

## Huffman Court Cost Based Estimate

Development				
	Lot	Area (ha)	Area (m2)	Cost per lot
1	7	0.067	670	\$ 56,280.00
2	8	0.066	660	\$ 55,440.00
3	9	0.084	840	\$ 70,560.00
4	10	0.138	1380	\$ 115,920.00
5	11	0.1	1000	\$ 84,000.00
6	12	0.072	720	\$ 60,480.00
7	13	0.072	720	\$ 60,480.00
8	14	0.072	720	\$ 60,480.00
9	15	0.072	720	\$ 60,480.00
10	16	0.072	720	\$ 60,480.00
11	17	0.072	720	\$ 60,480.00
12	18	0.072	720	\$ 60,480.00
13	19	0.08	800	\$ 67,200.00
14	20	0.144	1440	\$ 120,960.00
15	21	0.091	910	\$ 76,440.00
16	22	0.065	650	\$ 54,600.00
17	23	0.067	670	\$ 56,280.00
18	24	0.067	670	\$ 56,280.00
19	54	0.072	720	\$ 60,480.00
20	55	0.069	690	\$ 57,960.00
21	56	0.069	690	\$ 57,960.00
22	57	0.069	690	\$ 57,960.00
23	58	0.069	690	\$ 57,960.00
24	59	0.069	690	\$ 57,960.00
25	60	0.069	690	\$ 57,960.00
26	61	0.069	690	\$ 57,960.00
27	62	0.072	720	\$ 60,480.00
	2.1		21000	\$ 1,764,000.00

Cost per m2            84

### Lot Price Summary

Lot 22	\$ 54,600.00
Lot 8	\$ 55,440.00
Lots 7, 23, 24	\$ 56,280.00
Lots 55 - 61	\$ 57,960.00
Lots 12 - 18, 54, 62	\$ 60,480.00
Lot 19	\$ 67,200.00
Lot 9	\$ 70,560.00
Lot 21	\$ 76,440.00
Lot 11	\$ 84,000.00
Lot 10	\$ 115,920.00
Lot 14	\$ 120,960.00

	Huffman Cost Estimate	Reconstruction Cost Estimate	2019 Tender Costs
<b>Total Development</b>	<b>\$ 1,764,000.00</b>	<b>\$ 2,023,749.00</b>	<b>\$ 2,219,966.03</b>
Lot 22	\$ 54,600.00	\$ 62,639.85	\$ 68,713.23
Lot 8	\$ 55,440.00	\$ 63,603.54	\$ 69,770.36
Lots 7, 23, 24	\$ 56,280.00	\$ 64,567.23	\$ 70,827.49
Lots 55 - 61	\$ 57,960.00	\$ 66,494.61	\$ 72,941.74
Lots 12 - 18, 54, 62	\$ 60,480.00	\$ 69,385.68	\$ 76,113.12
Lot 19	\$ 67,200.00	\$ 77,095.20	\$ 84,570.13
Lot 9	\$ 70,560.00	\$ 80,949.96	\$ 88,798.64
Lot 21	\$ 76,440.00	\$ 87,695.79	\$ 96,198.53
Lot 11	\$ 84,000.00	\$ 96,369.00	\$ 105,712.67
Lot 10	\$ 115,920.00	\$ 132,989.22	\$ 145,883.48
Lot 14	\$ 120,960.00	\$ 138,771.36	\$ 152,226.24