



Schedule Nr 1

External Works & Overall Summary - APK Review of Costs Prepared By Paul Davis

29.11.2013

Item/Year	immediate	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Comments
1 Driveway Repairs		10,000		10,000		10,000		10,000		10,000		10,000		10,000		10,000		10,000		10,000		Amount of works already undertaken
2 Fencing repairs		15,000	15,000	15,000	10,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	Amount of works already undertaken
3 Dam maintenance	10,000		10,000		10,000		10,000		10,000		10,000		10,000		10,000		10,000		10,000		10,000	Allowance for possible bank stabilization, erosion problems etc. 6Nr dams on site
4 Garden and lawn maintenance to main house garden and general gardening		35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	Allowance equates to part time person per year. Exact extent of overall site landscape requirements tbc
5 Tree surgery and maintenance	10,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000		10,000			10,000			10,000			Allowance annually for 1st ten years to facilitate a gradual improvement
6 Replacement plantings around site		5,000		5,000		5,000		5,000		5,000		5,000		5,000		5,000		5,000		5,000		
7 Paving repairs around gardens and paths	10,000	2,500				2,500					2,500					2,500					2,500	
8 Repair and clean western house reservoir	10,000					1,000					1,000					1,000					1,000	Reservoir noted as of significance. Allowance to clean out and for future use for gardening and the like
9 Farm building maintenance general	25,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	
10 Repair of stone walls	25,000		10,000		10,000			10,000				10,000				10,000					10,000	Amount of walls on site noted as requiring repair
11 Repair of timber pergola to north of house	5,000					2,500					2,500					2,500					2,500	
12 Repair of other garden structures	5,000					5,000					5,000					5,000					5,000	
13 Stonework repair to bridges				2,500					2,500					2,500					2,500			
14 Repair to balustrades around pool area	10,000																					Allowance to repair cast concrete balustrade that has deteriorated in places at high level around pool if required
15 Selected clearing of understorey to allow views to the stone bridges	10,000			2,500			2,500			2,500			2,500			2,500			2,500			
16 Repairs to the reflection pool area	10,000			1,000			1,000			1,000			1,000			1,000			1,000			Allowance to clear out overgrown vegetation surrounding pool & for minor other works
17 Pruning and maintenance of hedges and row plantings		25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	
18 Totals	130,000	117,500	120,000	121,000	115,000	116,000	103,500	115,000	102,500	108,500	111,000	110,000	108,500	102,500	95,000	134,500	95,000	100,000	111,000	100,000	116,000	
19 Contingency	15,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	
Total	145,000	127,500	130,000	131,000	125,000	126,000	113,500	125,000	112,500	118,500	121,000	120,000	118,500	112,500	105,000	144,500	105,000	110,000	121,000	110,000	126,000	
Item/Year	immediate	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
20 Cost of on site maintenance person inc on costs		70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	
21 Annual equipment costs		30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	
Sub-total		100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	

FERNHILL, MULGOA

22	Building costs per Schedule Nr 2 (rounded)		60,000	65,000	40,000	85,000	85,000	75,000	60,000	45,000	70,000	85,000	85,000	70,000	45,000	75,000	70,000	80,000	50,000	55,000	70,000	75,000	
	Total (rounded)	145,000	290,000	295,000	275,000	310,000	315,000	290,000	285,000	260,000	290,000	310,000	305,000	290,000	260,000	280,000	315,000	285,000	260,000	280,000	280,000	305,000	

Exclusions:

- 1 Equestrian and farm operation costs
- 2 New works and their maintenance
- 3 Special events
- 4 major works caused by flood or fire etc.
- 5 Goods and Services Tax (GST)
- 6 Land Cost and Acquisition Costs
- 7 Finance Costs
- 8 Legal Costs
- 9 Authority Fees / Council Fees
- 10 Design & Professional Fees
- 11 Escalation beyond 29.11.2013
- 12 Project / Development Contingencies (Construction Contingencies included)
- 13 Relocation, diversion or major upgrading of existing site services
- 14 Works outside site boundaries
- 15 Removal of hazardous materials
- 16 Removal of contaminated soil
- 17 Replacement of existing sandstone walls/slab paving
- 18 Cost for timber floor removal to basement rooms if required for future inspection/rectification works in basement rooms
- 19 Any repair/alteration works to the existing water reservoir structure
- 20 Works completed to date

Total expenditure over 20 years on annual maintenance = \$2,402,500 / 20 = \$120,000 per annum

Average annual building expenditure = \$65,000

Maintenance staff and materials = \$100,000

Average annual cost = \$285,000

Maintenance staff

Salary	60,000
Super	6,000
Insurances	2,500
Travel	1,500
Total	70,000

Tools and equipment

upgrades on site for maintenance – allow \$30,000/annum.

Schedule No. 2

Building Costs - APK Review of Costs Prepared By Paul Davis

29.11.2013

	Item/Year	Comments	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
1	General Cleaning and remove vegetation		\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	
	Substructure																						
2	Allow to inspect regularly and repair as required ground floor slab			\$6,000.00		\$6,000.00		\$6,000.00		\$6,000.00		\$6,000.00		\$6,000.00		\$6,000.00		\$6,000.00		\$6,000.00		\$6,000.00	
3	Termite management		\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	
	Columns																						
4	Sandstone dormer columns;	Inspect every 3 years, clean with stiff brush only not sandblasting/repair if required - provisional allowance for cleaning and minor repairs such as cracks (if any)			\$1,750.00			\$1,750.00			\$1,750.00			\$1,750.00			\$1,750.00			\$1,750.00			
5	Inspect regularly and provide pest and paint protection to timber circular columns (approx 2.5m high) (G.36 and G.38)	Every 3 years			\$765.00			\$765.00			\$765.00			\$765.00			\$765.00			\$765.00			
6	Inspect regularly and provide pest and paint protection to timber columns (approx 2.5m high) (former stable)	Every 3 years			\$1,955.00			\$1,955.00			\$1,955.00			\$1,955.00			\$1,955.00			\$1,955.00			
	Upper Floors																						
7	Inspect regularly ground floor over basement including repairs as required	Provisional allowance only	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	
	Staircases																						
8	Internal sandstone stair (B.10) appear in sound condition	Allow paint finish to balustrades	\$200.00				\$200.00					\$200.00					\$200.00					\$200.00	
9	Internal sandstone stair (B.01) appear in sound condition	Allow paint finish to balustrades	\$200.00				\$200.00					\$200.00					\$200.00					\$200.00	
10	External sandstone stair (G.35) appear in sound condition		\$0.00																				
11	External sandstone stair (G.35) appear in sound condition		\$0.00																				
	Roof																						
12	Clean back and remove all leaf build up and seal to prevent water penetration around fixings	roof areas (plan area)		\$4,660.00	\$4,660.00	\$4,660.00	\$4,660.00	\$4,660.00	\$4,660.00	\$4,660.00	\$4,660.00	\$4,660.00	\$4,660.00	\$4,660.00	\$4,660.00	\$4,660.00	\$4,660.00	\$4,660.00	\$4,660.00	\$4,660.00	\$4,660.00	\$4,660.00	
13	Replace existing roof tiling where tile have been remove or lost or damage	say 1% of roof areas to House and 1% to Stable		\$1,553.00		\$1,553.00		\$1,553.00		\$1,553.00		\$1,553.00		\$1,553.00		\$1,553.00		\$1,553.00		\$1,553.00		\$1,553.00	
14	Inspect timber fascia including repair as required	Assume 10% requires repair		\$1,475.00		\$1,475.00		\$1,475.00		\$1,475.00		\$1,475.00		\$1,475.00		\$1,475.00		\$1,475.00		\$1,475.00		\$1,475.00	
15	Repaint and repair soffit to existing awnings	roof areas		\$9,520.00					\$9,520.00					\$9,520.00					\$9,520.00				
16	Clean gutter regularly and repair as required			\$2,837.00	\$2,837.00	\$2,837.00	\$2,837.00	\$2,837.00	\$2,837.00	\$2,837.00	\$2,837.00	\$2,837.00	\$2,837.00	\$2,837.00	\$2,837.00	\$2,837.00	\$2,837.00	\$2,837.00	\$2,837.00	\$2,837.00	\$2,837.00	\$2,837.00	

17	Clean downpipes regularly and repair as required				\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	
	External Walls																						
18	Inspect regularly and maintain sandstone wall including repair/repointing as required						\$10,751.00					\$10,751.00					\$10,751.00					\$10,751.00	
19	Allow for repainting existing timber windows					\$3,800.00						\$3,800.00					\$3,800.00					\$3,800.00	
	External Doors																						
20	Inspect regularly and maintain existing door in working order and including paint protection (basement)	one face measured, every 5 years				\$320.00						\$320.00					\$320.00					\$320.00	
21	Inspect regularly and maintain existing door in working order and including paint protection (ground floor)	one face measured, every 5 years				\$8,640.00						\$8,640.00					\$8,640.00					\$8,640.00	
22	Allow for repainting existing timber blind door shutter and mirror repair work (ground floor)	one face measured, every 5 years				\$8,240.00						\$8,240.00					\$8,240.00					\$8,240.00	
	Internal Walls																						
23	Inspect regularly and maintain sandstone wall including repair/repointing as required		\$270.00	\$270.00	\$270.00	\$270.00	\$270.00	\$270.00	\$270.00	\$270.00	\$270.00	\$270.00	\$270.00	\$270.00	\$270.00	\$270.00	\$270.00	\$270.00	\$270.00	\$270.00	\$270.00	\$270.00	
24	Repair existing wall where required & monitor minor cracks		\$3,250.00			\$3,250.00						\$3,250.00					\$3,250.00					\$3,250.00	
	Internal Screens																						
25	Timber screen to stable		\$144.00					\$144.00					\$144.00					\$144.00					
	Internal Doors																						
26	Inspect regularly and maintain existing door in working order and including paint protection (basement)	one face measured, every 5 years	\$1,440.00					\$1,440.00					\$1,440.00					\$1,440.00					
27	Inspect regularly and maintain existing door in working order and including paint protection (ground floor)	one face measured, every 5 years	\$5,360.00					\$5,360.00					\$5,360.00					\$5,360.00					
	Wall Finishes																						
28	Rendered and Paint finish to walls - Clean/repaint		\$9,136.00					\$9,136.00					\$9,136.00					\$9,136.00					
29	Fabric wall panel		\$0.00					\$0.00					\$0.00					\$0.00					
30	Sandstone walls		\$0.00					\$0.00					\$0.00					\$0.00					
31	Timber wall panel (G.29) Clean and re-apply protective coating		\$480.00					\$480.00					\$480.00					\$480.00					
32	Marble tiling to walls		\$0.00					\$0.00					\$0.00					\$0.00					
	Floor Finishes																						
33	Timber flooring-basement	Allow for clean and polish	\$1,552.00			\$1,552.00			\$1,552.00				\$1,552.00			\$1,552.00			\$1,552.00			\$1,552.00	
34	Timber flooring-ground floor	Allow for clean and polish	\$1,568.00			\$1,568.00			\$1,568.00				\$1,568.00			\$1,568.00			\$1,568.00			\$1,568.00	
35	Sandstone flooring-basement	Allow for clean with stiff brush and not sandblasting	\$2,450.00			\$2,450.00			\$2,450.00				\$2,450.00			\$2,450.00			\$2,450.00			\$2,450.00	

36	Sandstone flooring-ground floor	Allow for clean with stiff brush and not sandblasting	\$2,578.00			\$2,578.00			\$2,578.00			\$2,578.00			\$2,578.00			\$2,578.00			\$2,578.00		
37	Prepare and paint 100-150mm high timber skirting			\$917.00				\$917.00					\$917.00					\$917.00					
38	Prepare and re-apply protective coating to 530mm high timber skirting			\$2,844.00				\$2,844.00					\$2,844.00					\$2,844.00					
	Ceiling Finishes																						
39	Sandstone ceiling-basement			\$2,000.00			\$2,000.00			\$2,000.00			\$2,000.00			\$2,000.00			\$2,000.00				
40	Plasterboard ceiling lining - ground floor					\$6,162.00				\$6,162.00					\$6,162.00						\$6,162.00		
41	Timber roof frame-ground floor					\$1,901.00				\$1,901.00					\$1,901.00						\$1,901.00		
	Fitments																						
42	Fitments	No maintenance works required	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Non-Measured Allowances																						
43	Non measured allowance		\$2,172.00	\$2,172.00	\$2,172.00	\$2,172.00	\$2,172.00	\$2,172.00	\$2,172.00	\$2,172.00	\$2,172.00	\$2,172.00	\$2,172.00	\$2,172.00	\$2,172.00	\$2,172.00	\$2,172.00	\$2,172.00	\$2,172.00	\$2,172.00	\$2,172.00	\$2,172.00	\$2,172.00
	Hydraulic Services Installation																						
44	Inspect regularly all hydraulic connection/outlet point including minor repairs as required		\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
45	Inspect and monitor stormwater disposal repair as required		\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
	Ventilation																						
46	Inspect and monitor to ensure ventilation and chimney are in working order	Provisional allowance for annual inspection including minor works	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00
	Air-conditioning																						
47	Airconditioning	N/A	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Fire Protection Installation																						
48	Fire-protection installation	N/A	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Electrical Services																						
49	Inspect and monitor current power system and circuit breakers regularly		\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
50	Inspect and maintain external light fittings including replace bulbs when required		\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
	External Works adjacent to House																						
51	Sandstone floor finish in porch (G.37)	Allow for clean with stiff brush and not sandblasting	\$1,379.00	\$1,379.00	\$1,379.00	\$1,379.00	\$1,379.00	\$1,379.00	\$1,379.00	\$1,379.00	\$1,379.00	\$1,379.00	\$1,379.00	\$1,379.00	\$1,379.00	\$1,379.00	\$1,379.00	\$1,379.00	\$1,379.00	\$1,379.00	\$1,379.00	\$1,379.00	\$1,379.00
52	Sandstone floor finish in porch (former stable)	Allow for clean with stiff brush and not sandblasting	\$828.00	\$828.00	\$828.00	\$828.00	\$828.00	\$828.00	\$828.00	\$828.00	\$828.00	\$828.00	\$828.00	\$828.00	\$828.00	\$828.00	\$828.00	\$828.00	\$828.00	\$828.00	\$828.00	\$828.00	\$828.00
53	Sandstone floor finish in courtyard (G.36 and G.39)	Allow for clean with stiff brush and not sandblasting	\$1,518.00	\$1,518.00	\$1,518.00	\$1,518.00	\$1,518.00	\$1,518.00	\$1,518.00	\$1,518.00	\$1,518.00	\$1,518.00	\$1,518.00	\$1,518.00	\$1,518.00	\$1,518.00	\$1,518.00	\$1,518.00	\$1,518.00	\$1,518.00	\$1,518.00	\$1,518.00	\$1,518.00
	Year Total		\$45,525.00	\$47,673.00	\$31,834.00	\$63,540.00	\$63,540.00	\$57,422.00	\$46,793.00	\$34,392.00	\$52,834.00	\$65,004.00	\$65,004.00	\$54,143.00	\$33,512.00	\$55,392.00	\$54,298.00	\$59,100.00	\$38,645.00	\$40,862.00	\$54,512.00	\$56,856.00	
	Contingency say 15%		\$6,828.75	\$7,150.95	\$4,775.10	\$9,531.00	\$9,531.00	\$8,613.30	\$7,018.95	\$5,158.80	\$7,925.10	\$9,750.60	\$9,750.60	\$8,121.45	\$5,026.80	\$8,308.80	\$8,144.70	\$8,865.00	\$5,796.75	\$6,129.30	\$8,176.80	\$8,528.40	
	Indexing from 2010-2013 @ 2% pa		\$3,664.76	\$3,837.68	\$2,562.64	\$5,114.97	\$5,114.97	\$4,622.47	\$3,766.84	\$2,768.56	\$4,253.14	\$5,232.82	\$5,232.82	\$4,358.51	\$2,697.72	\$4,459.06	\$4,370.99	\$4,757.55	\$3,110.92	\$3,289.39	\$4,388.22	\$4,576.91	
	Consultants etc. say 10%		\$4,552.50	\$4,767.30	\$3,183.40	\$6,354.00	\$6,354.00	\$5,742.20	\$4,679.30	\$3,439.20	\$5,283.40	\$6,500.40	\$6,500.40	\$5,414.30	\$3,351.20	\$5,539.20	\$5,429.80	\$5,910.00	\$3,864.50	\$4,086.20	\$5,451.20	\$5,685.60	
	Sub-Total		\$15,046.01	\$15,755.93	\$10,521.14	\$20,999.97	\$20,999.97	\$18,977.97	\$15,465.09	\$11,366.56	\$17,461.64	\$21,483.82	\$21,483.82	\$17,894.26	\$11,075.72	\$18,307.06	\$17,945.49	\$19,532.55	\$12,772.17	\$13,504.89	\$18,016.22	\$18,790.91	
	Total		\$60,571.01	\$63,428.93	\$42,355.14	\$84,539.97	\$84,539.97	\$76,399.97	\$62,258.09	\$45,758.56	\$70,295.64	\$86,487.82	\$86,487.82	\$72,037.26	\$44,587.72	\$73,699.06	\$72,243.49	\$78,632.55	\$51,417.17	\$54,366.89	\$72,528.22	\$75,646.91	\$1,358,282.17

- 1 Equestrian and farm operation costs
- 2 new works and their maintenance
- 3 special events
- 4 major works caused by flood or fire etc.
- 5 Goods and Services Tax (GST)
- 6 Land Cost and Acquisition Costs
- 7 Finance Costs
- 8 Legal Costs
- 9 Authority Fees / Council Fees
- 10 Design & Professional Fees
- 11 Escalation beyond 29.11.2013
- 12 Project / Development Contingencies (Construction Contingencies Included)
- 13 Relocation, diversion or major upgrading of existing site services
- 14 Works outside site boundaries
- 15 Removal of hazardous materials
- 16 Removal of contaminated soil
- 17 Replacement of existing sandstone walls/slab paving
- 18 Cost for timber floor removal to basement rooms if required for future inspection/rectification works in basement rooms
- 19 Any repair/alteration works to the existing water reservoir structure
- 20 Works completed to date