



Assumptions

Development Costs	Units / Rate
Land Price (on site area)	\$2,952
Uplift	10%
Stamp Duty	4.77%
Professional Fees	6%
Basement (on GBA)	\$105,000
Demo/Headworks/External Works/Site Servicing (on site area)	\$900
Construction Costs (on GBA)	\$3,780
Stat Fees (Per Unit)	\$36,175
Land Holding Costs (p.a)	2%
Selling Costs	5%
Project Contingency	2%
Development Management Fee	2%
Interest	8%
Assumed Gearing	50%
Revenue (Inc. GST)	\$14,000

Scheme for Base Case	
Site Area	10,200 sqm
Affordable Housing	5%
FSR	1.4
GBA Efficiency	17,976 sqm 79%
GFA (incl. AH)	14,280 sqm
NSA (excl. AH)	11,725 86%
Units	145
Mix	20% 50% 30%
Average APT Size (NSA)	85 sqm
Car Space Ratio	0.94
Car Spaces	136

Results

Project Summary	Base Case	Scenario 1	Scenario 2
Land Value	\$3,247	\$3,247	\$3,247
FSR	1.4	3.6	5.0
MoC	(3.0%)	18%	18%
Unit Margins			
Total Cost Per unit	\$1,109,023	\$900,536	\$856,555
Revenue Per Unit	\$1,075,794	\$1,063,700	\$1,011,709
Margin	(\$33,229)	\$163,164	\$155,154
Total Number of Units	145	373	519
Development Costs			
Affordable Housing	5%	5%	15%
Stat Fees Per unit	\$36,175	\$36,308	\$33,421