



Estimate of Subdivisional Costs - PRELIMINARY ONLY

Project: 125-139 Peck Road, Officer
MM Ref: 31553
Principal: -
Prepared by: Scott McJannet
Checked by: Chris C

Plan Ref: 31553 VICMAP Base
Date: 30/07/2024
Total Site Area (Ha): 8.422
Reserves (Ha): 0.3996
Stage: 1
Nett Developable Area (Ha): 5.81
Lots: 39

1 CONSTRUCTION (attracts GST, not included herein)

1.1	Roadworks Internal	\$	1,765,400
1.2	Roadworks External (Kenneth Road)	\$	930,000
1.3	Kenneth Road Roundabout/Gas Crossing	\$	300,000
1.4	Drainage Internal	\$	918,400
1.5	Drainage External (Kenneth Road)	\$	226,050
1.6	WSUD (Raingardens incl. Landscaping)	\$	-
1.7	Melbourne Water Scheme Works	\$	-
1.8	Sewer Internal	\$	650,000
1.9	Sewer External	\$	-
1.1	Pump Station & Rising Main	\$	-
1.11	Potable Water Internal	\$	260,360
1.12	Potable Water External	\$	-
1.12	Recycled Water Internal	\$	260,360
1.13	Recycled Water External	\$	-
1.14	Landscaping (Streetscape)	\$	210,600
1.15	Landscape Entry Feature	\$	-
1.16	Landscaping Reserves	\$	100,000
1.17	Fencing/Bollards	\$	-
1.18	Demolition/Tree Removal	\$	60,000
1.19	Environmental Clean Up	\$	-
1.20	Earthworks/Filling	\$	-
1.21	Retaining Walls	\$	-
1.22	Electrical Reticulation	\$	468,000
1.23	Telco/NBN pit and pipe	\$	52,650
Item 1 Total			\$ 6,201,820

PRELIMINARY ONLY

See Notes

2 AUTHORITY CHARGES & OTHER FEES

Authority Contributions (No GST)

2.1	Melbourne Water Hydraulic Contribution	\$	1,308,558
2.2	Melbourne Water Stormwater Quality Contribution	\$	340,027
2.3	Melbourne Water Connection Fee	\$	-
2.4	Water Authority Sewer & Water Contributions	\$	173,339
2.5	Water Authority Development/Application Fees	\$	-
2.6	Council Public Open Space contribution	\$	640,000
2.7	Council Road Checking and Supervision fees	\$	134,545
2.8	Council Landscape Checking and Supervision fees	\$	10,095
2.9	Council Community Infrastructure Levy	\$	50,232
2.10	Council Development Contribution Plan Levies	\$	2,764,856
2.11	Vegetation Offsetting	\$	-



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2.12	Melbourne Strategic Assessment	\$	-
2.13	Growth Area Infrastructure Contribution (GAIC)	\$	-
2.14	Department of Transport Plan Checking and Supervision Fees	\$	-
	Other fees (attracts GST, not included herein)		
2.15	Electricity Application Fees	\$	4,970
2.16	Telco/NBN Fees	\$	35,100
2.17	Advertising		Not Allowed
2.18	Titles Office Fees		Not Allowed
2.19	Easements rights/compensations		Not Allowed
Item 2 Total		\$	5,461,722

3 PROFESSIONAL FEES (attracts GST, not included herein)

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3.1	Town Planning/Feasibility	\$	15,000
3.2	Feature & Level Survey (and Re-establishment?)	\$	-
3.3	Surveying/Subdivision	\$	47,900
3.4	Project Coordination/Serviceing	\$	20,475
3.5	Progress Reporting/Drawdowns		Not Included
3.6	Engineering Design	\$	97,500
3.7	Construction admin, supervision and tendering	\$	59,280
3.8	Landscape Streetscape Design	\$	9,750
3.9	Landscape Streetscape Construction	\$	13,650
3.10	Landscape Design (Basin,Wetland,Parks etc.)	\$	4,000
3.11	Landscape Construction (Basin,Wetland,Parks etc.)	\$	7,000
3.12	Asset Recording (Water & Sewer)	\$	12,090
3.13	D-Spec/R-Spec	\$	12,090
3.14	Engineering Melbourne Water Scheme Works	\$	-
3.15	Engineering Water Authority Shared Assets	\$	-
3.16	Engineering External	\$	147,600
	Sub-consultants		
3.16	Geotechnical	Allow \$	-
3.17	Architectural	Allow \$	-
3.18	Arborist/biodiversity	Allow \$	-
3.19	Environmental	Allow \$	-
3.20	Hydraulics Design	Allow \$	-
3.21	Electrical Design, NBN & PM2	Allow \$	25,000
3.22	Cultural Heritage	Allow \$	20,000
3.23	Traffic	Allow \$	5,000
3.24	Stormwater Management	Allow \$	10,000
Item 3 Total		\$	506,335

PRELIMINARY ONLY
See Notes

4 BONDS for SOC (No GST)

4.1	Council Road and Drainage Maintenance Bond	\$	206,993
4.2	Council Landscaping Works Bond	\$	15,530
4.3	Water Authority Sewer & Water Maintenance Bond	\$	58,536
4.4	Melbourne Water Warranty Bond	\$	-
4.5	Department of Transport Securities	\$	-
Item 5 Total		\$	281,059

Contingency

\$ 1,000,000

Funds required for SOC (Excluding GST)

\$ 13,450,936

Potential GST funding requirement

\$ 674,823



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5	REIMBURSEMENTS (No GST)		
5.1	Council Civil Maintenance Bond	-\$	206,993
5.2	Council Landscaping Works Bond	-\$	15,530
5.2	Council DCP Reimbursements		
		land and construction items	-\$ 1,100,000
5.3	Water Authority Maintenance Bond	-\$	58,536
5.4	Water Authority Reimbursement for Shared Assets	\$	-
5.5	Melbourne Water Warranty Bond	\$	-
5.6	Melbourne Water Scheme Works	\$	-
5.7	Department of Transport Securities	\$	-
5.8	Authority Land Compensations	\$	-

Item 6 Total	-\$ 1,381,059
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TOTAL (Excludes GST)	\$ 12,069,877
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39 lots

AVERAGE COST PER LOT (Ex. GST)	\$ 309,484
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General Notes:

No representation or warranty as to the accuracy, reliability or completeness of the estimate is given by or on behalf of Millar Merrigan or any of their employees, agents or consultants. No responsibility or liability for any statements, opinions, information or matters (expressed or implied) arising out of, contained in or derived from or for any omissions from the estimate is accepted by Millar Merrigan or any of their employees, agents or consultants.

This estimate has been taken out with due care and is based on the tentative plan and information from the relevant authorities. The costs do not include such items as land costs, selling and legal fees, Council rates, land tax, interest charges, accounting fees. The costs do not include Goods and Services Tax (GST). The costs do not include Windfall Gains Tax.

This estimate allows for all work to be undertaken in one stage. If the job is split into substages then some minor cost adjustments would be required.

Assume vegetation offsetting has been completed as apart of stage 1

Notes pertaining to the current status of this estimate:

Preliminary only: This estimate has been provided on the basis of a preliminary plan and basic enquiries only. To date we have carried out a DBYD and completed a desktop review of current authority fees and charges. We have not received verbal or written advice from the various authorities. A planning permit has not been applied for or received to date, we strongly recommend this estimate be updated once written advice has been sought from the relevant authorities and a planning permit issued so that all conditions are known and allowed for. Typically we issue this type of an estimate for clients seeking a quick turnaround for a ballpark estimate on a potential subdivision site. Please make your own contingency allowances at this time. We have allowed 15% contingency for financing purposes.

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