimeter of the site is fenced with a 1m high rural fence and the verges surrounding the development site are planted with mature trees. Unless it is required to undertake site remediation as part of the geotechnical report, it is proposed that the site be left in-situ and the topsoil and verge trees be left in place. The existing grass cover will ensure the lots remain stabilised until sold.

Earthworks – The information available suggests that the site has a gentle grade falling from the south east to north west. Review of the aerial imagery does not suggest the presence of rock or clay close to the surface which could impact work ability of the site.

A small allowance has been included for dust management and construction water.

No allowance for any filling of lots has been included.

Roads – The proposed subdivision is fronting an unkerbed section of Whyte Road. Review of the aerial imagery of the town site suggests that the Shire is gradually upgrading the local road network with kerbing and filling of road side swales. Allowance has therefore been made to install kerbing along this section of Whyte Road fronting the development and fill this section of the drainage swale in expectation that it will be a requirement of the Shire.

The existing Whyte Road appears to be an old 2 coat seal. The Shire has been progressively upgrading the street network and may be looking to upgrade this road section. No allowance has been made to resurface the section of Whyte Road abutting the lots. No footpaths are proposed as there is no adjacent footpath network to connect to.

A provisional allowance has been included for the construction (extension) of Dumblyung Rd along the side boundary of proposed Lot 52. As the lot will have frontage to Whyte Road, it may be possible to reach agreement with the Shire not to construct this road section. The Shire has been requested to confirm that this will be permitted but have not yet confirmed. If the road section is to be constructed an additional \$40,000 would be required to construct the road section and a temporary cul-de-sac head. If this is not required, then the provisional sum may be required to upgrade Whyte Road with a new seal.

No allowance has been made to provide crossovers as the location of crossovers may restrict development potential of the lots.

Drainage – No allowance has been made for lot drainage as the lots are expected to be suitable for on site disposal of storm water. As mentioned above, allowance has been made to fill the existing road side swale for the full frontage of the proposed subdivision. There is a drainage crossing near Collins St that may need some additional stone pitching from drainage directed from the kerbed section and a small allowance has been included for this.

Water – There is an existing DN375 supply line passing in close proximity to the western boundary of the development. Water Corporation will prohibit a connection being made to a supply line if there is a reticulation main in the vicinity of the site. In this case there is an existing DN58 reticulation main 70m north of the development and a DN100 located 345m north of the development site. Allowance has been made to extend an existing DN100 located 345m north of the development site as the DN58 would not have sufficient capacity to service the 5 additional lots.

Sewer – The sewer in Wickepin is controlled by the Shire. The Shire as-constructed plans show that sewer is available in Dumbeyung Road at the rear of the lots immediately north of the site on Whyte Road in the Right of Way. The levels of the site will enable connection to this sewer via standard gravity connection.

It is proposed to extend the sewer down Dumbleyung Road to the rear of the proposed lots, so that it will also be able to service the future 6 lots without any further sewer extension. Junctions would be provided for the future lots.

Fencing – Allowance has been made to divert the existing facing to the side and rear boundaries of the proposed lots.

Power – Whilst the development is located in an existing residential area and fronted by HV and LV infrastructure, the capacity to service the additional 5 lots will not be known until a Design Information Package is requested from Western Power. Therefore, a conservative allowance has been made on a per lot basis. Allowance has also been made for the expected trenching and cabling.

It has been assumed that no new transformer and switchgear will be required to service the 5 lots and these would be able to be fed from the existing power network.

No allowance has been made to underground the existing aerial infrastructure fronting the development.

No allowance has been made for any future Western Power Gifted Asset Tax which is still subject to review.

Telstra – There is existing Telstra infrastructure in the surrounding street which may be connected to.

As of the 1 January 2011, the Developer is now required to pay for the cost of Telstra pits and pipe and the installation and to provide a trench for installation, which is usually done as part of the power installation works.

Gas – There is no gas in the area and therefore no allowance to service the development with reticulated gas has been made.

Landscaping - No landscaping costs are included in the cost estimate.

Local Government Fees – Local Government fees are based on 1.5% of the road and drainage construction costs.

Professional costs - Costs has been included to cover professional fees such as the engineering, geotechnical and survey costs based on known and estimated fees. Planning and Environmental costs have not been included.

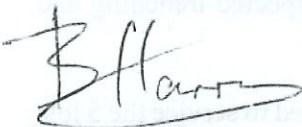
Contingency - A 15% contingency of construction costs is included due to the preliminary nature of the proposal.

Headworks Costs - the headworks costs have been calculated based on the current service authority headwork costs.

We stress that these costs are indicative only and will require further review once more detailed design has been undertaken. The reader should be satisfied that they are appropriate for their use. Porter Consulting Engineers does not accept liability or responsibility for their interpretation or use.

If you have any queries regarding the indicative development costs, please give me a call to discuss. We look forward to the opportunity of working with you further on this project.

Yours faithfully



BRAD HARRIS
DIRECTOR PROJECTS

Enc.