NORTH EAST
SURVEY DESIGN

ABN 83 127 459 367
engineering design
surveying
planning
construction management
development consultants

PO Box 882
Wangaratta VIC 3676
Ph 0407 216 710
Fax 03 5721 6701
matt@nesd.com.au

PO Box 265
Yarrawonga VIC 3730
Ph 0417 216 710
Fax 03 5744 2386
andrew@nesd.com.au

www.nesd.com.au

CLIENT:	ENTH DEGREE ARCHITECTS
DATE:	5/08/2020 Updated
PROJECT:	RESIDENTIAL SUBDIVISION, Redlands Road Corowa
OUR REF:	M6937
	335 Lots

Capital Investement 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 *Environmental Planning & Assessment Act*

(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

ITEM	Projected Amounts To be Paid	Comments
EXPENSES		
Design and Construction	$1,826,600	Planning, Survey & Engineering Consultancy Inclusive of Specialists Reports: Flora & Fauna / Traffic Impact Assessment / Cultural Heritage / Geotechnical / Landscaping
Structures and Infrastructure	$12,871,235	Costs incurred from the construction of associated structures and infrastructure that are subject of the current application.
Site Services	$4,355,000	Cost of providing electrical services, water, gas, sewerage and stormwater drainage. (Inclusive of Labour & Personnel Costs).
Contingency	$1,000,000	
Plant & Equipment (Building)		
TOTAL	**$20,052,835**	

Note:
 - All cost estimates above exclude GST
 - excludes legals, selling costs etc…
 - the above construction costs are estimates only and subject to final quotes
 - this estimate is subject to a favourable DA