

**ACCESS SDM PTY LTD**

ABN 72 111 199 734

**CLIENT:** James McIntyre

**ADDRESS:** 64/66 Standen

*Issue August 2013*

**Division type** (Initial Torrens Adj.)

**Community**

**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*

plus GST where applicable	rate (\$)
<b>STATUTORY GOVERNMENT FEES (GST exempt)</b>	
<b>Development Assessment Commssion (DAC)</b>	
Lodgement application fee (community Application)	599
Lodgement application fee (Torrens boundary adjustment)	1,240
Open Space Contribution	6,488 Note 4
<b>SA Water</b>	
Water connection and meter (current meter to remian)	3,611 Note 3
Sewer connection utilise existing	0 Note 3
<b>ETSA</b>	Note 2
<b>Council</b>	
<b>LTO Division Plan lodgement fee</b>	
Outer Boundary	957 aa
Community Plan	524
<b>DEVELOPMENT WORKS</b>	
<b>Conveyancer Fees</b>	
Management and Document Preperation	Note 1
LTO Lodgement fees	Note 1
Valuer (Unit Entitlement)	300 Allowance
<b>Site Engineering and preparation</b>	
Private sewer extension to new Lot by Plumber	4,000 Allowance
<b>Service supply and Civil Works</b>	
<b>Road and associated works</b>	
<b>Development Management and Survey</b>	
Council Liaison and Development plan preparation DAC lodgment	5,500
Certified Boundary calculations and marking,	
LTO Final Plan preparation (Torrens Division)	
LTO Final (Community Plan)	
Liaison with Council, DAP and SAWater and development guidance	
Government Agency Sec 51 clearances	
<b>TOTAL</b>	<b>22,620</b>

**Notes**

- 1 Conveyancer Fees will vary dependant upon required works
- 2 ETSA charge nil if power is available within 25 metres
- 3 Utilise current sewer connection
- 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).