



4 November 2011

Ref: 8485-05

Villawood Properties Pty Ltd  
Level 1, 6 Riverside Quay  
Southbank Vic 3006

Attention: Mr. Tao Bourton

Dear Tao,

**RE: ARMSTRONG CREEK WESTERN PRECINCT (ACWP)  
DEVELOPER CONTRIBUTIONS PLAN COSTING**

As requested, we have prepared a revised cost study for the Development Contribution Plan for the above project, based on information received by us up to 4 November 2011.

Our estimate of the anticipated total cost is \$118,769,306 for a fixed price contract at September 2011 cost levels and a summary follows:

Road	\$ 23,698,597
Trails	\$ 5,944,490
Open Space	\$ 36,644,470
Drainage	\$ 31,626,852
Community Facilities	\$ 19,154,897
Planning Costs	\$ 1,700,000
<b>Anticipated Total Project Cost (excluding GST)</b> (Fixed Price Contract – September 2011)	<b>\$ 118,769,306</b>

Allowances for the following have been included in our estimate:

- Preliminaries and Design variable
- Cost escalation to a tender date of September 2011
- Cost escalation during construction
- Competitive tendering
- Contract contingency
- Professional fees
- Civil Works – Based on Brown’s estimate dated October 2011 – received 3/11/2011
- Landscape – Based on MDG’s estimate dated 4/11/2011
- Land Valuation – Based on CKC’s valuation as advised 3/11/2011
- Project cost table – prepared by Mesh dated 27 October 2011

Allowances for the following have been excluded from our estimate:

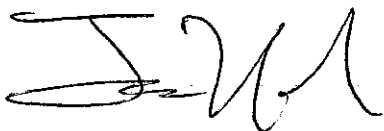
- Goods & Services Tax
- Cost escalation to tender after September 2011
- Authority contribution and headwork charges
- Adverse market conditions
- Abnormal ground conditions
- Loose furniture and equipment

This estimate is based on preliminary information. Assumptions have been made and these assumptions will require confirmation when further documentation becomes available.

We have attached a copy of our revised cost study for your information.

Yours faithfully

**PROWSE QUANTITY SURVEYORS PTY LTD**



PP. ANTHONY PROWSE

**ARMSTRONG CREEK WESTERN PRECINCT (ACWP)**

DATE

4/11/2011

**DEVELOPER CONTRIBUTION PLAN COSTING****Grand Summary**

Based on Project Costing Table (Prepared by Mesh, 27 October 2011)

REF

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ELEM	DESCRIPTION	UNIT	NETT COST	ON COST	TOTAL COST
RO	<b>ROADS</b> - Refer to following pages (RO) for detail	ITEM			23,698,597
TR	<b>TRAILS</b> - Refer to following pages (TR) for detail	ITEM			5,944,490
DI-OS	<b>OPEN SPACE</b> - Refer to following pages (DI-OS) for detail	ITEM			36,644,470
DR	<b>DRAINAGE</b> - Refer to following pages (DR) for detail	ITEM			31,626,852
C	<b>COMMUNITY FACILITIES</b> - Based on ACEP project with cost escalation to Sep '11 - Refer to following pages (C) for detail	ITEM			19,154,897
O	<b>PLANNING COSTS</b> - Refer to following pages (O) for detail	ITEM			1,700,000
<b>NOTE:</b> <i>Civil Works - Based on Brown's estimate dated Oct 2011 - received by PQS on 3/11/2011</i> <i>Landscape - Based on MDG's estimate dated 4/11/2011</i> <i>Land Valuation - Based on CKC's valuation as advised on 3/11/2011</i>					
<b>TOTAL PROJECT COST (Excl GST)</b> (Fixed Price Contract - September 2011)					<b>118,769,306</b>



**ARMSTRONG CREEK WESTERN PRECINCT (ACWP)  
DEVELOPER CONTRIBUTION PLAN COSTING  
ROADS  
Summary**

DATE 4/11/2011

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ELEM	DESCRIPTION	UNIT	NETT COST	ON COST	TOTAL COST
	<b><u>ROADS</u></b>				
	<i><u>Intersection</u></i>				
DI-RO 1	GRR-4C and Connector ( west of Airport Road)	ITEM	1,140,114	509,089	1,649,203
DI-RO 2	GRR-4C and North-South Connector Road	ITEM	1,164,595	517,228	1,681,823
DI-RO 3	Surf Coast Hwy and Boundary Road	ITEM	2,210,570	882,515	3,093,085
DI-RO 4	Surf Coast Hwy and MAC North Access	ITEM	2,071,780	848,867	2,920,647
DI-RO 5	Surf Coast Hwy and Main St (MAC)	ITEM	2,233,130	902,516	3,135,646
DI-RO 6	Surf Coast Highway and Burvilles Road	ITEM	1,880,640	785,313	2,665,953
DI-RO 7	Surf Coast Hwy and Whites Road	ITEM	2,167,450	880,677	3,048,127
DI-RO 8	Surf Coast Hwy and Feehans Road	ITEM	1,911,030	699,866	2,610,896
DI-RO 9	NAC (retail/school precinct)	ITEM	283,700	94,330	378,030
	<i><u>Armstrong Creek Crossing</u></i>				
DI-RO 10	North-South Connector	ITEM	314,909	89,371	404,280
DI-RO 11	East-West Connector (Main St Extension)	ITEM	505,460	152,154	657,614
DI-RO 12	Connector Road (west of Airport Road)	ITEM	602,800	170,407	773,207
DI-RO 13	North-South Connector to Station Precinct	ITEM	518,300	161,786	680,086
<b>RO</b>	<b>TOTAL OF ROADS (Excl GST)</b> (Fixed Price Contract - September 2011)				<b>23,698,597</b>



**ARMSTRONG CREEK WESTERN PRECINCT (ACWP)  
DEVELOPER CONTRIBUTION PLAN COSTING  
TRAILS  
Summary**

DATE 4/11/2011

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ELEM	DESCRIPTION	UNIT	NETT COST	ON COST	TOTAL COST
	<b><u>TRAILS</u></b>				
DI-TR 1	Pedestrian Overpass - Connector to N-S Connector Rd (east of Airport Road)	ITEM	2,086,497	427,126	2,513,623
DI-TR 2a	2.5m concrete shared paths - within roads (8,470m)	ITEM	1,376,375	344,094	1,720,469
DI-TR 2b	2.5m concrete shared paths - within greenway	ITEM	255,200	63,800	319,000
DI-TR 3	Greenway Improvement Works (Airport Road and Boundary Road)	ITEM	1,159,498	231,900	1,391,398
<b>TR</b>	<b>TOTAL OF TRAILS (Excl GST)</b>				<b>5 911 490</b>




**ARMSTRONG CREEK WESTERN PRECINCT (ACWP)**  
**DEVELOPER CONTRIBUTION PLAN COSTING**  
**OPEN SPACE**  
**Summary**

DATE 4/11/2011

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ELEM	DESCRIPTION	UNIT	NETT COST	ON COST	TOTAL COST
	<b><u>OPEN SPACE</u></b>				
	<i>Active Open Space Reserve</i>				
CI-OS 1	Regional - community pavilion - major	ITEM	2,329,000	453,310	2,782,310
DI-OS 1	Regional - playing fields	ITEM	6,331,885	1,266,376	7,598,261
	- Civil Works	ITEM	4,004,350	1,141,229	5,145,579
	- Tennis Courts Expansion (\$385,600 not incl in DCP)	ITEM	-	-	-
CI-OS 2	NAC - community pavilion - northern	ITEM	1,193,500	232,299	1,425,799
DI-OS 2	Northern (NAC) - playing fields and bowling green	ITEM	3,946,670	358,788	4,305,458
	- Civil Works	ITEM	1,076,250	309,041	1,385,291
CI-OS 3	LAC - community pavilion - southern	ITEM	2,329,000	453,310	2,782,310
DI-OS 3	Southern (LAC) - playing fields	ITEM	3,231,057	646,212	3,877,269
	- Civil Works	ITEM	1,657,901	473,356	2,131,257
DI-OS 4	Northern active reserve (NAC) - multi purpose stadium	ITEM	3,629,500	706,436	4,335,936
DI-OS 5	Playground Equipment 1 - Regional (in 1 no.)	ITEM	300,000	75,000	375,000
DI-OS 6	Playground Equipment 2 - Local (in 5 no.)	ITEM	400,000	100,000	500,000
<b>DI-OS</b>	<b>TOTAL OF OPEN SPACE (Excl GST)</b> (Fixed Price Contract - September 2011)				<b>36,644,470</b>

**ARMSTRONG CREEK WESTERN PRECINCT (ACWP)**

DATE

3/11/2011

**DEVELOPER CONTRIBUTION PLAN COSTING**

GFA

1,000

**OPEN SPACE****CI-OS 1 - Regional Active Open Space Reserve - Community Pavilion (Major)**

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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	<b>CI-OS 1 - Regional Active Open Space Reserve - Community Pavilion (Major)</b>				
	Change rooms	(FECA) M2	320	2,050	656,000
	Umpires change room	(FECA) M2	50	2,400	120,000
	Toilet facilities	(FECA) M2	40	2,650	106,000
	Canteen	(FECA) M2	50	2,650	132,500
	Meeting / function room	(FECA) M2	200	2,300	460,000
	Storage facilities	(FECA) M2	100	1,750	175,000
	Office / first aid	(FECA) M2	40	2,050	82,000
	Internal / external toilets	(FECA) M2	50	2,650	132,500
	Verandas & canopies	(UCA) M2	150	700	105,000
	<b>Site Works and External Services</b>				
	Site preparation & demolition	ITEM			50,000
	Roads, footpaths and paved areas	ITEM			20,000
	Boundary walls, fences and gates	ITEM			20,000
	Outbuildings and covered ways (Nil)	ITEM			-
	Landscaping and Improvements	ITEM			60,000
	External stormwater drainage and tanks	ITEM			50,000
	External sewer drainage	ITEM			40,000
	External water supply (incl recycled water)	ITEM			20,000
	External gas reticulation	ITEM			10,000
	External fire protection	ITEM			20,000
	External light & power	ITEM			60,000
	External communications	ITEM			10,000

**SUB-TOTAL**\$ **2,329,000**

PRELIMINARIES (Included Above)

- %

\$ -

DESIGN VARIABLE

5.00 %

\$ 116,450

COST ESCALATION TO TENDER (Included Above)

- %

\$ -

COST ESCALATION DURING CONSTRUCTION (Included Above)

- %

\$ -

CONTRACT CONTINGENCY

2.50 %

\$ 61,136

PROFESSIONAL FEES

11.00 %

\$ 275,724

LOOSE FURNITURE &amp; EQUIPMENT (Excluded)

ITEM

\$ -

**ANTICIPATED TOTAL PROJECT COST (Excluding GST)**\$ **2,782,310**

(Fixed Price Contract - September 2011)

**ARMSTRONG CREEK WESTERN PRECINCT (ACWP)**

DATE

3/11/2011

**DEVELOPER CONTRIBUTION PLAN COSTING**

GFA

500

**OPEN SPACE****CI-OS 2 - Regional Active Open Space Reserve - Community Pavilion (Minor)**

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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	<b>CI-OS 2 - Regional Active Open Space Reserve - Community Pavilion (Minor)</b>				
	Change rooms	(FECA) M2	160	2,050	328,000
	Umpires change room	(FECA) M2	20	2,400	48,000
	Toilet facilities	(FECA) M2	40	2,650	106,000
	Canteen	(FECA) M2	25	2,650	66,250
	Meeting / function room	(FECA) M2	60	2,300	138,000
	Storage facilities	(FECA) M2	100	1,750	175,000
	Office / first aid	(FECA) M2	20	2,050	41,000
	Internal / external toilets	(FECA) M2	25	2,650	66,250
	Verandas & canopies	(UCA) M2	50	700	35,000
	<b>Site Works and External Services</b>				
	Site preparation & demolition	ITEM			30,000
	Roads, footpaths and paved areas	ITEM			10,000
	Boundary walls, fences and gates	ITEM			10,000
	Outbuildings and covered ways (Nil)	ITEM			-
	Landscaping and Improvements	ITEM			30,000
	External stormwater drainage and tanks	ITEM			30,000
	External sewer drainage	ITEM			20,000
	External water supply (incl recycled water)	ITEM			10,000
	External gas reticulation	ITEM			10,000
	External fire protection	ITEM			10,000
	External light & power	ITEM			20,000
	External communications	ITEM			10,000

**SUB-TOTAL**\$ **1,193,500**

PRELIMINARIES (Included Above)

- %

\$ -

DESIGN VARIABLE

5.00 %

\$ 59,675

COST ESCALATION TO TENDER (Included Above)

- %

\$ -

COST ESCALATION DURING CONSTRUCTION (Included Above)

- %

\$ -

CONTRACT CONTINGENCY

2.50 %

\$ 31,329

PROFESSIONAL FEES

11.00 %

\$ 141,295

LOOSE FURNITURE &amp; EQUIPMENT (Excluded)

ITEM

\$ -

**ANTICIPATED TOTAL PROJECT COST (Excluding GST)**\$ **1,425,799**

(Fixed Price Contract - September 2011)



**ARMSTRONG CREEK WESTERN PRECINCT (ACWP)**  
**DEVELOPER CONTRIBUTION PLAN COSTING**  
**OPEN SPACE**  
**CI-OS 3 - Northern Active Open Space - Community Pavilion**

DATE 3/11/2011  
 GFA 1,000  
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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	<b>CI-OS 3 - Northern Active Open Space - Community Pavilion</b>				
	Change rooms (FECA)	M2	320	2,050	656,000
	Umpires change room (FECA)	M2	50	2,400	120,000
	Toilet facilities (FECA)	M2	40	2,650	106,000
	Canteen (FECA)	M2	50	2,650	132,500
	Meeting / function room (FECA)	M2	200	2,300	460,000
	Storage facilities (FECA)	M2	100	1,750	175,000
	Office / first aid (FECA)	M2	40	2,050	82,000
	Internal / external toilets (FECA)	M2	50	2,650	132,500
	Verandas & canopies (UCA)	M2	150	700	105,000
	<b>Site Works and External Services</b>				
	Site preparation & demolition	ITEM			50,000
	Roads, footpaths and paved areas	ITEM			20,000
	Boundary walls, fences and gates	ITEM			20,000
	Outbuildings and covered ways (Nil)	ITEM			-
	Landscaping and Improvements	ITEM			60,000
	External stormwater drainage and tanks	ITEM			50,000
	External sewer drainage	ITEM			40,000
	External water supply (incl recycled water)	ITEM			20,000
	External gas reticulation	ITEM			10,000
	External fire protection	ITEM			20,000
	External light & power	ITEM			60,000
	External communications	ITEM			10,000

<b>SUB-TOTAL</b>					<b>\$ 2,329,000</b>
PRELIMINARIES (Included Above)	- %				\$ -
DESIGN VARIABLE	5.00 %				\$ 116,450
COST ESCALATION TO TENDER (Included Above)	- %				\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %				\$ -
CONTRACT CONTINGENCY	2.50 %				\$ 61,136
PROFESSIONAL FEES	11.00 %				\$ 275,724
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM				\$ -

**ANTICIPATED TOTAL PROJECT COST (Excluding GST)** **\$ 2,782,310**

(Fixed Price Contract - September 2011)



**ARMSTRONG CREEK WESTERN PRECINCT (ACWP)**  
**DEVELOPER CONTRIBUTION PLAN COSTING**  
**OPEN SPACE**  
**DI-OS 4 - Northern Active Reserve (NAC) - Multi Purpose Stadium**

DATE 4/11/2011  
 GFA 2,000  
 REF 8485/H  
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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
<b>DI-OS 4 - Northern Active Reserve (NAC) - Multi Purpose Stadium</b>					
	Multi-purpose courts (2no courts)	(FECA) M2	1,400	1,500	2,100,000
	Amenities/ change room	(FECA) M2	80	2,300	184,000
	Store room	(FECA) M2	100	1,800	180,000
	Staff area	(FECA) M2	60	2,000	120,000
	Foyer	(FECA) M2	40	2,000	80,000
	Mezzanine viewing area	(FECA) M2	240	1,250	300,000
	Canteen	(FECA) M2	30	2,600	78,000
	Canopy	(UCA) M2	50	750	37,500
<b>Site Works and External Services</b>					
	Site preparation & demolition	ITEM			80,000
	Roads, footpaths and paved areas	ITEM			30,000
	Boundary walls, fences and gates	ITEM			30,000
	Outbuildings and covered ways (Nil)	ITEM			-
	Landscaping and Improvements	ITEM			90,000
	External stormwater drainage and tanks	ITEM			80,000
	External sewer drainage	ITEM			70,000
	External water supply (incl recycled water)	ITEM			30,000
	External gas reticulation	ITEM			20,000
	External fire protection	ITEM			20,000
	External light & power	ITEM			80,000
	External communications	ITEM			20,000

<b>SUB-TOTAL</b>					<b>\$ 3,629,500</b>
PRELIMINARIES (Included Above)	- %				\$ -
DESIGN VARIABLE	5.00 %				\$ 181,475
COST ESCALATION TO TENDER (Included Above)	- %				\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %				\$ -
CONTRACT CONTINGENCY	2.50 %				\$ 95,274
PROFESSIONAL FEES	11.00 %				\$ 429,687
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM				\$ -

**ANTICIPATED TOTAL PROJECT COST (Excluding GST)** **\$ 4,335,936**

(Fixed Price Contract - September 2011)


**ARMSTRONG CREEK WESTERN PRECINCT (ACWP)**  
**DEVELOPER CONTRIBUTION PLAN COSTING**  
**DRAINAGE**  
**Summary**

DATE 4/11/2011

REF 8485/H

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ELEM	DESCRIPTION	UNIT	NETT COST	ON COST	TOTAL COST
	<b><u>DRAINAGE</u></b>				
	<u>Armstrong Creek Waterway Improvement Works</u>				
DI_DR_1	Surf Coast Hwy to North-South Connector Rd	ITEM	3,468,586	693,718	4,162,304
DI_DR_2	N-S Connector Road to E-W Connector Rd (Main St Ext)	ITEM	1,076,845	215,370	1,292,215
DI_DR_3	E-W Connector Road (Main St Ext) to Airport Road	ITEM	520,947	104,190	625,137
DI_DR_4	Airport Road to N-S Connector (west of Airport Road)	ITEM	912,953	182,590	1,095,543
DI_DR_5	N-S Connector Road (west of Airport Road) to Station Prec	ITEM	1,504,836	300,968	1,805,804
DI_DR_6	N-S Connection to Station Precinct to Ghazeeopore Road (ACW Residential Development Allocation 50%)	ITEM	822,880	164,576	987,456
	<u>Land Acquisition (unencumbered)</u>				
	- Land: Approx 8.283 Ha x \$450,000/Ha	ITEM			4,075,000
DI_LA_1	Wetland/retarding basins (WLRB1) - land				
DI_LA_2	Wetland/retarding basins (WLRB2) - land				
DI_LA_3	Wetland/retarding basins (WLRB3) - land				
DI_LA_4	Wetland/retarding basins (WLRB4) - land				
DI_LA_5	Wetland/retarding basins (WLRB5) - land				
DI_LA_6	Wetland/retarding basins (WLRB6) - land				
DI_LA_7	Wetland/retarding basins (WLRB7) - land				
DI_LA_8	Wetland/retarding basins (WLRB8) - land				
DI_LA_9	Sedimentation Basin (SB2) - land				
	<b>Sub-Total - C'fwd</b>	<b>ITEM</b>			<b>14,043,459</b>

**ARMSTRONG CREEK WESTERN PRECINCT (ACWP)  
DEVELOPER CONTRIBUTION PLAN COSTING  
DRAINAGE  
Summary**

DATE 4/11/2011

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ELEM	DESCRIPTION	UNIT	NETT COST	ON COST	TOTAL COST
	<b><i>Sub-Total - b'fwd</i></b>	<b><i>ITEM</i></b>			<b>14,043,459</b>
	<u><i>Drainage Works (Construction)</i></u>				
DI_DR_7	Wetland/retarding basins (WLRB1) - Construction	ITEM	1,992,225	775,097	2,767,322
DI_DR_7	Wetland/retarding basins (WLRB1) - Landscape	ITEM	130,436	26,087	156,523
DI_DR_8	Wetland/retarding basins (WLRB2) - Construction	ITEM	844,350	291,196	1,135,546
DI_DR_8	Wetland/retarding basins (WLRB2) - Landscape	ITEM	86,240	17,248	103,488
DI_DR_9	Wetland/retarding basins (WLRB3) - Construction	ITEM	1,327,500	458,621	1,786,121
DI_DR_9	Wetland/retarding basins (WLRB3) - Landscape	ITEM	146,615	29,323	175,938
DI_DR_10	Wetland/retarding basins (WLRB4) - Construction	ITEM	2,201,960	776,451	2,978,411
DI_DR_10	Wetland/retarding basins (WLRB4) - Landscape	ITEM	217,944	43,589	261,533
DI_DR_11	Wetland/retarding basins (WLRB5) - Construction	ITEM	969,950	333,002	1,302,952
DI_DR_11	Wetland/retarding basins (WLRB5) - Landscape	ITEM	115,388	23,078	138,466
DI_DR_12	Wetland/retarding basins (WLRB6) - Construction	ITEM	1,184,879	389,731	1,574,610
DI_DR_12	Wetland/retarding basins (WLRB6) - Landscape	ITEM	135,473	27,095	162,568
DI_DR_13	Wetland/retarding basins (WLRB7) - Construction	ITEM	1,083,020	303,417	1,386,437
DI_DR_13	Wetland/retarding basins (WLRB7) - Landscape	ITEM	131,892	26,378	158,270
DI_DR_14	Wetland/retarding basins (WLRB8) - Construction	ITEM	1,359,335	457,923	1,817,258
DI_DR_14	Wetland/retarding basins (WLRB8) - Landscape	ITEM	144,383	28,877	173,260
DI_DR_15	Sedimentation Basin (SB2) - Construction	ITEM	1,050,179	362,694	1,412,873
DI_DR_15	Sedimentation Basin (SB2) - Landscape	ITEM	76,515	15,303	91,818
<b>DR</b>	<b>TOTAL OF DRAINAGE (Excl GST)</b> (Fixed Price Contract - September 2011)				<b>31,626,852</b>



**ARMSTRONG CREEK WESTERN PRECINCT (ACWP)  
DEVELOPER CONTRIBUTION PLAN COSTING  
COMMUNITY FACILITIES  
Summary**

DATE 4/11/2011

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ELEM	DESCRIPTION	UNIT	NETT COST	ON COST	TOTAL COST
	<b><u>COMMUNITY FACILITIES</u></b>				
DI-C 1	NAC Community Complex - construction	ITEM	8,268,180	1,609,298	9,877,478
DI-LA 10	Land acquisition - NAC Community Complex - Land: Approx 1.25 Ha x \$425,000/Ha	ITEM			525,000
DI-C 2	LAC Community Complex - construction	ITEM	7,075,300	1,377,119	8,452,419
DI-LA 11	Land acquisition - LAC Community Complex - Land: Approx 0.601 Ha x \$500,000/Ha	ITEM			300,000
<b>C</b>	<b>TOTAL OF COMMUNITY FACILITIES (Excl GST)</b> (Fixed Price Contract - September 2011)				<b>19,154,897</b>



**ARMSTRONG CREEK WESTERN PRECINCT (ACWP)**  
**DEVELOPER CONTRIBUTION PLAN COSTING**  
**COMMUNITY FACILITIES**  
**DI-C 1 - NAC Community Complex - Construction**

DATE 4/11/2011  
 GFA 3,250  
 REF 8485/H  
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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
<b>DI-C 1 - NAC Community Complex - Construction</b>					
	Maternal & child health	(FECA) M2	49	2,650	129,850
	Kindergarten	(FECA) M2	695	2,450	1,702,750
	Child care	(FECA) M2	1,144	2,450	2,802,800
	Joint storage	(FECA) M2	200	1,700	340,000
	Entry canopies & Veranda	(UCA) M2	612	700	428,400
	Community Meeting rooms	(FECA) M2	350	2,300	805,000
	Joint storage	(FECA) M2	50	1,700	85,000
	Entry canopies & Veranda	(UCA) M2	150	700	105,000
<b>Site Works and External Services</b>					
	Site preparation & demolition	ITEM			260,000
	Roads, footpaths and paved areas	ITEM			60,000
	- Carparking (in approx 70 cars)	M2	2,333	120	279,960
	- Carparking (in approx 8 cars)	M2	266	120	31,920
	Boundary walls, fences and gates	ITEM			30,000
	Outbuildings and covered ways	ITEM			30,000
	Landscaping and Improvements	M2	800	450	360,000
	Landscaping and Improvements	M2	150	450	67,500
	External stormwater drainage and tanks	ITEM			250,000
	External sewer drainage	ITEM			130,000
	External water supply (incl recycled water)	ITEM			60,000
	External gas reticulation	ITEM			50,000
	External fire protection	ITEM			50,000
	External light & power	ITEM			190,000
	External communications	ITEM			20,000

<b>SUB-TOTAL</b>					<b>\$ 8,268,180</b>
PRELIMINARIES (Included Above)	- %				\$ -
DESIGN VARIABLE	5.00 %				\$ 413,409
COST ESCALATION TO TENDER (Included Above)	- %				\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %				\$ -
CONTRACT CONTINGENCY	2.50 %				\$ 217,040
PROFESSIONAL FEES	11.00 %				\$ 978,849
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM				\$ -

**ANTICIPATED TOTAL PROJECT COST (Excluding GST)** **\$ 9,877,478**

(Fixed Price Contract - September 2011)



**ARMSTRONG CREEK WESTERN PRECINCT (ACWP)**  
**DEVELOPER CONTRIBUTION PLAN COSTING**  
**COMMUNITY FACILITIES**  
**DI-C 2 - LAC Community Complex - Construction**

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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
<b>DI-C 2 - LAC Community Complex - Construction</b>					
	Maternal & child health	(FECA) M2	49	2,650	129,850
	Kindergarten	(FECA) M2	695	2,450	1,702,750
	Child care	(FECA) M2	1,144	2,450	2,802,800
	Storage	(FECA) M2	68	1,700	115,600
	Entry canopies & Veranda	(UCA) M2	612	700	428,400
	Community Meeting rooms	(FECA) M2	150	2,300	345,000
	Storage	(FECA) M2	7	1,700	11,900
	Entry canopies & Veranda	(UCA) M2	50	700	35,000
<b>Site Works and External Services</b>					
	Site preparation & demolition	ITEM			220,000
	Roads, footpaths and paved areas	ITEM			60,000
	- Carparking (in approx 49 cars)	M2	1,458	120	174,960
	- Carparking (in approx 4 cars)	M2	117	120	14,040
	Boundary walls, fences and gates	ITEM			30,000
	Outbuildings and covered ways	ITEM			30,000
	Landscaping and Improvements	M2	463	450	208,350
	Landscaping and Improvements	M2	37	450	16,650
	External stormwater drainage and tanks	ITEM			250,000
	External sewer drainage	ITEM			130,000
	External water supply (incl recycled water)	ITEM			60,000
	External gas reticulation	ITEM			50,000
	External fire protection	ITEM			50,000
	External light & power	ITEM			190,000
	External communications	ITEM			20,000

<b>SUB-TOTAL</b>					<b>\$ 7,075,300</b>
PRELIMINARIES (Included Above)	- %				\$ -
DESIGN VARIABLE	5.00 %				\$ 353,765
COST ESCALATION TO TENDER (Included Above)	- %				\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %				\$ -
CONTRACT CONTINGENCY	2.50 %				\$ 185,727
PROFESSIONAL FEES	11.00 %				\$ 837,627
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM				\$ -

**ANTICIPATED TOTAL PROJECT COST (Excluding GST)** **\$ 8,452,419**

(Fixed Price Contract - September 2011)



ARMSTRONG CREEK WESTERN PRECINCT (ACWP)  
DEVELOPER CONTRIBUTION PLAN COSTING  
PLANNING COSTS  
Summary

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ELEM	DESCRIPTION	UNIT	NETT COST	ON COST	TOTAL COST
DI-O 1	<b><u>PLANNING COSTS</u></b> Structure Planning and Development Contribution Costs	ITEM			1,700,000
<b>0</b>	<b>TOTAL OF PLANNING COSTS (Excl GST)</b> (Fixed Price Contract - September 2011)				<b>1,700,000</b>