

Preliminary Estimate of Development Costs
6Lots
A. ESTIMATED Cost

	Estimated Cost/New Lot	Estimate Total
1 Planning Site survey, coordination of 3rd party reports, combined Land Use and Subdivision application to Council. Allowance for Regional Consent (although may not be required). Excludes additional time dealing with requests for further information, and assumes application will be non-notified.	\$2,000	\$12,000
2 Architectural Design - Plan for Resource consent & Subdivision consent Initial Scheme Plan, House design, including 3D views Designer work for Building Consent to get approval.	\$4,000	\$24,000
3 Detailed Engineering Design Given same site works have taken place we assume engineering approval may have already been granted. Provisional sum included to liaise with suppliers, Council, Counties Power, Council and possibly bringing existing design work into our software.	\$1,500	\$9,000
4 Stormwater Soakage & Road CBR testing Field work & calculations to test site soakage and CBR strength prior to Construction.	\$600	\$3,600
5 Land Transfer Survey Field Survey, Prepare Survey Dataset, Gain approval from LINZ.	\$2,500	\$15,000
6 Council Certification Liaise with Council and gain 223/224 & Eng Approvals	\$200	\$1,200
7 Engineering Constructions Prepare Schedules, Tenders, Contracts, Liaising with Contractor, Contract works management, observation and engineering sign-off.	\$1,600	\$9,600
8 Prepare Asbuilt Plans Survey of completed works, Prepare and Submit Plans and compliance documentation	\$500	\$3,000
9 Variations Provisional for fielding enquiries from potential purchasers, set out or certification of buildings, coordination	\$500	\$3,000
10 Council Consent Fees Combined Land Use and Subdivision Consent Application.	\$1,000	\$6,000
11 Council Processing Fees Fees generated by Council in processing/issuing 223/224 approvals and Engineering Approval	\$1,000	\$6,000
12 Council Development Contributions Based on current (as at 8 September 2014) rates - Reviewable Annually, excluding Watercare contributions which are payable at the building consent stage	\$25,671	\$128,355
13 Geotechnical Investigation (estimate) Confirm works completed on site are OK and advise if land suitable or further remediation works required	\$800	\$4,800
14 Land Information New Zealand Deposit fee for Survey Dataset	\$280	\$1,400
15 Construction Costs	\$50,000	\$300,000

VERY Preliminary Estimate-Sewer,stormwater,water,access/ROW,earthworks,light pole

16 Power Reticulation	\$3,500	\$21,000
Estimated Capotal Contribution of \$1,500/Lot,includes cables,hardware etc		
17 Telecommunication Reticulation	\$1,600	\$9,600
Estimated Capital Constribution of \$1,000/Lot		
18 Water hyraulic modeling	\$800	\$4,800
If required.		
19 Geotechnical Certification	\$800	\$4,800
Supervision and Certification of earthworks/engineered fill by qualified Geotechnical Engineer		
20 Design & Processing Fee (Building Consent)	\$4,000	\$24,000
21 Council consent and Processing Fee (Buiding Consent)	\$5,000	\$30,000
22 New House Structure Engineer	\$2,500	\$15,000
23 Solicitor	\$0	\$0
Not included-please consult with them directly		
24 Building Construction	\$0	\$0
Not included		
25 Landscape Planting	\$0	\$0
Not included		
Total Estimated Net Total	\$110,351	\$636,155
20% Countingency=	\$22,070	\$127,231
NET Total	\$132,421	\$763,386
GST	\$19,863	\$114,508
Total Inclue GST Price	\$152,284	\$877,894

NOTES:	
1	JapanHomes Ltd fees are estimates and are intended to act as a guide only.Final costs may vary depending on actual time involved.
2	Estimated costs do not include GST or disbursements,nor do they include interest costs where applicable.
3	This estimate is preliminary only and subject to Council approvals.
4	Construction costs and third party fees are based on Engineers Estimate,using actual rates and costs from previous projects.Actual costs will be dependant on accepted tender prices submitted by Contractor and third party consultants.
5	Third party legal fees associated with the preparation of the new titles are not included within this estimate.
6	The fees associated with Council are eatimates only and Council will charge and recover their full costs.
7	No allowance has been made for site clearance,fencing etc.