

Appendix 1

**Quantity Surveyor Report
prepared by
Napier & Blakeley**

3 July 2018
File Ref: 2747074056/AJ-DA.Stg1-R1

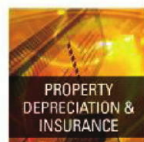
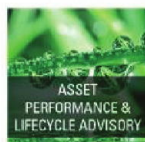
Steve Laffey
LLRL Management Services Pty Ltd as Trustee of
LLRL Management Services Trust
C/-
Lendlease Retirement Living
Level 14
T3, 300 Barangaroo Avenue
BARANGAROO NSW 2000

Dear Steve

**Stage 1, Jordan Springs Boulevard, Jordan Springs
Registered Quantity Surveyor's Cost Estimate Report for Penrith City Council**

We have prepared a Development Application Elemental Cost Estimate for the proposed development comprises the infrastructure works required for the subdivision of 2.16 Hectares at Jordan Springs to provide 31 residential lots. Our cost estimate for the construction work is **\$3,628,591 (excl GST)** and the development cost is **\$4,210,979 (incl GST)**. An analysis of the estimated cost is summarised below:

Preliminaries	(6.0%)	\$ 192,721
Demolition		\$ 47,520
Substructure		\$ 0
Superstructure		\$ 0
Finishes		\$ 0
Fittings		\$ 0
Services		\$ 0
External Works		\$ 2,451,342
External Services		\$ 713,147
Unmeasured Works Allowance	(1.5%)	\$ 51,071
Profit & Overheads	(5.0%)	\$ 172,790
Total Construction Cost (Excl GST)		\$ 3,628,591
Add: Professional Fees	(5.5%)	\$ 199,572
Total Development Cost (Excl GST)		\$ 3,828,163
Add: Total GST	(10.0%)	\$ 382,816
Total Development Cost (Incl GST)		\$ 4,210,979
Total Site Area		23,669m2
Total Gross Floor Area		0m2



Sydney
Melbourne
Brisbane
Adelaide
Perth
Singapore



We certify that we have:

- Inspected Civil drawings 11048701/DA02_B, 11048701/DA03_B, 11048701/DA04_B, 11048701/DA05_B and 11048701/DA08_B dated 2 July 2018 as prepared by J.Wyndham Prince Consulting Civil Infrastructure Engineers
- Inspected Landscaping drawings L-DA 101 D, L-DA 102 D, L-DA 103 D, L-DA 104 D and L-DA 105 D dated 05 April 2018 as prepared by Sprout Landscape Architecture Pty Ltd
- Prepared and attached an elemental estimate generally in accordance with the Australian Cost Management Manuals from Australian Institute of Quantity Surveyors
- Calculated the development costs at current prices
- Included GST in the calculation of the development cost
- Measured Gross Floor Area (GFA) in accordance with the Method of Measurement of Building Areas in the AIQS Cost Management Manual Volume 1, Appendix A2
- Included works as indicated on the drawings and within the site boundary.
- Prepared this estimate as a requirement for a DA submission. This is not a tender estimate.

If you should wish to discuss this matter further, please contact Peter Hammond of this office.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Peter Hammond', with a stylized flourish at the end.

Peter Hammond MCIOB FRICS AAIQS No. 9898

Director

Napier & Blakeley Pty Ltd

ENCL



Report Parameters

This report is the opinion of Napier & Blakeley Pty Ltd ACN 006 386 278 atf Napier & Blakeley Unit Trust ABN 87 601 474 307 (**Napier & Blakeley**) and is to be read together with and is subject to the term and conditions of our engagement. Our opinions in this report are based on the information referred to in this report that has been made available to us by or on behalf of the addressee (**Information**).

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ELEMENTAL ANALYSIS

PROJECT:		Stage 1, Jordan Springs Blvd, Jord		Description: The proposed development comprises the infrastructure works required for the subdivision of 2.16 Hectares at Jordan Springs to provide 31 residential lots.									
JOB NUMBER:		2747074056											
DATE:		3-Jul-18											
				6.0%		Insert		ALL INSERT CELLS =		ALL INSERT CELLS =		This colour	
				1.5%		Insert							
				5.0%		Insert						AREA NOT IN TOTAL	
				6.5%		Insert							
		FUNCTIONAL AREA =		Area sqm =		External Works (m2)		External Works - Outside Stage 1 Boundary (m2)		Public Domain Work (m2)		TOTAL WORKS	
				Area sqm =		Area sqm = 23,669		Area sqm = 3,861		Area sqm = 1,723		Area sqm = 23,669	
				\$/SQM		\$		\$/SQM		\$		\$/SQM	
O1	SB	SUBSTRUCTURE		-	-	-	-	-	-	-	-	-	-
O2	CL	Columns		-	-	-	-	-	-	-	-	-	-
O3	UF	Upper Floors		-	-	-	-	-	-	-	-	-	-
O4	SC	Staircase		-	-	-	-	-	-	-	-	-	-
O5	RF	Roof		-	-	-	-	-	-	-	-	-	-
O6	EW	External Walls		-	-	-	-	-	-	-	-	-	-
O7	WW	Windows		-	-	-	-	-	-	-	-	-	-
O8	ED	External Doors		-	-	-	-	-	-	-	-	-	-
O9	NW	Internal Walls		-	-	-	-	-	-	-	-	-	-
O10	NS	Internal Screens & B/L		-	-	-	-	-	-	-	-	-	-
O11	ND	Internal Doors		-	-	-	-	-	-	-	-	-	-
TOTAL		SUPERSTRUCTURE		-	-	-	-	-	-	-	-	-	-
12	WF	Wall Finishes		-	-	-	-	-	-	-	-	-	-
13	FF	Floor Finishes		-	-	-	-	-	-	-	-	-	-
14	CF	Ceiling Finishes		-	-	-	-	-	-	-	-	-	-
TOTAL		FINISHES		-	-	-	-	-	-	-	-	-	-
15	FT	Fittings		-	-	-	-	-	-	-	-	-	-
16	SE	Special Equipment		-	-	-	-	-	-	-	-	-	-
TOTAL		FITTINGS		-	-	-	-	-	-	-	-	-	-
17	SF	Sanitary Fixtures		-	-	-	-	-	-	-	-	-	-
18	PD	Sanitary Plumbing		-	-	-	-	-	-	-	-	-	-
19	WS	Water Supply		-	-	-	-	-	-	-	-	-	-
20	GS	Gas Service		-	-	-	-	-	-	-	-	-	-
21	SH	Space Heating		-	-	-	-	-	-	-	-	-	-
22	VE	Ventilation		-	-	-	-	-	-	-	-	-	-
23	EC	Evaporative Cooling		-	-	-	-	-	-	-	-	-	-
24	AC	Air Conditioning		-	-	-	-	-	-	-	-	-	-
25	FP	Fire Protection		-	-	-	-	-	-	-	-	-	-
26	LP	Electric Light & Power		-	-	-	-	-	-	-	-	-	-
27	CM	Communications		-	-	-	-	-	-	-	-	-	-
28	TS	Transportation Systems		-	-	-	-	-	-	-	-	-	-
29	SS	Special Services		-	-	-	-	-	-	-	-	-	-
TOTAL		SERVICES		-	-	-	-	-	-	-	-	-	-
30	CE	CENTRALISED ENERGY SYSTEMS		-	-	-	-	-	-	-	-	-	-
31	AR	DEMOLITION		-	-	\$ 1.51	\$35,770	-	-	\$ 6.82	\$11,750	\$ 2.01	\$47,520
		SUB-TOTAL - BUILDING		-	-	\$ 1.51	\$35,770	-	-	\$ 6.82	\$11,750	\$ 2.01	\$47,520
		PRELIMINARIES - BUILDING		-	-	\$ 0.09	\$2,146	-	-	\$ 0.41	\$705	\$ 0.12	\$2,851
		UNMEASURED WORKS ALLOWANCE -		-	-	\$ 0.02	\$569	-	-	\$ 0.11	\$187	\$ 0.03	\$756
		SUB-TOTAL - BUILDING		-	-	\$ 1.63	\$38,485	-	-	\$ 7.34	\$12,642	\$ 2.16	\$51,127
32	XP	Site Preparation incl. excavation		-	-	\$ 33.19	\$785,583	-	-	\$ 1.99	\$3,425	\$ 33.34	\$789,008
33	XR	Roads, Footpaths & Paved Areas		-	-	\$ 40.39	\$955,889	-	-	\$ 17.85	\$30,750	\$ 41.68	\$986,639
34	XN	Boundary Walls, Fencing & Gates		-	-	\$ 17.09	\$404,500	-	-	-	-	\$ 17.09	\$404,500
35	XB	Pool, Outbuilding & Covered Ways		-	-	-	-	-	-	-	-	-	-
36	XL	Landscaping & Improvements		-	-	\$ 11.46	\$271,195	-	-	-	-	\$ 11.46	\$271,195
TOTAL		SITE WORKS		-	-	\$ 102.12	\$2,417,167	-	-	\$ 19.83	\$34,175	\$ 103.57	\$2,451,342
37	XK	Ext Stormwater Drainage		-	-	\$ 15.04	\$355,997	\$ 59.57	\$230,000	-	-	\$ 24.76	\$585,997
38	XD	Ext Sewer Drainage		-	-	\$ 0.79	\$18,600	-	-	-	-	\$ 0.79	\$18,600
39	XW	Ext Water Supply		-	-	\$ 0.39	\$9,300	-	-	-	-	\$ 0.39	\$9,300
40	XG	Ext Gas		-	-	\$ 0.39	\$9,300	-	-	-	-	\$ 0.39	\$9,300
41	XF	Ext Fire Protection		-	-	\$ 0.42	\$10,000	-	-	-	-	\$ 0.42	\$10,000
42	XE	Ext Electrical		-	-	\$ 2.26	\$53,600	-	-	-	-	\$ 2.26	\$53,600
43	XC	Ext Communications		-	-	\$ 1.11	\$26,350	-	-	-	-	\$ 1.11	\$26,350
44	XS	Ext Special Services		-	-	-	-	-	-	-	-	-	-
TOTAL		EXTERNAL SERVICES		-	-	\$ 20.41	\$483,147	\$ 59.57	\$230,000	-	-	\$ 30.13	\$713,147
45	XX	EXTERNAL ALTERATIONS		-	-	-	-	-	-	-	-	-	-
		SUB-TOTAL - EXTERNAL WORKS		-	-	\$ 122.54	\$2,900,314	\$ 59.57	\$230,000	\$ 19.83	\$34,175	\$ 133.70	\$3,164,489
		PRELIMINARIES - EXTERNAL		-	-	\$ 7.35	\$174,019	\$ 3.57	\$13,800	\$ 1.19	\$2,051	\$ 8.02	\$189,869
		UNMEASURED WORKS ALLOWANCE -		-	-	\$ 1.95	\$46,115	\$ 0.95	\$3,657	\$ 0.32	\$543	\$ 2.13	\$50,315
TOTAL		EXTERNAL WORKS		-	-	\$ 131.84	\$3,120,448	\$ 64.09	\$247,457	\$ 21.34	\$38,769	\$ 143.85	\$3,404,674
46	YY	PROFIT & OVERHEADS		-	-	\$ 6.67	\$157,946.64	\$ 3.20	\$12,373	\$ 1.43	\$2,471	\$ 7.30	\$172,790
TOTAL		BUILDING + EXTERNAL WORKS + SPECIAL PROVISIONS		-	-	\$ 140.14	\$3,316,679	\$ 67.30	\$259,830	\$ 30.11	\$51,881	\$ 153.31	\$3,628,591
		PROFESSIONAL FEES		-	-	\$ 7.71	\$182,428	\$ 3.70	\$14,291	\$ 1.66	\$2,853	\$ 8.43	\$199,572
TOTAL		GROSS WORKS		-	-	\$ 147.84	\$3,499,308	\$ 71.00	\$274,120	\$ 31.77	\$54,735	\$ 161.74	\$3,828,163