

Ms Nicole Gerschel (Senior Development Manager) Land and Housing Corporation Level 5, 219-241 Cleveland Street Strawberry Hills NSW 2016

30 October 2018

Dear Ms Gerschel,

BONNYRIGG URBAN RENEWAL PROJECT, STAGES 8-11 & 12-18 CAPITAL INVESTMENT VALUE QUANTITY SURVEYOR'S REPORT

As requested WT Partnership has prepared a Capital Investment Value (CIV) Report for the works at the above and advise that the estimated CIV, for all stages, at rates current at October 2018 is \$907,699,591 exclusive of GST and \$998,469,551 inclusive of GST.

We refer you to the attached report which provides an Executive Summary, Introduction, Main Summary of Costs together with Schedule of Information Used, Assumptions and Exclusions.

Should you require any further information or wish to discuss any aspect of the attached please do not hesitate to contact us.

Yours faithfully, WT Partnership

KEVIN DAVIS National Director (kdavis@wtpartnership.com.au)

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WT PARTNERSHIP

BONNYRIGG URBAN RENEWAL PROJECT STAGES 8-11 & 12-18 CAPITAL INVESTMENT VALUE QUANTITY SURVEYOR'S REPORT

30 October 2018

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1 EXECUTIVE SUMMARY

As requested WT Partnership (WTP) has prepared this Capital Investment Value (CIV) of the project in accordance with the definition contained in the State Environmental Planning Policy (Major Development) 2005. Under this policy, the CIV has the same meaning as in the Environmental Planning Assessment Regulation 2000 amended 7 May 2010 to the following

Capital investment value of a development or project includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment, other than the following costs:

- a) amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 6 or 6A of Part 4 of the Environmental Planning and Assessment Act or a planning agreement under that Division
- b) costs relating to any part of the development or project that is the subject of a separate development consent or project approval
- c) land costs (including any costs of marketing and selling land)
- d) GST (as defined by A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth).

Based upon the above definition we estimate the CIV for the project to be \$907,699,591 excluding GST, as summarised below

2 SUMMARY OF COSTS

	CIV ESTIMATE	
1	GENERAL / PRELIMINARIES	\$2,679,077
2	DEMOLITION	\$6,039,030
3	EROSION AND SEDIMENT CONTROL	\$177,067
4	EARTHWORKS	\$3,888,902
5	STORMWATER DRAINAGE	\$9,799,255
6	SUBSOIL DRAINAGE	\$367,650
7	ROAD PAVEMENTS (incl. kerb and gutter)	\$11,597,283
8	ROAD WORKS (other)	\$6,020,000
9	LANDSCAPING AND BOUNDARY TREATMENT	\$16,219,676
10	POTABLE WATER RETICULATION	\$2,108,936
11	SEWER RETICULATION	\$2,863,940
12	TELECOMMUNICATIONS	\$598,295

13	GAS RETICULATION		\$477,945
14	ELECTRICAL RETICULATION		\$6,546,648
15	NEW DWELLINGS (2200 No.)		\$786,936,665
		SUBTOTAL	\$856,320,368
16	PROFESSIONAL FEES (6%)		\$51,379,223
		SUBTOTAL	\$907,699,591
17		GST	\$90,769,960
		TOTAL	\$998,469,551

3 SCHEDULE OF INFORMATION USED

The following information was used and or considered in the preparation of the estimate for CIV purposes:

- 180827 Concept Masterplan_Rev P Prepared by Allen Jack + Cottier Architects
- 180209 St 8-11_Rev M Provided by NSW Land & Housing Corporation
- 180828 Yield St 12-18_Rev Pv2 Provided by NSW Land & Housing Corporation
- 180427 Lot yield table Provided by NSW Land & Housing Corporation
- 180628 Bonnyrigg Progress Claim No.15 Cover Letter Prepared by Mott Macdonald
- 180810 Abridged traffic report Prepared by GTA Consultants
- Appendix A1 SK006 OSD Basin 1 Prepared by Arcadis
- Appendix A1 SK007 OSD Basin 2 Prepared by Arcadis
- Appendix B Proposed Water Quality Catchment Plan Prepared by Arcadis
- Bonnyrigg SEARS request Prepared by FPD
- Detention and Water Quality Strategy Bonnyrigg Central and Western Catchments Prepared by Arcadis
- Detention and Water Quality Strategy Bonnyrigg Eastern Catchment Prepared by Arcadis
- IGA_17_8_2018_11_35_5_239 Provided by NSW Land & Housing Corporation
- LAN-SI-HTP-005_02 Prepared by Site Image

4 ASSUMPTIONS AND/OR EXCLUSIONS

The CIV estimate is subject to the following assumptions and exclusions in accordance with the NSW Government Planning Circular, PS 10-008, *New definition of capital investment*, issued 10 May 2010.

ASSUMPTIONS

- Topsoil will be reused on site
- Only developable lot area and road corridor to be cleared
- Cut / fill quantities have been prorated from Stages 6 & 7
- Intersection road work costs as provided by Arcadis
- Stormwater detention system costs as provided by Arcadis
- We have only included intersection works within or connecting to the site
- Subsoil drainage required under one side of the road
- 400 trees to be removed
- Dry seed grass to developable lots
- Signage and line marking allowances
- Size and spacing of verge trees
- Soft and Hand landscaping allowances based upon Mott Macdonald costs for Stage 5
- Potable water assumed as average 200mm dia UPVC, class 16
- Sewer reticulations assumed as average150mm dia UPVC
- NBN pits allowed as 1 per block
- 20 No pad mounted substations
- 2 No sewer pump stations
- Electrical pillars allowed as 1 per Unit Block
- Lighting poles assumed erected at 25m staggered centres
- Professional fees at 6% of total construction cost
- The base date for the estimate is August 2018
- Allowance made for Preliminaries and Margin
- All other allowances as per estimate

EXCLUSIONS

- Goods and Service Tax (GST)
- Disposal off site of surplus excavated material
- Disposal of contaminated materials
- Site Decommissioning
- Project Management fees
- Development Application and Construction Certificate fees



- Land costs
- Finance costs
- Authority fees and charges
- Escalation beyond the base date
- Legal fees, taxes and duties
- Finance and related fees and charges
- Land purchasing and holding costs
- Latent conditions other than those included in the estimate
- Site remediation
- Long service levy
- All other exclusions as per estimate

5 EMPLOYMENT/JOBS

We estimate the number of jobs created by the project to be approx 1000 No.

APPENDIX A COST PLAN

	INFRASTRUCTURE ITEMS	
1	GENERAL / PRELIMINARIES - CIVIL WORKS	\$ 2,679,077
2	DEMOLITION	\$ 6,039,030
3	EROSION AND SEDIMENT CONTROL	\$ 177,067
4	EARTHWORKS	\$ 3,888,902
5	STORMWATER DRAINAGE	\$ 9,799,255
6	SUBSOIL DRAINAGE	\$ 367,650
7	ROAD PAVEMENTS	\$ 11,597,283
8	ROAD WORKS (INTERSECTION)	\$ 6,020,000
9	LANDSCAPING AND BOUNDARY TREATMENT	\$ 16,219,676
10	POTABLE WATER RETICULATION	\$ 2,108,936
11	SEWER RETICULATION	\$ 2,863,940
12	TELECOMMUNICATIONS	\$ 598,295
13	GAS RETICULATION	\$ 477,945
14	ELECTRICAL RETICULATION	\$ 6,546,648
15	BUILT FORM	\$ 786,936,665
	Subtotal	\$ 856,320,368
16	PROFESSIONAL FEES ALLOWANCE (6%)	\$ 51,379,223
	Subtotal	\$ 907,699,591
17	GST	\$ 90,769,960
	Total Budget Estimate for CIV Purposes	\$ 998,469,551

DESCRIPTION	QUANTITY	UNIT		RATE	TOTAL
GENERAL / PRELIMINARIES - CIVIL WORKS					
Site establishment, amenities and supervision	1	ltem	\$	1,700,000.00	\$1,700,000.00
Traffic control and management	1	ltem	\$	52,650.00	\$52,650.00
Maintain site for defects liability period	2	Stages	\$	72,900.00	\$145,800.00
Survey setout and as built documentation (includes setout of lots)	2	No	\$	71,500.00	\$143,000.00
Supply of fencing along stage frontages / boundary (allow for 1.8m high temp fence)	5,006	m	\$	13.00	\$65,078.00
Provision of dust prevention cloth fixed to 1.8m fence	9,011	m2	\$	4.50	\$40,548.60
Entry gates and signs	4	No	\$	2,000.00	\$8,000.00
Geotechnical testing and supervision	1	ltem	\$	500,000.00	\$500,000.00
Services searches and investigations	1	No	\$	24,000.00	\$24,000.00
Subtotal					\$2,679,076.60
DEMOLITION					
Demolition of existing roadways	86,220	m2	\$	15.00	\$1,293,300.00
Removing existing inground services	4,790	m	\$	25.00	\$119,750.00
Demolition of existing housing stock	461	No	\$	10,000.00	\$4,610,000.00
Demolition of existing pathway	1,598	m2	\$	10.00	\$15,980.00
Site decommissioning	1	ltem			Excluded
Allowance for asbestos removal from housing stock	1	ltem			Excluded
Subtotal					\$6,039,030.00
EROSION AND SEDIMENT CONTROL	5 005		*	10.00	t 00 000 00
Sediment fence	5,006	m	\$	16.00	\$80,096.00
Geotextile inlet filter	294	No No	\$ \$	100.00	\$29,412.00 \$9,558.90
Mesh and gravel inlet filter Truck week facilities (include a crid)	147	NO	5 \$	5,000.00	\$9,558.90
Truck wash facilities (incl shaker grid) Allow for maintenance of erosion and sediment controls	4	ltem	s S	38.000.00	\$20,000.00
Subtotal	· · ·	item	\$	38,000.00	\$177,066.90
					\$111,000.50
EARTHWORKS	120.247		¢	1.00	¢1 750 000 00
Clearing and grubbing site Removing existing trees	439,247 400	m2 No	\$ \$	4.00 500.00	\$1,756,988.00 \$200,000.00
Cut topsoil to stockpile on site (within stage) (Stripping of 150mm depth)	66,289	m3	\$	3.75	\$248,583.75
Cut to fill from site, spread, place and compact	97,008	m3	\$	5.50	\$533,544.00
Removal of contaminated materials (Assumed GSW)	0	t	\$	270.00	Excluded
Import fill to site and place and compact (assume source fill for Nil cost)	30,719	m3	\$	16.00	\$491,504.00
Respread topsoil on site from stockpile	66,289	m3	\$	4.50	\$298,300.50
Trim, compact and proof roll lots	350,363	m2	\$	0.50	\$175,181.50
Retaining Structures					
Allow for Concrib sleeper retaining wall, horizontal rail and I beam verticals, assume average 2.2m	168	m	\$	1,100.00	\$184,800.00
Subtotal					\$3,888,901.75
STORMWATER DRAINAGE					
Excavate, supply, bed, lay, joint and backfill R.C. pipes Class 3 (Assumed various					
diameters, average rate applied)	7,353	m	\$	205.00	\$1,507,365.00
Excavate for and construct standard drainage structures					
Kerb inlet pits	294	No	\$	3,250.00	\$955,890.00
Connect to existing	8	No	\$	10,000.00	\$80,000.00
Allow for headwall	15	No	\$	10,000.00	\$150,000.00
Allow for scour protection	150	m2	\$	90.00	\$13,500.00
Excavate, supply, bed, lay and joint interallotment and property drainage pipes:					
150mm dia. uPVC	2,860	m	\$	75.00	\$214,500.00
225mm dia. uPVC	2,860	m	\$	115.00	\$328,900.00
600 x 600 grated inlet pit - depth to invert not exceeding 1500mm	368	No	\$	2,000.00	\$735,300.00
Stub connection to lots	36,200	m	\$	80.00	\$2,896,000.00
Allow for formation of Bioretention Basin	1,200	m2	\$	250.00	\$300,000.00
Allow for Underground OSD Tank Incl Pump Station	2,254	m2	\$	700.00	\$1,577,800.00
Allow for Stormwater Cartridges	48	No	\$	3,333.33	\$160,000.00
Allow for Gross Pollutant Trap (Rocla CDS Units 1015 and 1512) Allow for Gross Pollutant Trap (Rocla CDS Unit 0708 only)	2	No	\$	100,000.00	\$200,000.00
Allow for Jellyfish Filtration System (Stormwater 360 Unit 2250-10-2)	8	No No	\$ \$	60,000.00 100,000.00	\$480,000.00 \$200,000.00
Subtotal	2	NO	2	100,000.00	\$200,000.00
Sublotai					\$5,755,255.00
SUBSOIL DRAINAGE					
Excavate trenches in all classes of material, supply, bed lay, joint and backfill					
Excavate trenches in all classes of material, supply, bed lay, joint and backfill 100mm dia. sub-soil drain including cleaning eyes as required (allowed for one	7,353	m	\$	50.00	\$367,650.00
Excavate trenches in all classes of material, supply, bed lay, joint and backfill 100mm dia. sub-soil drain including cleaning eyes as required (allowed for one side only)	7,353	m	\$	50.00	
Excavate trenches in all classes of material, supply, bed lay, joint and backfill 100mm dia. sub-soil drain including cleaning eyes as required (allowed for one	7,353	m	\$	50.00	\$367,650.00 \$367,650.00
Excavate trenches in all classes of material, supply, bed lay, joint and backfill 100mm dia. sub-soil drain including cleaning eyes as required (allowed for one side only) Subtotal ROAD PAVEMENTS	7,353	m	\$	50.00	
Excavate trenches in all classes of material, supply, bed lay, joint and backfill 100mm dia. sub-soil drain including cleaning eyes as required (allowed for one side only) Subtotal ROAD PAVEMENTS Allow to box out for roads and footpaths; surplus material to be spread across	7,353	m 	\$ 	50.00	
Excavate trenches in all classes of material, supply, bed lay, joint and backfill 100mm dia. sub-soil drain including cleaning eyes as required (allowed for one side only) Subtotal ROAD PAVEMENTS					\$367,650.00

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measures as outlined within the Abridged Traffic Report 1	ing stormwater drainage, asphalt resheet over extent of 1 Item \$84	10,000.00
remodel, modifications and realignment of existing stormwater drainage, asphalt resheet over extent of intersection and road widening and widening along southern side of Elizabeth Drive over extent of existing northbound decitated right turn hane Elizabeth Drive / Cabramata Road intersection and road widening and rainage, asphalt resheet over extent of intersection and road widening works, relocation of existing attrue inde elizabeth Drive over extent of existing stormwater drainage, asphalt resheet over extent of existing northbound decitated right turn hane and retaining wall likely to be required along southern side of Elizabeth Drive over extent of existing northbound decitated right turn hane and retaining northbound decitated right turn hane and realignment of existing stormwater drainage, asphalt resheet over extent of existing attrue overs, relocation of existing streams realignment of existing stormwater drainage, asphalt resheet over extent of existing attrue add intersection works, including traffic signal readed, increasiting bus stors on Cabramatt Road, modifications and realignment of existing stormwater, relocation of existing strease tighting (18, NO, widening along both sides of humphries Road and cohramatt Road and reconstruction of raised pedetrian zebra crossing Subtrat Allow for soft & hard landscaping elements to public reserve areas 37,159 m2 5 00.00 55,132,11 Allow for soft & hard landscaping elements to public reserve areas 37,159 m2 5 0.00 00 55,132,11 Allow for soft & hard landscaping to public reserve areas 37,159 m2 5 0.00 00 55,00,00 Sitest roads diver developable tors 30,000 00 55,000 00 55,000 Manuali soft landscaping including right reserve areas 37,159 m2 5 0.000 00 51,857,91 Allow for soft & hard landscaping to public reserve areas 37,159 m2 5 0.000 00 51,8156,91 Allow for soft & hard landscaping to public reserve areas 37,159 m2 5 0.000 00 51,8156,91 Alloware for grass dry seed to developable tors 31,857,91 Allow for soft & hard landscaping to public reserve areas 37,159 m2 5	Report \$35	50,000.00
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realignment of existing stormwater drainage, asphalt resheet over extent of intersection and road videning works, relocation of existing street lighting (5. No) and widening along each of the approaches to the roundabout Humphries Road / Cabramatta Road intersection works, including traffic signal remodel, reconstruction of existing stormwater drainage, asphalt resheet over extent of intersection and road widening stormwate rankage, asphalt resheet over extent of intersection and road widening stormwate rankage, asphalt resheet over extent of intersection and road widening works, relocation of existing store tuphyting (18. No), widening along both sides of Humphries Road and Cabramatta Road and reconstruction of raised pedestrian zebra crossing Subtotal LANDSCAPING AND BOUNDARY TREATMENT LANDSCAPING AND BOUNDARY TREATMENT Allow for soft & hard landscaping to open apartment complex areas 37,159 m2 \$ 90.00 S1,857,91 Allowanc for grass dry seed to developable lots 350,63 m2 \$ 0.25 S1,857,91 Allowanc for grass dry seed to developable lots 350,63 m2 \$ 0.00 S1,857,91 Allowanc for cust the statuse, trees and mulch 35,740 Maintain soft landscaping including 75 litte tree planting including pt excavation, soil mix, ag line, states, trees and mulch 35,740 Maintain soft landscaping including 75 litte tree planting including pt excavation, soil mix, ag line, states, trees and mulch 35,49 Maintain soft landscaping vith Powder coated Aluminium Bars and Brick Pillars 3,549 M \$ 400.00 S1,419,66 Subtortator establishment on site 1 No \$ 80,000.00 S80,00 Excavate, supply bed, lay, joint and backfill pipe, bends, joints, anchor block set Assume average 200 dia UPVC class 16 Supply and install the following fittings Stop value per 115m Hydrant value and tee per 80m S44,026,03 S14,026,03 S14,026	ing stormwater drainage, oad widening works, relocation beth Drive northbound lane, ening along southern side of 1 Item \$1,68 nd dedicated right turn lane and rn side of Elizabeth Drive over	30,000.00
remodel, reconstruction of existing bus stops on Cabramata Road, modifications and realignment of existing stormwater drainage, asphalt resheet over extent of intersection and road widening works, relocation of existing street lighting (18. No), widening along both sides of Humphries Road and Cabramata Road and reconstruction of raised pedestrian zebra crossing Subtotal LANDSCAPING AND BOUNDARY TREATMENT Allow for soft & hard landscaping elements to public reserve areas 59,024 m2 \$ 90.00 \$53.312,11 Allow for soft & hard landscaping to open apartment complex areas 37,159 m2 \$ 50.00 \$1,857,91 Allow for soft & hard landscaping to open apartment complex areas 37,159 m2 \$ 0.25 \$87,51 Allow for soft all hard landscaping to open apartment complex areas 37,159 m2 \$ 0.25 \$87,51 Allow for street landscaping including 75 litter tree planting including pit excavation, soil mix, ag line, stakes, trees and mulch Maintain soft landscaping Street Frontage Fencing with Powder coated Aluminium Bars and Brick Pillars 3,549 m \$ 400.00 \$1,419,66 Street Frontage Corner Lots feature Fencing 2,2725 m \$ 800,00 \$2,180,00 Backyard Timber Fencing Subtotal POTABLE WATER RETICULATION Subcontractor establishment on site 1 No \$ 80,000.00 \$80,000 Excavate, supply bed, lay, joint and backfill pipe, bends, joints, anchor blocks etc Assume average 200 dia UPVC class 16 Supply and install the following fittings 64 No \$ 1,450.00 \$22,88 Bend 74 No \$ 50,000.00 \$20,20, Supply and install the following fittings 50 valve part 115m 50 valve part 50,000 \$24,52,50,00 Sa0,00 \$24,52,50,00 Sa0,00 \$24,52,50,00 Sa0,00 \$24,52,50,00 Sa0,00 \$24,52,50,00 Sa0,00 \$24,52,50,00 Sa0,00 \$24,52,50,00 Sa0,00 \$24,52,50,00 Sa0,00 \$24,52,50,00,50,00 Sa0,00 \$24,52,50,00,50,00 Sa0,00 \$24,52,50,00,50,00 Sa0,00 \$24,52,50,00,50,00,524,52,50,00 Sa0,00 \$24,52,50,00,50,00,524,52,50,00,50,00,524,52,50,00,50,00,524,52,50,00,50,00,524,52,50,00,50,00,524,52,50,00,50,50,00,524,52,50,00,50,00,524,52,50,00,524,52,	phalt resheet over extent of 1 Item \$70	0,000.00
LANDSCAPING AND BOUNDARY TREATMENTnAllow for soft & hard landscaping elements to public reserve areas59,024m2\$90.00\$5,312,11Allow for soft & hard landscaping to open apartment complex areas37,159m2\$50.00\$1,857,91Allowance for grass dry seed to developable lots350,363m2\$0.25\$87,51Allow for soft & hard landscaping75 lifter tree planting including pit736No\$1,000.00\$736,00Maintain soft landscaping1Itter tree solutions3,549m\$400.00\$1,419,60Maintain soft landscaping2,725m\$800.00\$2,180,00\$600,00Backyard Timber Fencing2,725m\$800.00\$1,419,60Backyard Timber Fencing10,737m\$375.00\$4,026,31Subtotal\$\$1,6219,60POTABLE WATER RETICULATION </td <td>n Cabramatta Road, water drainage, asphalt resheet 1 Item \$1,40 orks, relocation of existing 2 of Humphries Road and</td> <td>00,000.00</td>	n Cabramatta Road, water drainage, asphalt resheet 1 Item \$1,40 orks, relocation of existing 2 of Humphries Road and	00,000.00
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Street Frontage Fencing with Powder coated Aluminium Bars and Brick Pillars 3,549 m \$ 400.00 \$1,419,60 Street Frontage Corner Lots feature Fencing 2,725 m \$ 800.00 \$2,180,00 Backyard Timber Fencing 10,737 m \$ 375.00 \$4,026,33 Subtotal 10,737 m \$ 375.00 \$4,026,33 POTABLE WATER RETICULATION 1 No \$ \$0,000.00 \$80,000 Subcontractor establishment on site 1 No \$ 80,000.00 \$80,000 Excavate, supply bed, lay, joint and backfill pipe, bends, joints, anchor blocks etc	ulch	,
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Backyard Timber Fencing 10,737 m \$ 375.00 \$4,026,33 Subtotal		
Subtotal\$16,219,6POTABLE WATER RETICULATION1No\$80,000Subcontractor establishment on site1No\$80,000Excavate, supply bed, lay, joint and backfill pipe, bends, joints, anchor blocks etc1No\$80,000Excavate, supply and install the following fittings7,353m\$165.00\$1,213,24Supply and install the following fittings64No\$1,450.00\$92,86Hydrant valve and tee per 80m92No\$650.00\$59,86Bend74No\$275.00\$20,22Tee49No\$500.00\$24,57Connection to new lots8No\$50,000.00\$400,00Mains connections8No\$50,000.00\$440,00Sand cement backfill at road crossing129m3\$140.00\$18,00QA testing, submissions and reports pressure1Item\$43,000.00\$43,00Subtotal9991\$210,00\$24,00Subtotal99No\$50,000.00\$43,00Subtotal99No\$20,000\$43,00Subtotal991Item\$43,000.00\$43,00Subtotal991Item\$21,00,00Subcal9911\$21,00,00\$43,00Subcal9911\$21,00,00\$43,00Subcal9911\$43,000.00\$43,00Subcal <t< td=""><td></td><td></td></t<>		
POTABLE WATER RETICULATIONImage: constraint of the system of		
Subcontractor establishment on site1No\$80,000.00\$80,00Excavate, supply bed, lay, joint and backfill pipe, bends, joints, anchor blocks etc </td <td></td> <td></td>		
Excavate, supply bed, lay, joint and backfill pipe, bends, joints, anchor blocks etc Image: Constraint of the system		
Assume average 200 dia UPVC class 16 7,353 m \$ 165.00 \$1,213,24 Supply and install the following fittings 64 No \$ 1,450.00 \$92,80 Stop valve per 115m 64 No \$ 1,450.00 \$92,80 Hydrant valve and tee per 80m 92 No \$ 650.00 \$59,80 Bend 74 No \$ 275.00 \$20,22 Tee 49 No \$ 500.00 \$24,57 Connection to new lots 286 No \$ 550,000 \$14,50,00 Mains connections 8 No \$ 50,000,00 \$440,00 Sand cement backfill at road crossing 129 m3 \$ 140.00 \$18,00 QA testing, submissions and reports pressure 1 Item \$ 43,000.00 \$43,00 Subtotal	1 No \$ 80,000.00 \$8	30,000.00
Assume average 200 dia UPVC class 16 7,353 m \$ 165.00 \$1,213,24 Supply and install the following fittings 64 No \$ 1,450.00 \$92,80 Stop valve per 115m 64 No \$ 1,450.00 \$92,80 Hydrant valve and tee per 80m 92 No \$ 650.00 \$59,80 Bend 74 No \$ 275.00 \$20,22 Tee 49 No \$ 500.00 \$24,57 Connection to new lots 286 No \$ 550,000 \$14,50,00 Mains connections 8 No \$ 50,000,00 \$440,00 Sand cement backfill at road crossing 129 m3 \$ 140.00 \$18,00 QA testing, submissions and reports pressure 1 Item \$ 43,000.00 \$43,00 Subtotal	bends, joints, anchor blocks etc	
Supply and install the following fittings Image: Constraint of the following fittings Image: Const		2 2 4 5 5 5
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Hydrant valve and tee per 80m 92 No \$ 650.00 \$59,80 Bend 74 No \$ 275.00 \$20,21 Tee 49 No \$ 500.00 \$24,51 Connection to new lots 286 No \$ 550.00 \$157,33 Mains connections 8 No \$ 50,000.00 \$440,00 Sand cement backfill at road crossing 129 m3 \$ 140.00 \$18,00 QA testing, submissions and reports pressure 1 Item \$ 43,000.00 \$43,00 Subtotal	64 No ¢ 1450.00 ¢0	92,800.00
Bend 74 No \$ 275.00 \$20,27 Tee 49 No \$ 500.00 \$24,57 Connection to new lots 286 No \$ 550.00 \$157,30 Mains connections 8 No \$ 50,000.00 \$4400,00 Sand cement backfill at road crossing 129 m3 \$ 140.00 \$18,00 QA testing, submissions and reports pressure 1 Item \$ 43,000.00 \$43,00 Subtotal 43,000.00 \$\$24,50 SEWER RETICULATION		52,800.00 59,800.00
Tee 49 No \$ 500.00 \$24,5 Connection to new lots 286 No \$ 550.00 \$157,30 Mains connections 8 No \$ 550,000 \$400,00 Sand cement backfill at road crossing 129 m3 \$ 140.00 \$18,00 QA testing, submissions and reports pressure 1 Item \$ 43,000.00 \$43,00 Subtotal		20,220.75
Mains connections 8 No \$ 50,000.00 \$400,00 Sand cement backfill at road crossing 129 m3 \$ 140.00 \$18,00 QA testing, submissions and reports pressure 1 Item \$ 43,000 \$43,00 Subtotal \$ \$2,108,91 SEWER RETICULATION	49 No \$ 500.00 \$2	24,510.00
Sand cement backfill at road crossing 129 m3 \$ 140.00 \$18,00 QA testing, submissions and reports pressure 1 Item \$ 43,000.00 \$43,00 Subtotal \$ \$ 2,108,91 SEWER RETICULATION		57,300.00
QA testing, submissions and reports pressure 1 Item \$ 43,000.00 \$43,00 Subtotal		0,000.00
Subtotal \$2,108,93 SEWER RETICULATION		8,060.00
SEWER RETICULATION		13,000.00
		.,
Survey and setout 1 Item \$ 320 000 00 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$		
		20,000.00
Excavate. supply, bed. Lay, joint, backfill etc following pipes: (assume average 2m depth of excavation)	wing pipes: (assume average	
	7 353 m \$ 130.00 \$ 45	5,890.00
		50,000.00

DESCRIPTION	QUANTITY	UNIT	I	RATE	TOTAL
Junctions for lots	286	No	\$	350.00	\$100,100.00
Construct standard sewer structures including external vertical drops:					
Average maintenance hole < 2m deep Concrete encase new sewer	368	No Item	\$ \$	3,000.00	\$1,102,950.00 \$50,000.00
Sewer pump station	2	ltem	2	23,000.00	\$30,000.00 Excluded
QA testing, submissions and reports	2	ltem	\$	27,500.00	\$55,000.00
Connection fees and charges	8	ltem	\$	15,000.00	\$120,000.00
Subtotal					\$2,863,940.00
TELECOMMUNICATIONS	7 25 2		\$	65.00	¢ 4 7 7 0 4 5 00
Install conduit/s for telecommunications (NBN) in a shared trench Dwelling connection pit (1 pit per block for NBN)	7,353 286	m No	\$ \$	225.00	\$477,945.00 \$64,350.00
Fibre distribution hub pit (4 per phase)	200	No	\$	1,500.00	\$12,000.00
Excavate road crossings and install conduits	80	m	\$	50.00	\$4,000.00
Connection to existing Service	8	ltem	\$	5,000.00	\$40,000.00
Subtotal					\$598,295.00
GAS RETICULATION					
Install gas reticulation in a shared trench - assume by authority	7,353	m	\$	65.00	\$477,945.00
Subtotal	7,333		4	05.00	\$477,945.00
ELECTRICAL RETICULATION					
Subcontractor establishment on site	1	No	\$	20,000.00	\$20,000.00
Excavate high/low voltage	11,030	m	\$	60.00	\$661,770.00
Allow for substations	20	No		150,000.00	\$3,000,000.00
High Voltage cables Low Voltage cables	4,000 7,353	 	\$ \$	140.00 45.00	\$560,000.00 \$330,885.00
Conduit reticulation	3,677	m	\$	50.00	\$183,825.00
Electrical pillars for connection	286	No	\$	850.00	\$243,100.00
Lighting poles, outreach arms and lanterns (assume 1 x 6.5m powder coated pole at 25m staggered spacing to roads)	294	No	\$	3,300.00	\$970,596.00
Lighting cabling	11,765	m	\$	15.00	\$176,472.00
Connection to existing service	8	ltem	\$	50,000.00	\$400,000.00
Subtotal	Ŭ	itein	Ť	50,000.00	\$6,546,648.00
BUILT FORM					
Construction of Building Stage 8-11	1.050		¢	1 050 00	¢0.000.000
Lot AA (Houses) Lot BB (Houses)	4,650 3,750	m2 m2	\$ \$	1,850.00	\$8,602,500.00 \$6,937,500.00
Lot CC (Houses)	3,730	m2	\$	1,850.00	\$5,827,500.00
Lot DD (Houses)	1,350	m2	\$	1,850.00	\$2,497,500.00
Lot EE (Apartments)	10,109	m2	\$	2,500.00	\$25,272,000.00
Lot EE (Houses)	450	m2	\$	1,850.00	\$832,500.00
Lot FF (Houses)	4,950	m2	\$	1,850.00	\$9,157,500.00
Lot GG (Houses)	3,300	m2	\$	1,850.00	\$6,105,000.00
Lot HH (Houses) Lot II (Houses)	600 1,200	<u>m2</u> m2	\$ \$	1,850.00	\$1,110,000.00 \$2,220,000.00
Lot JI (Houses)	3,150	m2	\$	1,850.00	\$5,827,500.00
Lot KK (Houses)	2,700	m2	\$	1,850.00	\$4,995,000.00
Lot LL (Apartments)	9,533	m2	\$	2,500.00	\$23,832,000.00
Construction of Building Stage 12-18					
Lot A (Apartments & Retail)	22,767	m2	\$	2,476.04	\$56,371,000.00
Lot B (Apartments, Retail & Cafe)	22,466	m2	\$	2,501.25	\$56,192,000.00
Lot C (Apartments, Retail & Cafe) Lot D (Apartments)	17,906	m2 m2	\$ \$	2,514.55 2,500.00	\$45,024,500.00 \$8,946,000.00
Lot E1 (Apartments)	18,884	m2	\$	2,500.00	\$47,211,000.00
Lot E2 (Apartments)	11,922	m3	\$	2,500.00	\$29,805,000.00
Lot F (Houses)	2,850	m2	\$	1,850.00	\$5,272,500.00
Lot G (Apartments)	25,655	m2	\$	2,500.00	\$64,137,000.00
Lot H (Apartments)	8,669	m2	\$	2,500.00	\$21,672,000.00
Lot H (Houses)	3,750	m2	\$	1,850.00	\$6,937,500.00
Lot I (Apartments)	13,822	m2	\$	2,500.00	\$34,554,000.00
Lot I (Houses) Lot J (Apartments)	1,050 15,607	m2 m2	\$ \$	1,850.00 2,500.00	\$1,942,500.00 \$39,018,000.00
Lot K1 (Apartments)	25,406	m2	\$	2,500.00	\$63,516,000.00
Lot K2 (Apartments)	2,922	m2	\$	2,500.00	\$7,305,000.00
Lot L (Houses)	1,650	m2	\$	1,850.00	\$3,052,500.00
Lot M (Apartments)	8,338	m2	\$	2,500.00	\$20,844,000.00
Lot M (Houses)	2,100	m2	\$	1,850.00	\$3,885,000.00
				20,000.00	\$5,420,000.00
Allow for Parking Garages to all Houses	271	No	\$		
Allow for Parking to all Apartment blocks	271 2,690	No	\$	10,000.00	\$26,900,000.00
Allow for Parking to all Apartment blocks Preliminaries (14%)	271 2,690 1	No Item	\$ \$651,	10,000.00 222,000.00	\$26,900,000.00 \$91,171,080.00
Allow for Parking to all Apartment blocks	271 2,690	No	\$ \$651,	10,000.00	\$26,900,000.00



SERVICES

WT Partnership is an international consultancy providing independent project management, cost management and other specialist advisory services for the property and construction industries.

We work in partnership with our clients and their advisers at all phases of the project development process, giving professional, timely and reliable advice on all aspects of cost, value and risk.

Our goal is the achievement of our client's ultimate commercial objectives through optimised cost solutions.

- QUANTITY SURVEYING AND CONSTRUCTION COST MANAGEMENT
- INFRASTRUCTURE COST ENGINEERING
- BUILDING AND ENGINEERING SERVICES COST MANAGEMENT
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