

PROJECT DETAILS				
Client:	Don Martin	Date:	6/11/2025	
Project:	Feasibility Estimate	Prepared By:	S.Galea	
Location:	40 Old Geelong Road. Ballan	Revision:	B	
No. Lots	39	Land Cost	\$ 3,500,000.00	
FEASIBILITY BREAKDOWN				
	Summary	Estimate	Comments	
Demo	Site Demolition	\$ -	Buildings, Sheds, etc	
CONSTRUCTION COSTS	Road and Drainage	\$ 1,202,807.62		
	Civil External Works (Fronting Development)	\$ 190,000.00		
	Civil External Works (Additional Upgrades)	\$ 350,000.00	Site to Inglis St Street upgrades	
	Water	\$ 230,000.00		
	Sewer	\$ 300,000.00		
	Services	\$ 140,000.00		
	Construction Total	\$ 2,412,807.62	Construction Per Lot	\$ 61,866.86
AUTHORITY COSTS	CAF Survey, Design & PM Fee	\$ 331,500.00	As per fee proposal PP0XXX	
	Water New Customer Contribution	\$ 178,894.95	CHW	\$ 4,587.05
	Sewer New Customer Contribution	\$ 178,894.95	CHW	\$ 4,587.05
	Developer Works Charge	\$ -	CHW	\$ -
	Feasibility Report Fee	\$ -	CHW	\$ -
	External Authorities	\$ 500,000.00	Melbourne Water	
	Council checking of engineering plans	\$ 9,021.06	0.75%	
	Council Supervision of works	\$ 30,070.19	2.50%	
	Council Development Contributions	\$ -		
	Public Open Space Contribution	\$ 175,000.00	5.00%	
	Authority Total	\$ 1,543,381.15		
TOTALS	Summary	Totals	Per Lot	
	Site Demolition	\$ -	\$ -	
	Construction Total	\$ 2,412,807.62	\$ 61,866.86	
	Authority Total	\$ 1,543,381.15	\$ 39,573.88	
	Contingency %	10%		
	Contingency Total	\$ 139,280.76	\$ 3,571.30	
	Grand Total	\$ 4,095,469.53	\$ 105,012.04	
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This cost estimate has been prepared for feasibility purposes only and is based on preliminary information available at the time of preparation. All quantities, rates, and assumptions are indicative and approximate in nature. No detailed design, engineering analysis, or site-specific investigations have been undertaken to inform this estimate.				
The figures provided should not be relied upon for budgeting, procurement, or construction purposes. Actual costs may vary significantly due to design development, market conditions, site constraints, regulatory requirements, and other factors. This estimate is subject to change and should be reviewed and updated as more detailed information becomes available.				