

| Notes         | Item  | # | itemised cost | Totals    |
|---------------|---|---|---------------|-----------|
| Construction: | Home design (based on "Unit Development Specification") | 1 | \$ 235,000.00 | \$235,000 |
|               |   | 0 | 0             | \$0       |
|               |   | 0 | 0             | \$0       |
|               | Air con (bed 1, Fam #1 Fam #2)                          | 3 | 1700          | Inc       |
|               | Acoustic soundstop to studio                            | 0 | 1200          | \$0       |
|               | 31c ceilings to Family areas                            | 0 | 3100          | \$0       |
|               |   | 0 | 0             | \$0       |
|               | *Carpet and Tiles                                       | 0 | 3000          | Inc       |
|               | *Blinds   | 0 | 1700          | \$1,700   |
|               | Light Fittings  | 0 | 800           | Inc       |
|               | internal wall Painting                                  | 0 | 4500          | Inc       |

|            |                  |
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| <b>Sub</b> | <b>\$236,700</b> |
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|                 |  |     |           |         |
|-----------------|--|-----|-----------|---------|
| External Works: | Repeg & Set Outs (strata setouts)          | 1   | 600       | \$600   |
|                 | Earthworks                                 | 1   | 3000      | \$3,000 |
|                 | Demolition                                 |     |           |         |
|                 | Engineers Req (Geotech report )            | 1   | 0         | \$0     |
|                 | Engineer Footing detail (steel and cement) | 1   | 0         | NA      |
|                 | Retaining Walls (average allowance)        | 0   | 0         | \$0     |
|                 | Shire fees (planning App)                  | 0   | 1000      | \$1,000 |
|                 | Footpath/Kerb/Verge bond Deposit           | 0   | 0         | \$0     |
|                 | Brick Build Up                             | 0   | 0         | NA      |
|                 | Council Crossovers (Paved)                 | 1   | 2500      | \$2,500 |
|                 | O/H power conversion                       | 1   | 0         | NA      |
|                 | Power Run in (linial meters)               | 10  | 30        | \$300   |
|                 | Separate Power meter to studio             | 1   | 3000      | \$3,000 |
|                 | Sewer Run                                  | 6   | 65        | \$390   |
|                 | Water Run-In                               | 10  | 42        | \$630   |
|                 | inline Water meter (sub-meter)             | 1   | 460       | \$460   |
|                 | Gas Run-In(30 meters @ N/C                 | 0   |           | Inc     |
|                 | Stormwater (and Sumps Soakwells to homes)  | 1   | 4000      | \$4,000 |
|                 | Driveway Paving (includes courtyards) m2   | 150 | 51        | Inc     |
|                 | Brick walls / Permiable fence              | 0   | 450       | \$0     |
|                 | Boundary Fencing (C/bond)                  | 28  | 110       | \$3,080 |
|                 | Dividing Fencing (C/Bond)                  | 13  | 110       | \$1,430 |
|                 | Gates                                      | 1   | 720       | \$720   |
|                 | Landscaping/Reticulation                   | 1   | 6500      | \$6,500 |
|                 | Letter Box (precast)                       | 2   | 300       | \$600   |
|                 | Telephone Prewiring                        | 10  | 10        | \$100   |
|                 | Clothes Lines                              | 2   | 365       | \$730   |
|                 | Manual Material handlin (tight site req)   | 0   | 550       | \$0     |
|                 | Manual site clean                          | 0   | 550       | \$0     |
|                 | Aditonal Bin Hire and disposal             | 1   | 750       | NA      |
|                 | Concrete pump Hire                         | 2   | 1300      | \$2,600 |
|                 | Other                                      | 0   | 0         | \$0     |
|                 | 6 Star req (if req - allowance)            | 0   | 1500      | \$0     |
|                 | 0  | 0   | \$0       |         |
|                 |  |     |           |         |
|                 |  |     |           |         |
| Land Price      |  |     | \$260,000 |         |
| Stampduty/Fees  |  |     | \$8,643   |         |

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| <b>Sub Total</b> | <b>\$300,283</b> |
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| <b>TOTAL</b> AUD | <b>\$536,983</b> |
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