

ACCESS SDM PTY LTD
ABN 72 111 199 734

CLIENT: James McIntyre
ADDRESS: 64/66 Standen
Issue August 2013

Division type	Torrens
Total Lots	2
Current Allotments	1

Important Budget notes

*Preliminary budget based upon concept layout and subject to approvals
All costs subject to Engineering design and
acceptance of layout and costs by Government Authorities*

	rate (\$)
plus GST where applicable	
STATUTORY GOVERNMENT FEES (GST exempt)	
Development Assessment Commssion (DAC)	
Lodgement application fee	1,240
Open Space Contribution	6,488
	3,611 Note 4
SA Water	
Water connection and meter (current meter to remian)	3,611 Note 3
Sewer connection (extension fee at \$800 per meter allowance)	24,800 Note 3
31 metres @\$800	
	Note 2
ETSA	
Council	
LTO Division Plan lodgement fee	
Torrens (with RDA)	957 Note 7
DEVELOPMENT WORKS	
Conveyancer Fees	
Management and Document Preperation	Note 1
LTO Lodgement fees	Note 1
Site Engineering and preparation	
Service supply and Civil Works	
Road and associated works	
Development Management and Survey	
Council Liaison and Development plan preparation DAC lodgment	4,500
Certified Boundary calculations and marking,	
LTO Final Plan preparation	
Liaison with Council, DAP and SAWater and development guidance	
Government Agency Sec 51 clearances	
TOTAL	38,719

Notes

- 1 Conveyancer Fees will vary dependant upon required works
- 2 ETSA charge nil if power is available within 25 metres
- 3 SAWater fee to be updated and subject to extension designand costing
- 4 Agency fee liable to increase at any time (fee fixed from time of lodgment)
- 5 Government fees may vary
- 6 No allowances for Holding costs, purchase and resale costs
finance costs, interest and government fees.
- 7 Entries with "Allowance" are to be verified following design and tender

Other Works

Consideration should may given to additional site excavation to prepare for future dwellings where boundary works may occur.

This Budget allocation is intended to provide an over view.
Further costs, works or alterations may occur or be required for the site civil works to be completed for Council clearance and final lodgement at the LTO
Council may require specific works with cost implications as part of the Approval
Site has not been checked for significant trees or slope relating to stormwater management (ideally site will slope to wards the street gutter to minimise stormwater costs.